

July 1, 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 **June 27, 2016 – July 1, 2016.**

LARGE FAMILY DAY CARE:

Applicant: Makiko Ishinabe

Case No.: LFD16-00001

Location: 2204 W. 234th Street

Zoning: R-1

Summary: Request for an Administrative Approval to allow the operation of a Large Family Day Care on property located in the R-1 (Single Family Residential) Zone at 2204 W. 234th Street.

APPROVED

06/29/16

EVENT PERMIT:

Applicant: Ashraf Uddin Ahmed, representing
Al Amin

Case No.: EVN16-00033

Location: 18220 Prairie Avenue

Zoning: C2-PP

Summary: Request for Administrative Approval to allow for an EID Festival Muslim Holiday event on 07/05/16 from 9:00PM-1:00AM on property located in the C2-PP Zone at 18220 Prairie Avenue.

APPROVED

06/29/16

Applicant: Eric T. Ward, representing
Ortho Mattress

Case No.: EVN16-00036

Location: 18605 Hawthorne Boulevard

Zoning: HBCSP

Summary: Request for Administrative Approval to allow a 10x20 open canopy on 06/27/16 to 07/18/16 from 9:00AM-9:00PM on property located in the HBCSP Zone at 18605 Hawthorne Boulevard.

APPROVED

06/29/16

Applicant: Eric T. Ward, representing
Ortho Mattress
Case No.: EVN16-00037
Location: 18225 Hawthorne Boulevard
Zoning: HBCSP
Summary: Request for Administrative Approval to allow a 10x20 open canopy on 06/27/16 to 07/18/16 from 9:00AM-9:00PM on property located in the HBCSP Zone at 18225 Hawthorne Boulevard.

APPROVED
06/29/16

Applicant: Eric T. Ward, representing
Ortho Mattress
Case No.: EVN16-00038
Location: 22724 Hawthorne Boulevard
Zoning: HBCSP
Summary: Request for Administrative Approval to allow a 10x20 open canopy on 06/27/16 to 07/18/16 from 9:00AM-9:00PM on property located in the HBCSP Zone at 22724 Hawthorne Boulevard.

APPROVED
06/29/16

ADMINISTRATIVE APPROVAL:

Applicant: Scholb Premium Ales, Inc. (Ofiplex, LLC)
Case No.: ADM16-00015
Location: 2964 Columbia Street
Zoning: M-2: Heavy Manufacturing
Summary: Administrative Approval of a Minor Modification of previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of hours of operation in the M-2 Zone on property located at 2964 Columbia Street.

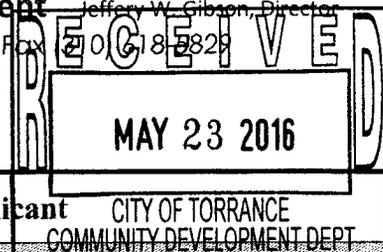
APPROVED
07/01/16



City of Torrance, Community Development Department

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-2828

Instructions for Filing an Application for a Large Family Day Care Permit



Parts I, II and III to be completed by the Applicant

I. APPLICANT INFORMATION/PROPOSED LFD LOCATION

NAME OF APPLICANT: Makiko Ishinabe; PHONE NUMBER: [redacted]; ADDRESS OF PROPOSED LFD HOME: 2204 w 234th st Torrance CA, 90501; MAILING ADDRESS OF APPLICANT: [redacted]; ASSESSOR PARCEL NUMBER (OF LFD HOME LOCATION): 7371-012-057

II. SUPPLEMENTAL INFORMATION REQUIRED

Applicant must submit the following items along with this application:

- 8.5" x 11" Plot Plan; Proof of State Licensing; Written proof the applicant has provided 30 days notice to the landlord or owner of the property regarding commencement of the large family day care home.

III. REQUIRED CERTIFICATION

PROPERTY OWNER CERTIFICATION (Disregard if location is rental property)

I, Makiko Ishinabe, hereby certify that I am the property owner of the proposed large family day care home for which I am submitting this application.

Applicant's Signature: [redacted]; Date: 05/18/2016

I, Makiko Ishinabe, as the applicant for the Large Family Day Care Permit, hereby attest to the following information:

PRINCIPAL RESIDENCE

The proposed location for the large family day care home is my principal place of residence.

SPACING AND CONCENTRATION

To the best of my knowledge and research, there are no existing large family day care homes within a one thousand (1000') foot radius (from property line to property line) of the proposed large family day care home location. I understand that the burden of proof

is upon me to demonstrate that there are no existing large family day care homes within a 1000' radius.

I, the undersigned, acknowledge that I have read the standards and requirements of the large family day care permit (as outlined in the Article 37, Chapter 2, Division 9 of the Torrance Municipal Code) and my signature here is certification that I agree to operate my business within said criteria and that, in the event I violate any portion of Article 37, my permit may be revoked.

Applicant's Signature: [redacted]; Date: 05/18/2016

Continued on next page



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 Large Family Day Care Permit

Pursuant to Article 37, Chapter 2, Division 9, Torrance Municipal Code

FILING FEE

The filing fee is \$538.00. Make checks payable to "City of Torrance."

BUSINESS LICENSE

Following approval of a Large Family Day Care Permit, a business license must be obtained from the Revenue Division, Finance Department, City Hall, in order to conduct a business in the City of Torrance.

STANDARDS AND REQUIREMENTS

The proposed large family day care home must comply with the standards and criteria as listed in the attached Ordinance (Article 37, Chapter 2 of Division 9 of the Torrance Municipal Code).

SUPPLEMENTAL MATERIAL REQUIRED

The following items must be submitted along with the application form at the time of filing:

1. **PROOF OF STATE LICENSING** to operate large family day care from the State Department of Social Services;
2. **SIGNATURE** of the applicant attesting to the following information:
 - The proposed location is the principal residence of the applicant;
 - The applicant has researched that there are no existing large family day care homes within 1000' radius of the proposed location;
 - The applicant is the property owner. If applicant is not the property owner, then the applicant must provide number 3 listed opposite;
 - The applicant has read the standards and requirements of the Large Family Day Care Permit as outlined in the Ordinance and agrees to meet the requirements.
3. **WRITTEN PROOF** that the applicant has provided 30 days notice to the landlord or owner of the property regarding the commencement of the large family day care home;
4. **8.5" x 11" PLOT PLAN** indicating location of the following: *(see attached diagram as sample.)*
 - Any proposed **child play area and/or child play structures**;
 - Location and dimension of wall or fence enclosing the proposed play area (including description of wall or fence materials), and**
 - Required **parking and passenger loading/unloading spaces.**

Please note: A City of Torrance Community Development Department Representative will make an onsite visit to verify the information outlined on the requested Plot Plan.

PERMIT ISSUANCE

If all the requirements of Article 37 are satisfied, the Community Development Director will issue a Large Family Day Care 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.

APPEAL PROCESS

Pursuant to Section 92.30.11 of Article 30, Chapter 2 of Division 9 of the Torrance Municipal Code, the determination of the Community Development Director 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 fifteen (15) 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.

IV. FOR COMMUNITY DEVELOPMENT DEPARTMENT USE – DO NOT WRITE BELOW THIS LINE

COMMUNITY DEVELOPMENT DEPARTMENT USE:		CITY TREASURER'S USE:	
DATE FILED 5-23-2016	CASE NUMBER LFD16-00001	FEE: \$ 538.00	RECEIPT NUMBER INVOICE# 280757
APPLICATION ACCEPTED BY:		DATE:	ACCEPTED BY:

A. CHECKLIST FOR APPROVAL OF LARGE FAMILY DAY CARE PERMIT

1. PERMISSIBLE USE

The proposed location of the large family day care home is a single-family residence.

Yes No

2. PROOF OF STATE LICENSING

The applicant has provided proof that he/she has obtained a State license to operate a large family day care home.

Yes No

3. ADDITIONAL CERTIFICATION

The applicant has attested to the following information and has signed the application:

Applicant is the property owner of the proposed location for the large family day care home;

The proposed location of the large family day care home is the principal residence of the applicant;

To the best of the applicant's knowledge, there are no existing large family day care homes within a 1000' foot radius of the proposed large family day care home location; and

4. NOTIFICATION OF PROPERTY OWNER (if the applicant is not the property owner)

The applicant has provided written proof that he/she has provided 30 days notice to the landlord or property owner regarding the commencement of the large family day care home.

5. SPACING AND CONCENTRATION

Along with the applicant attesting, staff has also verified that there are no existing large family day care homes within 1000' foot radius (from property line to property line) of the proposed location.

6. SITE/PLOT PLAN

Applicant has provided an 8.5" x 11" site/plot plan indicating the following:

Any proposed child play area and/or child play structures;

Location and dimension of wall or fence enclosing the proposed play area (including description of wall or fence materials), and

Required parking and passenger loading/unloading spaces.

7. PARKING / TRAFFIC

At least one (1) paved parking space is provided for each non-resident employee;

Such spaces are not located in the front yard setback areas.

If the driveway area is used for parking area, it does not conflict with any required child drop-off or pick-up area and does not block the public sidewalk or right-of-way.

One off-street parking space for loading and unloading to avoid interference with traffic and to promote the safety of the children is provided.

If driveway area is used, no public sidewalk or right of way is blocked.

8. NOISE/PLAY AREAS

All open space areas used for play purposes are located within the rear yard of the property;

Are enclosed with a six foot solid wall or fence (chain link fencing is not permitted) which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1; and

Are located away from adjacent residential uses.

9. PROCESSING FEE

A processing fee of \$538.00 has been submitted along with the application. Checks made payable to "City of Torrance".



State of California

Department of Social Services

Facility Number: 197492849

Effective Date: 03/30/2016

Total Capacity: 14

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

ISHINABE, MAKIKO

to operate and maintain a

FAMILY DAY CARE HOME

Name of Facility

ISHINABE FAMILY CHILD CARE
2204 W. 234TH STREET
TORRANCE, CA 90501

This License is not transferable and is granted solely upon the following:

MAXIMUM CAPACITY (WHEN THERE IS AN ASSISTANT PRESENT): 12 - NO MORE THAN 4 INFANTS. CAPACITY 14 - NO MORE THAN 3 INFANTS, 1 CHILD IN KINDERGARTEN OR ELEMENTARY SCHOOL AND 1 CHILD AT LEAST AGE 6.

Client Groups Served:

CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(310) 337-4333

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE

PROPERTY OWNER/LANDLORD CONSENT

FAMILY CHILD CARE HOME

Health and Safety Code, Sections 1597.44(d) and 1597.465(d) require, in part, that providers who lease or rent their residence obtain permission from their property owner/landlord when they plan to expand their Small Family Child Care Home capacity from 6 to 8, or their Large Family Child Care Home capacity from 12 to 14. If you plan to expand your capacity as specified, please have your property owner/landlord complete this consent form.*

I Terrence + Betsy Sato give my consent for
(PRINT PROPERTY OWNER/LANDLORD NAME)

Makiko Ishinabe who resides at
(PRINT APPLICANT/LICENSEE'S NAME)

2204 W 234 th Torrance to expand the
(PRINT FACILITY ADDRESS)

- Small Family Child Care Home capacity from 6 to 8
- Large Family Child Care Home capacity from 12 to 14


(PROPERTY OWNER/LANDLORD SIGNATURE)

1/26/16
(DATE)

*Property owner consent is not required if you plan to care for 6 children in your Small Family Child Care Home or for 12 children for a Large Family Child Care Home.

This form must be kept on file at the licensed Family Child Care Home.

5 Feet 9 inch
fence

parking 1 parking 2

5 Feet 9 inch

fence 5 Feet 4 inch

2
Staff parking
Garage

Entrance
Door

fire
extinguisher

Play Room

Bath Room

off limited

Closet

fence

Bed Room

off limited

Living
Room

Kitchen

Bed Room

off limited

(lunch
space)

Wall
5 Feet 4 inch

Bed Room

off limited

Play Room

Bed Room

Exit

Exit

Back Yard



Wall
7 Feet 4 inch

2204 W 234th Torrance
CA 90501
Ishinabe Family
Angel Kids Learning Center

Wall
6 Feet 8 inch

Walk Way



Parking 1

Parking 2

2 Staff parking Garage

Entrance Door

fire extinguisher

Play Room

Bed Room

off limited

Closet

Exit

Bed Room

off limited

Bed Room

off limited

Living Room (lunch space)

Kitchen

Exit

Bed Room

off limited

Play Room

Exit

Back Yard

Drive Way

Ishinabe Family

2204 W 234th Torrance CA 90501
Angel Kids Learning C



INV# 2814.2

4089-001-035

EVN16-00033

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			
ASHRAF UDDIN AHMED			
Name of Business			
AL AMIN			
Property Address (proposed parking lot event location)	City	State	Zip Code
18220 PRAIRIE AVE	TORRANCE	CA	90504
Name of Business Owner	Contact Phone Number	Email	
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event: EID FESTIVAL MUSLIMS HOLIDAY
FRIENDS & FAMILIES GET TOGETHER.

Date(s) and Hours of event:

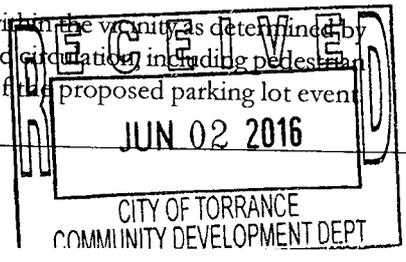
Date:	From: 7/5/16	To: 7/5/16	Hours:	From: 9:00 AM	To: 1:00 AM
Set Up Date(s):	From:	To:	Clean Up Date:		

Site Information:			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
C2-PP	54,297	77	7

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 93.1.7, 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 1st for a pumpkin lot and November 1st for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20th for a pumpkin sales lot, and November 15th for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- 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 AL AMIN (ASHRAF)		Print Name of Business Owner and/or Property Owner AL AMIN (ASHRAF)	
Mailing Address 18220 PRAIRIE AVE TORRANCE CA		Mailing Address 18220 PRAIRIE AVE TORRANCE, CA, 90504	
City, State, Zip TORRANCE CA		City, State, Zip CA, 90504	
Contact Phone Number [REDACTED]	Email [REDACTED]	Contact Phone Number [REDACTED]	Email [REDACTED]
Signature [REDACTED]	Date 06/31/16	Signature [REDACTED]	Date 06/31/16

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. ENV16-00033	Date of Acceptance 6/2/16	Fee Amount \$227	Accepted By [REDACTED]
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Fire	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: 6/3/16
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 06/06/16
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 6/3/16
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 07/1/16

REMARKS

Please log comments in Permit Plan

Fire	Tents over 200sf require tent permit/inspection. No cooking under tents.
Building	- All tents larger than 10'x12' require safety inspect - present? - No obstruction allowed @ any H.C. path(s).
Environmental	See Health for comments.
Police	PD has concern with the hours of the event due to noise ordinance in the City of Torrance. PD will also like to know if the business can be opened that late. Barricades must be used to block off traffic.

*must provide detailed site plan before approval.

John Roberts?

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

Assessment Made By:	
Name	[Redacted] Title: Planning Assistant
Recommended By:	
Name	[Redacted] Title: Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

- Approved
- Denied

Temporary Parking Lot Permit Number: _____

Jeffery W. Gibson
Community Development Director

29 June 14

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.

Planning Conditions:

- No encroachment permitted into public R-O-W, fire lane, or drive aisles/parking areas, other than the area shown on attached plot plan.
- No blocking of any handicap access or parking spaces (other than the area proposed on attached plot plan) is permitted.
- All event activities shall be contained within noted area on attached plot plan.
- Clean up of the site shall take place per date/time on application and the site shall be returned to its previous state held prior to the event.

Environmental Conditions:

1. If amplified sound will be used a separate approval and permit are required.
2. If background music is played in the restaurant, it must cease by 11pm.
3. Prohibited signs include, a-frame or portable signs; signs attached to trees, light or utility poles, signs attached to vehicles or on the roof of the building; persons holdings and signs attached to vehicles.
4. No generators will allowed outside.
5. Obtain a permit before using a banner to advertise. The banner must be attached flat against the building.

To,

THE LANDLORD

PRAIRIE SHOPPING PLAZA

SIR,

MY NAME IS ASHRAF AHMED owner of super al amin store. We like to celebaret e eid eve.

Our cultural celiberation .we invited all our communities family and friendS.it will be Very peacefull festible.

We like to get permission from you. Please give us permission to make our programe SUCCESSFULL

the date OF our programe is july 5th 2016. 9PM TO
IAM.

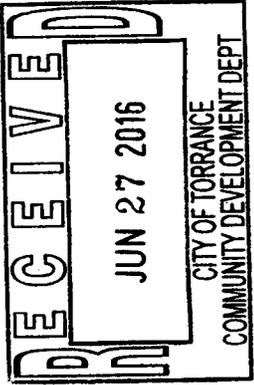
YOUR

BEST REGARD

SUPER AL AMIN

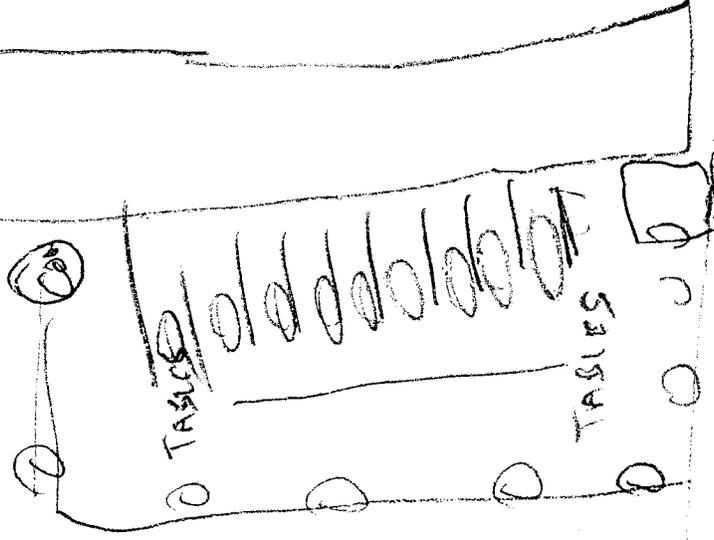


Land Lord's officer



① CONES WITH TAPE
VOLUNTEER WILL STAND BY
ON THE SPOT SO NO
WILL BE PORTED THEIR

We also have
an exhibit for
\$1 million





City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

2016-00036

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: Eric T Ward

Name of Business: Ortho Mattress

Property Address (proposed parking lot event location): 18605 Hawthorne Blvd City: TORRANCE State: CA Zip Code: 90504

Name of Business Owner: Ken Karmin Contact Phone Number: 888 499 6784 Email: Ken@OrthoMattress.com

Mailing Address (if different from above): 15300 Valley View City: LA Mirada State: CA Zip Code: 90638

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event: 10X20 OPEN CANOPY.

Date(s) and Hours of event:

Date:	From: <u>6/27</u>	To: <u>7/18</u>	Hours:	From: <u>9</u>	To: <u>9</u>
Set Up Date(s):	From: <u>6/27</u>	To: <u>6/27</u>	Clean Up Date:	<u>7/18</u>	

Site Information:			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
<u>HBCSP</u>		<u>20</u>	<u>2</u>

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 93.1.7, 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 1st for a pumpkin lot and November 1st for Christmas tree lot.
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- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- 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	ERIC T WAAD	Print Name of Business Owner and/or Property Owner	KEN KARMIN
Mailing Address	18605 Hawthorne, Bl, Torrance, CA 90504	Mailing Address	15300 Valley View, La Mirada, CA 90638
Contact Phone Number	(310) 367-4479	Contact Phone Number	888 499-6784
Signature	[Signature]	Signature	[Signature]
Date	6/29/2016	Date	6/20/16

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:
CUN16-34	6-20-16	\$ 227.00	LEO COFFERS

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: 6/24/16
Building	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: 6/21/16
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Redacted]	Date: 6/20/16
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: 6/23/16



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

15VN 16-00037

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				ERIC T WARD			
Name of Business				ORTHO MATTRESS.			
Property Address (proposed parking lot event location)		City	State	Zip Code			
18225 HAWTHORNE BLVD		TORRANCE	CA	90503			
Name of Business Owner		Contact Phone Number		Email			
KEN KARMIN		(888) 499-6784		KEN@ORTHOMATTRESS.COM			
Mailing Address (if different from above)		City	State	Zip Code			
15300 VALLEY VIEW		LA MIRADA	CA	90638			

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

10X20 OPEN CANOPY.

Date(s) and Hours of event:

Date:	From: 6/27	To: 7/18	Hours:	From: 9	To: 9
Set Up Date(s):	From: 6/27	To: 6/27	Clean Up Date:	7/18	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
HBCSP		25	2

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.

REMARKS
Please log comments in Permit Plan

Fire	Canopies cannot exceed 20x20 without a permit
Building	SAFETY INSPECTION PERMIT REQ'D FOR THE TENT.
Environmental	Don't block handicap parking; no temporary/illegal signs: A frames, ground signs, sign twirlers, air assisted or bow flag banners; obtain banner permit if banner is used; All merchandise must remain on site; no balloons above roof or within public right of ways
Police	Place some type of barricade around the tent (*A" frame, tall cones, fence) to keep pedestrians from vehicles that might be driving in the parking lot.

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:

Assessment Made By:	
Name <i>LEO COLETS</i>	Title <i>PLANNING ASSISTANT</i>
Recommended By:	
Name [REDACTED]	Title <i>Planning Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: _____

[REDACTED]
Jeffery W. Gibson
Community Development Director

29 June 16
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.

- 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 93.1.7, 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 1st for a pumpkin lot and November 1st for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20th for a pumpkin sales lot, and November 15th for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- 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>ERIC T WARD</i>		Print Name of Business Owner and/or Property Owner <i>KEN K ARMIN</i>	
Mailing Address <i>18225 HAWTHORNE BLVD TORRANCE, CA 90503</i>		Mailing Address <i>15300 VALLEY VIEW LA MIRADA, CA 90638</i>	
City, State, Zip <i>TORRANCE, CA 90503</i>		City, State, Zip <i>LA MIRADA, CA 90638</i>	
Contact Phone Number <i>(310) 367-4479</i>		Contact Phone Number <i>888 499-6784</i>	
Email <i>ERIC@ORTHOMATTRES.COM</i>		Email <i>KEN@ORTHOMATTRES.COM</i>	
Signature <i>[Redacted]</i>		Signature <i>[Redacted]</i>	
Date <i>6/20/2016</i>		Date <i>6/20/2016</i>	

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EUN16-37</i>	Date of Acceptance <i>6-20-16</i>	Fee Amount <i>\$ 227.00</i>	Accepted By: <i>LEO ORTIZ</i>
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>6-22-16</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>6/21/16</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>6/24/16</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>6/23/16</i>

REMARKS Please log comments in Permit Plan	
Fire	Campers cannot exceed 20 x 20 sq. ft. without a permit.
Building	SAFETY INSPECTOR PERMITS R32'S FOR THE TENT.
Environmental	Do not block handicap parking; all merchandise to remain on sight; obtain banner permit if banners used; no illegal signs: signwirlers, A-frame; ground signs; air assisted signs; bow/king banners; no balloons above roof or out in Public Right of way
Police	place some type of barrier around the tent ("A" frame, tall cones, fencing) to separate the event from the vehicular traffic.

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:

Assessment Made By:	
Name <i>LEO COOKS</i>	Title <i>PLANNING ASSISTANT</i>
Recommended By:	
Name [REDACTED]	Title <i>Penny King</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

- Approved Denied

Temporary Parking Lot Permit Number: _____



Jeffery W. Gibson
Community Development Director

29 June 14
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.



EVN 16-00038

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: ERIC T WARD
Name of Business: ORTHO MATTRESS
Property Address: 22724 HAWTHORNE BLVD TORRANCE, CA 90505
Name of Business Owner: KEN KARMIN Contact Phone Number: 888 499-6784
Mailing Address: 15300 VALLEY VIEW LA MIRADA, CA 90638

II. EVENT AND SITE INFORMATION

Check type of approval requested:
[X] 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: 10 X 20 OPEN CANOPY

Date(s) and Hours of event:
Date: From: 6/27 To: 7/18
Set Up Date(s): From: 6/27 To: 6/27
Hours: From: 9 To: 9
Clean Up Date: 7/18

Table with 4 columns: Zoning (HBCSP), Total Lot Area (in sq. ft), Total Number of Parking Spaces On-Site (30), Number Parking Spaces Displaced by the Event (2)

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...
b) The location of the proposed event is within an existing parking lot area...
c) The proposed event will not disrupt circulation of traffic within the parking lot...

- 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 93.1.7, 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:

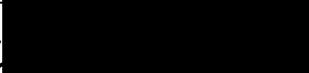
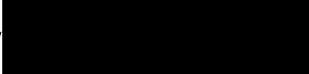
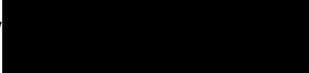
- a) No permit will be issued prior to September 1st for a pumpkin lot and November 1st for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20th for a pumpkin sales lot, and November 15th for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- 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 ERIC T WARD		Print Name of Business Owner and/or Property Owner KEN KARRIN	
Mailing Address 22724 HAWTHORNE BLVD TORRANCE, CA 90505		Mailing Address 15300 VALLEY VIEW, LAMIRAD, CA 90638	
City, State, Zip		City, State, Zip	
Contact Phone Number (310) 367-4479		Contact Phone Number 888 499-6784	
Email ERIC@ORTHOMATRESS.COM		Email KEN@ORTHOMATRESS.COM	
Signature 		Signature 	
Date 6/20/2016		Date 6/20/2016	

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. EN116-38	Date of Acceptance 6-20-16	Fee Amount \$227.00	Accepted By: LEO COFFS
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: 6-23-16
Building	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: 6/21/16
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By 	Date: 6/20/16
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: 6/23/16

REMARKS Please log comments in Permit Plan	
Fire	ANY THING over 20x20 needs A FIRE Permit for Company
Building	SAFETY INSPECTION PERMIT REQ'D FOR THE TENT.
Environmental	Don't block access to handicap parking; All merchandise to remain on site; NO temporary signs including Arched; Signwriters; air assisted or bow/flag banners; Obtain permits for banners if used; NO balloons above roofline or out in street or sidewalk
Police	Place some type of barrier around the tent ("A" frames, tall cones, fencing) to separate the event from the vehicles

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:

Assessment Made By:	
Name <i>PLANNING LEO COOPER</i>	Title <i>PLANNING ASSISTANT</i>
Recommended By:	
Name [REDACTED]	Title <i>Planny Henry</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: _____

[REDACTED]

Jeffery W. Gibson
Community Development Director

29 June 16
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.

DATE: July 1, 2016
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: Planning Administrative Action

Case No.: ADM16-00015; Request for approval of a Minor Modification of CUP15-00012 to allow the expansion of hours of operation
Applicant: Scholb Premium Ales, Inc. (Ofiplex, LLC)
Location: 2964 Columbia Street
Zone: M-2 – Heavy Manufacturing

The applicants request a Planning Administrative Action approving a Minor Modification of a previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of the days and hours of operation of the existing brewery with tasting room beyond those conditioned which state: *That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm on New Year's Eve and on those nights which fall before a federal holiday, unless modified by the Community Development Director.* A Minor Modification to this language necessitates the current request.

The applicants are proposing to expand the days and hours to: Wednesday through Sunday from 10am to 10pm. Although staff can appreciate the desire to offer tasting services to the public as early as 10am, the operation's existing shared parking agreement with 2972 Columbia provides an additional 21 spaces after 5pm on weekdays and any time on weekends. Additionally, the brewery is surrounded by businesses that follow regular weekday business hours. Staff is concerned that current parking restrictions will not be adequate to allow patrons to park on-site between the hours of 10am and 5pm and therefore staff recommends limiting the tasting room to Wednesday through Thursday: 3pm to 10pm, and Friday through Sunday: 10am to 10pm. Staff also recommends the following holiday hours: Federal holidays from 12pm to 10pm, and New Year's eve and days before a Federal holiday from 12pm to 10pm.

The applicant's attached operational summary also requests the ability to host private events on Monday and Tuesday and unamplified live entertainment. Staff has no objections to the request to host private events. However, staff notes that all entertainment must be approved by the Community Development Director, via an Event Permit, or as a Modification to the existing CUP15-00012, approved by the Planning Commission.

Staff conducted a site visit of the property and noted that it was generally well maintained and in good repair. Staff solicited comments from the Torrance Police Department regarding the proposal and no objections were received. Staff also inquired if any complaints or calls for service were made to the existing facility since the brewery's opening and none were made.

The proposed expansion of the days and hours of operation, as conditioned, is permitted within the Heavy Manufacturing District, and complies with the applicable provisions of the Conditional Use Permits Section (TMC 95.1.6) subject to the following findings:

- a) That the proposed expansion of hours of operation, as conditioned, will not impair the integrity and character of the M-2 Zone in which it is to be located because the use will remain a brewery with tasting room and is consistent with the surrounding industrial uses in the zone and area;
- b) That the subject site is physically suitable for the proposed expansion of hours, as conditioned, because the property is located within an industrial corridor with various industrial uses;

- c) That the proposed expansion of hours, as conditioned, is compatible with the land use presently on the subject property because the industrial park features a variety of industrial and office uses;
- d) That the proposed expansion of hours, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the extended hours for the existing brewery with tasting room are compatible with the other uses permitted within the Zone, and because the tasting room will continue to operate at traditionally off-peak hours for the surrounding industrial uses;
- e) That the proposed expansion of hours, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Light Industrial, because a brewery is a permitted use and the tasting room is a conditionally permitted use, and are consistent with the Light Industrial designation;
- f) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;
- g) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- h) That there will be adequate provisions for public access to serve the proposed use because the project shall maintain all existing pedestrian walkways and vehicular access points;
- i) That the proposed location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- j) The proposed use, as conditioned, will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

This request fulfills the criteria for approving a Planning Administrative Action, per Torrance Municipal Code Section 95.1.6. Therefore, staff recommends approval subject to the following conditions:

1. That if this Planning Administrative Action 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 condition #4 of CUP15-00012 (Resolution No. 15-057): "*That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm, on New Year's Eve and on those nights which fall before a Federal holiday, unless modified by the Community Development Director.*" shall be modified to read: That the tasting room hours of operation shall be limited to Wednesday through Thursday from 3pm to 10pm, Friday through Sunday from 10am to 10pm, Federal holidays from 12pm to 10pm, and New Year's Eve and days before a Federal holiday from 12pm to 10pm; (Planning)
3. That permission to allow the tasting room, retail sales of beer, food vendor service, and host private events described herein shall be granted explicitly in conjunction with the operation of a brewery; (Planning)
4. That hosting private events shall be limited to Monday and Tuesday and shall not involve Live Entertainment of any kind without first securing approval of a Temporary Event Permit

from the Community Development Director or a Modification of CUP15-00012 by the Torrance Planning Commission (Planning); and

5. That all other conditions and Code requirements of CUP15-00012 shall continue to apply. (Planning)

Prepared by,

[Redacted]

Ana Fernandez
Planning Assistant

Respectfully submitted,

[Redacted]

Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Planning Commission Resolution No. 15-057
2. Operational Summary

This request for a Planning Administrative Action Permit 16-00015 has been APPROVED
 DENIED per Section 95.1.6 of the Torrance Municipal Code.

[Redacted]

Jeffery W. Gibson
Community Development Director

7-1-16
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.

PLANNING COMMISSION RESOLUTION NO. 15-057

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A TASTING ROOM AND RETAIL SALES IN CONJUNCTION WITH A BREWING OPERATION ON PROPERTY LOCATED IN THE M2 ZONE AT 2964 COLUMBIA STREET.

CUP15-00012: ALLISON KOLB (OFIPLEX, LLC)

WHEREAS, the Planning Commission of the City of Torrance at its meeting of August 5, 2015, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by Allison Kolb (Ofiplex, LLC) to allow the operation of a tasting room and retail sales in conjunction with a brewery operation on property located in the M2 Zone at 2964 Columbia Street; and

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

WHEREAS, licensing of existing private structures involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301; and

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

- a) That the property is located at 2964 Columbia Street;
- b) That the property is described as Lot 20 of Track 63585 per maps recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed tasting room for on-site sale and consumption of beer and brewery merchandise, food vendor service and shared use parking are conditionally permitted within the M2 Zone and complies with all of the applicable provisions of this Division;
- d) That the proposed use, as conditioned, will not impair the integrity and character of the M2 Zone because a brewery with additional ancillary services is consistent with the surrounding industrial and commercial uses in the zone and area;
- e) That the subject site is physically suitable for the proposed use, as conditioned, because the property is located within an industrial business park with various industrial and service uses with adequate parking, due to an existing shared parking agreement;
- f) That the proposed use, as conditioned, is compatible with the land use presently on the subject property because the industrial business park features a variety of industrial and office uses and will not conflict with the surrounding business' hours of operation;

- g) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the M2 Zone and the general area in which the proposed project is to be located because a brewery with ancillary tasting room, food vendor service and shared parking is compatible with the other uses permitted within the Zone, and because the proposed tasting room will operate at traditionally off-peak hours for the surrounding industrial uses and have limited public hours to limit the potential for impacts to residential uses to the south;
- h) That the proposed use, as conditioned, will encourage the orderly development of the City as provided for in its General Plan, which designates the site as Light Industrial, as a brewery is a permitted use and on-site consumption, retail sales, and food vendor service are conditionally permitted uses, and are consistent with the Light Industrial Designation;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed brewery with additional ancillary services is compatible with the existing uses and the planned future uses of the surrounding property;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use, as conditioned, is not detrimental to the public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use, as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- m) That the proposed use, as conditioned, will not produce any or all of the following results:
 - 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 - 2. Hazard from explosion, contamination or fire,
 - 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP15-00012, subject to conditions:

AYES: Polcari, Skoll, Watson, Tsao, Chairperson D'anjou
NOES: None
ABSENT: Herring, Gibson
ABSTAIN: None

NOW, THEREFORE, BE IT RESOLVED that CUP15-00012 filed by Allison Kolb (Ofiplex, LLC) to allow the operation of a tasting room and retail sales in conjunction with a brewing operation on property located in the M2 Zone at 2964 Columbia Street, is hereby APPROVED subject to the following conditions:

1. That the operation of a tasting room and food vendor service in conjunction with a brewery use and shared use parking during tasting room hours shall be subject to all conditions imposed in CUP15-00012 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this 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 Community Development Director for an additional period of time as provided for in Section 92.27.1;
3. That permission to allow the tasting room with retail sales of beer and brewery merchandise, food vendor service and private events described herein shall be granted explicitly in conjunction with the operation of a brewery; (Planning)
4. That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm on New Year's Eve and on those nights which fall before a federal holiday, unless modified by the Community Development Director; (Planning)
5. That the sales and service of alcohol shall cease at 9pm Wednesday and Thursday, 10pm on Friday and Saturday, 6pm on Sunday and at 10pm on New Year's Eve and on those nights which fall before a federal holiday; (Planning)
6. That all contracted food service vendors shall have all required city and county business licenses and inspections in good standing; (Planning)
7. That only one mobile food vendor or caterer shall be allowed on-site at any time; (Planning)
8. That the proposed ancillary services of on-site tasting, retail sales, and food vendor service shall occur in the designated areas only; (Planning)
9. That only beverages brewed and packaged on-site shall be available for tasting and retail sales. The tasting and sales of external products shall be prohibited; (Planning)
10. That there shall be no self-illuminating advertising for alcohol allowed on the building exterior or windows, other than those for the house brewery included in the approved sign program; (Planning)
11. That the applicant shall comply with all conditions required by the Department of Alcoholic Beverage Control in their approval of this request; (Planning)
12. That all entertainment shall be prohibited on the premises unless approved by the Planning Commission, or as part of an Event Permit approved by the Community Development Director; (Planning)
13. That outdoor overnight storage of products and/or inventory shall be prohibited; (Planning)
14. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Planning)
15. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)

16. That the quantity and size of tasting servings shall be subject to Alcoholic Beverage Control restrictions; (Planning)
17. That the applicant shall provide noise data for the equipment that will be used in the brewery. If the equipment fails to comply with the Torrance Noise Ordinance, then a noise report performed by a professional acoustical consultant will be required. This report shall include mitigation measures for noise levels which exceed Code. Noise levels should be predicted for ten years; (Environmental)
18. That the applicant shall provide a sign program with specifications for wall, ground, and directional signage for staff review; (Environmental)
19. That all exterior equipment, roof and ground level, shall be screened from view. Staff approval of screening material is required; (Environmental)
20. That no outside storage or display of merchandise shall be permitted except as provided as part of the proposal plan or as specifically allowed by the Planning Division for temporary land use; (Environmental)
21. That there shall be temporary trash cans provided near the mobile food vendors, and removed after use; (Environmental)
22. That 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; (Environmental)
23. That the prohibited signs for this use includes: A-frame and 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)
24. That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials and that the trash enclosure shall be constructed with solid doors, a metal barrier roof covering to prevent rain water intrusion, and a trellis cover; (Environmental)
25. That the business name and address shall be visible from the street; (Police)
26. That the hours of operation shall be visible at or near the business entrance; (Police)
27. That the applicants shall secure appropriate Alcohol Beverage Control (ABC) license for the business type; (Police)
28. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 5th day of August 2015.



Chairman, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

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

I, Gregg Lodan, 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 5th day of August 2015, by the following roll call vote:

AYES: Polcari, Skoll, Watson, Tsao, Chairperson D'anjou
NOES: None
ABSENT: Herring, Gibson
ABSTAIN: None


Secretary, Torrance Planning Commission



Scholb Premium Ales, Inc.

2964 Columbia Street, Torrance, CA 90503

City of Torrance
Community Development Dept.
3031 Torrance Blvd
Torrance, CA 90503

June 27, 2016

Scholb Premium Ales, Inc. currently has a conditional use permit for a tasting room in addition to our production brewery at 2964 Columbia Street. We are seeking a modification to the permit in order to align our hours of operation with the other breweries within the city of Torrance.

The craft beer we produce is in high demand, drawing customers from the Torrance community and surrounding areas. As we have begun to distribute to local restaurants and hotels it is important that we are able to compete in our industry effectively. Many local businesses and athletic teams have expressed interest in holding private business and fundraising events in our tasting room but it is difficult to accommodate while we have our customers there as well. Expanded hours would allow us the opportunity to host some functions when our tasting room is not open to the public.

We propose extending our hours of operation to Monday through Sunday 10 am to 10pm. The tasting room will only be open to the public Wednesday through Sunday leaving Monday and Tuesday available for private meeting and events only.

In order to add to the sense of community and enhance the creative atmosphere, we are also hoping to have permission to offer occasional live acoustic music in our taproom. Please understand we are not attempting to create an environment that would encourage excess consumption of alcohol such as that sometimes produced by settings featuring loudly amplified rock, pop, or cover bands. Rather, music performances would be acoustic only (not amplified), and the style of music would be primarily classical, jazz, folk, or similar. The arts, and music in particular, are very near and dear to the owners of Scholb Premium Ales. Patrick, our brewer, is also a full-time professor of music at El Camino College and Mandy, our taproom manager and social media specialist, is a former band director. Scholb would like to be able to share our passion for music with the craft beer community of Torrance.

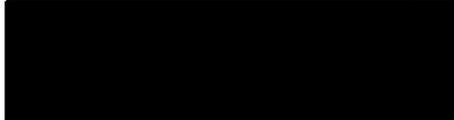


Scholb Premium Ales, Inc.

2964 Columbia Street, Torrance, CA 90503

We appreciate your consideration of this modification to our existing permit and look forward to continuing our partnership with the city of Torrance.

My best,



Allison Kolb
CEO, Scholb Premium Ales, Inc.
2964 Columbia Street, Torrance, CA 90503
(510) 387-4838