

July 29, 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 **July 25, 2016 – July 29, 2016.**

EVENT PERMIT:

Applicant: Ken Urban, representing
South Bay Mopars Car Club

APPROVED
07/26/16

Case No.: EVN16-00040

Location: 2335 208th Street

Zoning: M-2

Summary: Request for Administrative Approval to allow for a classic car gathering on 08/13/16 from 7:00AM-2:00PM on property located in the M-2 Zone at 2335 208th Street.

SPECIAL DEVELOPMENT PERMIT:

Applicant: Mauricio Rosales

APPROVED
07/28/16

Case No.: SDP16-00003

Location: 2103 Torrance Boulevard

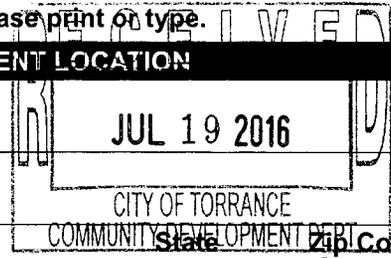
Zoning: Downtown District, Commercial Sector

Summary: Request for Administrative Approval for the operation of an indoor golf practice facility in an existing commercial building.



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 SOUTH BAY MOPARS CAR CLUB			
Name of Business ROCK-OLA MFG. CORP.			
Property Address (proposed parking lot event location) 2335 208TH STREET	City TORRANCE	State CA.	Zip Code 90501
Name of Business Owner GLENN STREETER	Contact Phone Number 310-328-1306	Email	
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

- | | | |
|---|---|---|
| <input type="checkbox"/> Promotional Outdoor Event | <input type="checkbox"/> Pumpkin Sales Lot | <input type="checkbox"/> Security # of Guards _____ |
| <input checked="" 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: **CLASSIC CAR GATHERING**

Date(s) and Hours of event:

Date:	From: 8-13-16	To: 8-13-16	Hours:	From: 7 AM	To: 2 PM
Set Up Date(s):	From:	To:	Clean Up Date:	8-13-16	

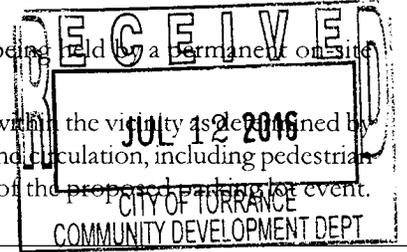
Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
M-2	69,125	90	45 to 55

III. STANDARDS AND REQUIREMENTS

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

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



REMARKS

Please log comments in Permit Plan

Fire	Access to hydrants and Fire Department Connections (FDC) shall be maintained. Fire access to building area shall be maintained.
Building	
Environmental	Obtain a permit if a banner will be used for advertisement. No portable signs.
Police	Entire event to be held on private property. Once event begins <u>NO</u> vehicles/merchants may enter or leave the area. Applicant has not made note of any food trucks being used, therefore food trucks will not be allowed @ this event without Police Dept approval.

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:

1. NO encroachment permitted into public R.O.W, fire lane, or parking areas, other than areas shown on attached plot plan. 2. No blocking of any handicap access or parking spaces is permitted. 3. Displayed vehicles shall not block vehicle or pedestrian circulation. 4. All event activities shall be contained within noted areas on attached plot plan. 5. Site to be restored to previous condition on date/time on application.

Assessment Made By:

Name	Title
ANA FERNANDEZ	PLANNING ASSISTANT

Recommended By:

Name	Title
[REDACTED]	Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

- Approved
- Denied

Temporary Parking Lot Permit Number: EVN 16-00040



Jeffery W. Gibson
Date: 7/1/15

Jeffery W. Gibson
Community Development Director

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.

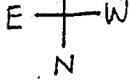
APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant	<i>SOUTH BAY MOPARS c/o KEN URBAN</i>	Print Name of Business Owner and/or Property Owner	<i>GLENN STREETER</i>
Mailing Address	<i>P.O. BOX 1369 TORRANCE, CA. 90505</i>	Mailing Address	<i>2335 208TH ST. TORRANCE, CA. 90501</i>
Contact Phone Number	[REDACTED]	Contact Phone Number	<i>310-328-1306</i>
Signature	[REDACTED]	Signature	[REDACTED]
Date	<i>6-12-16</i>	Date	<i>6-12-16</i>

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

Plot Plan Attached Other Information Attached: *Aerial Photo.*

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN16-00040</i>	<i>7/12/16</i>	<i>229.00</i>	[REDACTED]

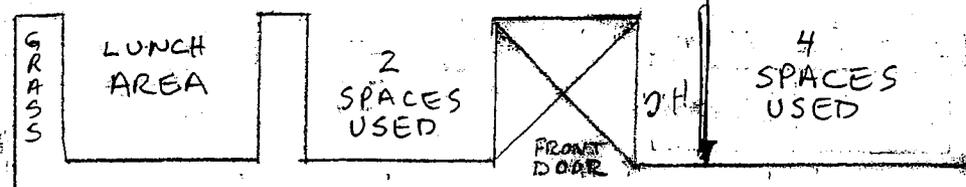
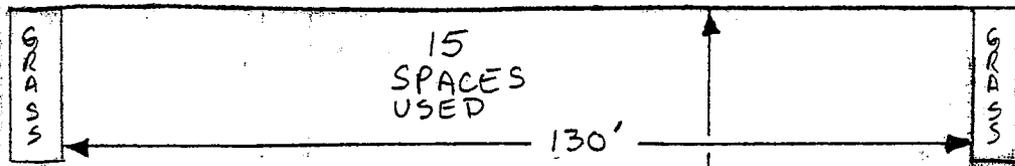
Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>7-15-16</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>7/13/16</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>7/13/16</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>7/12/16</i>



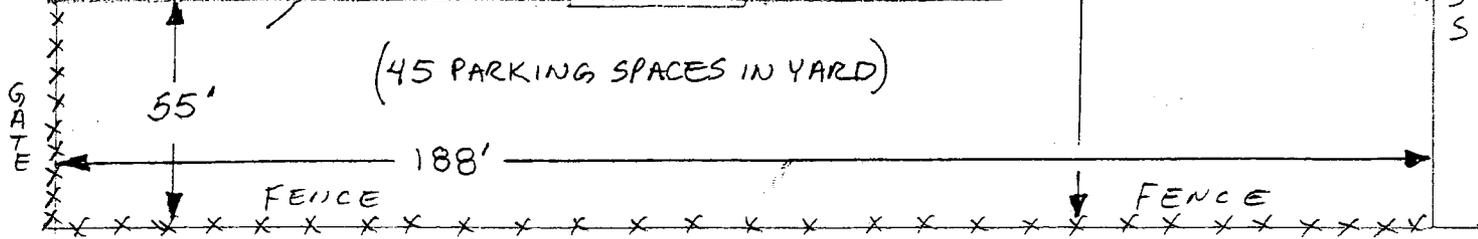
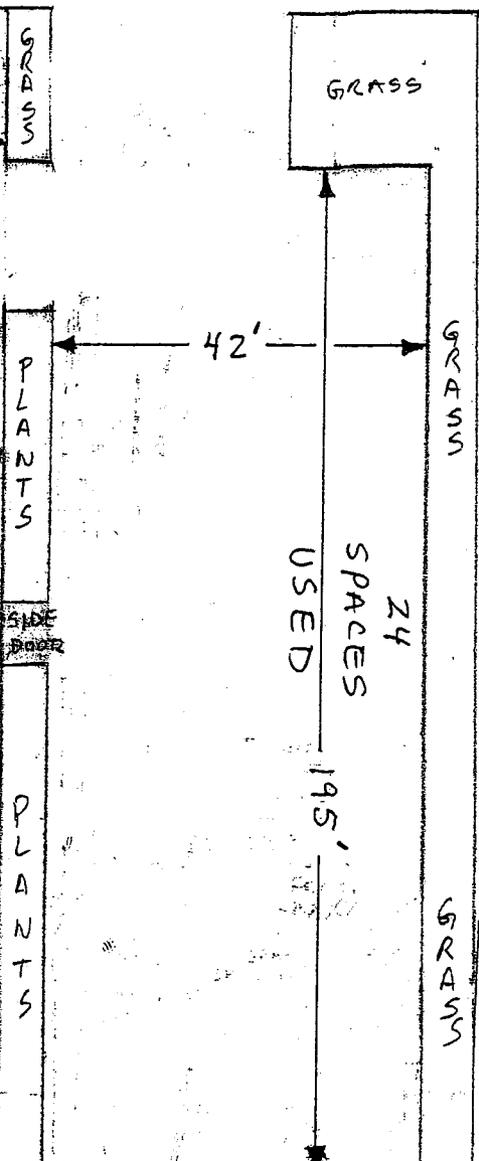
CRENSHAW



208TH STREET

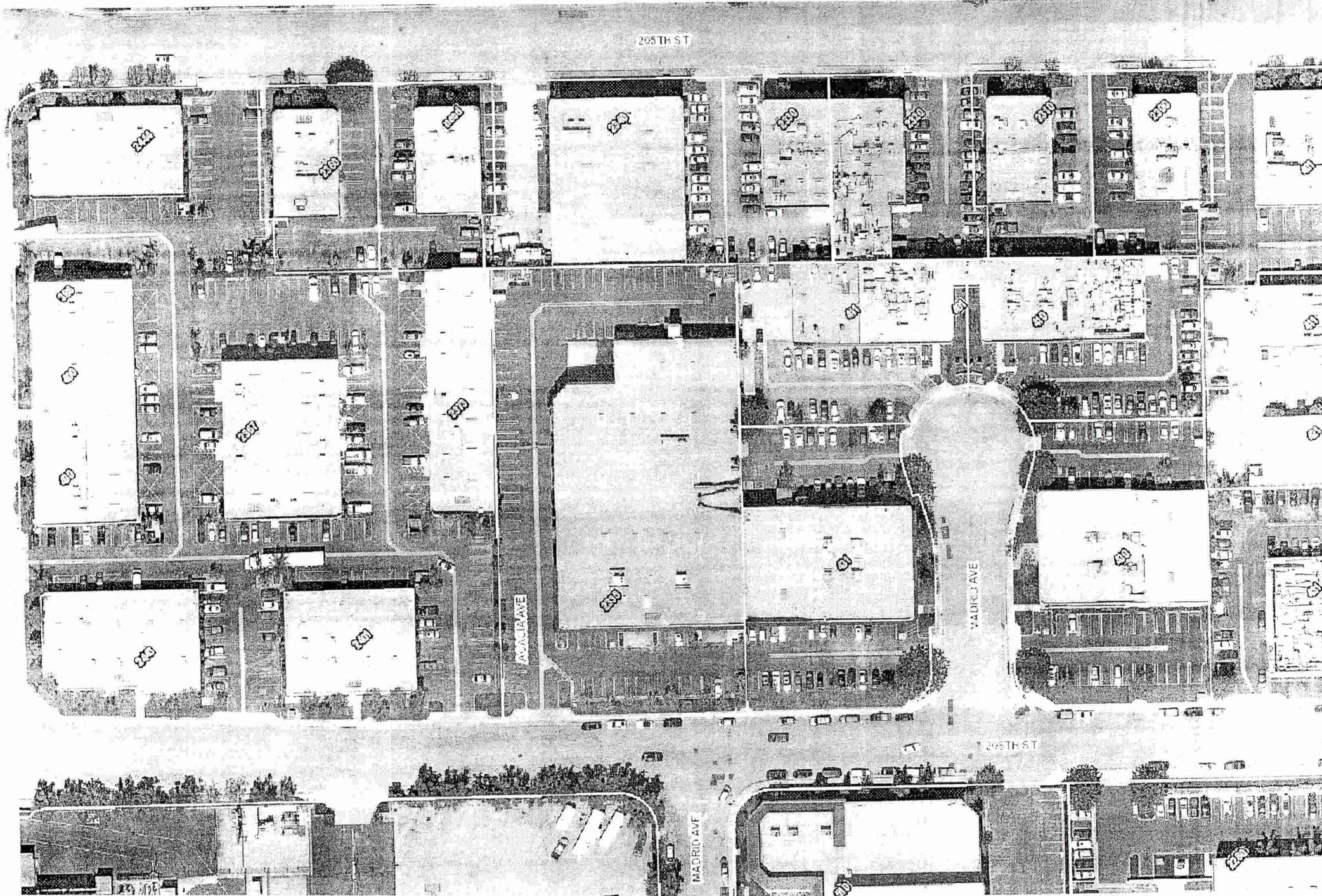


Rock-OLA MFG. CORP.
2335 208TH STREET



2335 208th St

Aerial Photo Viewing



SDP16-00003
Golf Learning Center (Indoor Golf Practice Facility)
2103 Torrance Boulevard

STAFF COMMENTS:

The applicant is proposing to operate an indoor golf practice facility in an existing commercial building located at 2103 Torrance Boulevard in the Downtown District, Commercial Sector. The approximately 6,575-square foot commercial building was originally constructed in 1953. The Downtown District, Commercial Sector allows personal improvement service uses. The building was previously occupied by a retail piano store that vacated the premise in 2011.

The practice facility will comprise of five to six golf simulators, a putting green, a reception area, a storage room, and restroom facilities. Each practice simulator will measure approximately 15 feet wide, 16 feet long and 10 feet tall. Customers will be charged a fee for the use of the facility. Practice facility will also offer customers private lessons. The hours of operation will be 10:00 a.m. to 8:00 p.m. daily and business will have two employees. At this time, the applicant is not proposing any significant alterations to the building.

The surrounding businesses include The Good Cookies (2081 Torrance Blvd.), WKM Corporation (2083 Torrance Blvd.), The Bottle Shop (2087 Torrance Blvd.), J & J Stamps (2087 Torrance Blvd.), Medical Benefits Associates (2093 Torrance Blvd.), Chase Bank (2121 Torrance Blvd.) and the Volunteer Center of South Bay (1230 Cravens Ave.).

Based on the parking ratio standard of one parking space per 570 square feet of modified gross floor area for structures constructed prior to the adoption of the Downtown Development Standards in 1980, a total of 12 parking spaces are required for this commercial building. As part of their lease agreement, the golf practice facility will have access to 12 parking spaces in the adjacent Chase Bank parking lot which has approximately 95 spaces and is owned by the same property owner. There is a surplus of parking spaces within this lot, as only 54 spaces are required for the bank use.

This Special Development Permit will require the applicant to obtain a sign permit for any new exterior signage. The applicant and property owner will be required to keep the business storefront, including sidewalk and windows, clean and clear of trash and debris. Planning Division staff recommends approval of this Special Development Permit subject to the attached conditions.

AGREEMENT TO MEET CONDITIONS OF SPECIAL DEVELOPMENT PERMIT

The following conditions have been imposed by the Community Development Director in approving Special Development Permit No. 16-00003:

1. The subject property at 2103 Torrance Boulevard shall be used for the following purpose:

Golf Learning Center (Indoor Golf Practice Facility)

2. That all changes to the building facade, including but not limited to paint color, security bars and gates shall be approved by the Planning Division and, if necessary by the Building and Safety Division. Exterior colors and finishes shall be consistent with the Downtown Color Palette.
3. That a business license shall be obtained prior to commencement of operation at this location. (Planning)
4. That the applicant and/or property owner shall obtain all necessary Building and Safety Permits for interior tenant improvements and exterior modifications prior to construction. (Building & Safety)
5. That the applicant and property owner agrees to be bound by, to abide by, and to act in accordance with, the Downtown Development Standards approved by the City of Torrance and the Torrance Redevelopment Agency, and any amendments thereto. (Planning)
6. That the business operation shall comply with Torrance Municipal Code Noise Standards. (Environmental)
7. That the outdoor storage of merchandise, products and vending machines shall be prohibited and that the applicant shall maintain the premise clear of weeds, debris, and trash. All storage and display of merchandise and products shall be within the building. (Planning)
8. That the applicant and the property owner are aware that ongoing construction projects, including infrastructure improvements, in the Downtown Project Area, will continue for some time and may disrupt business traffic flow and pedestrian access to the building. (Planning)
9. That the applicant and the property owner are aware that there are on-going and periodic community events, such as Rock Around the Block, Torrance Marketplace, Antique Fair, street fairs, concerts, Armed Forces Day Parade and other similar public and private special events that take place within the Downtown area

throughout the year which may involve street or alley closures, live entertainment, amplified sound, and the displacement of on-street parking. (Planning)

10. That the applicant and property owner shall on a regular basis clean the sidewalk in front of the building and keep the store front free of all other debris. (Planning)
11. That the applicant and property owner shall be aware that on-street parking is considered public parking and is available on a first-come, first-serve basis. (Planning)
12. That the employee of this business shall park within the on-site parking lot or public parking lot and shall not park within nearby residential neighborhood. (Planning).
13. That should a parking problem arise, the applicant and/or property owner shall alleviate the problem to the satisfaction of the Community Development Department. (Planning)
14. That the maximum number of staff members or employees per scheduled shift shall not exceed two persons. Any change in the number of staff members or employees on the premises shall be approved by the Planning Division. (Planning)
15. That the property owner and applicant shall not sub-lease or sub-divide any portion of the subject tenant space for use by another tenant or business operation without Planning Division approval (Planning).
16. That trash generated by the proposed business shall be disposed in the on-site trash container and not be disposed in public receptacles. (Planning, Environmental)
17. That the businesses shall comply with Fire Department and Building and Safety Division requirements for building occupancy. (Fire, Building & Safety)
18. That plans for proposed exterior signs including awning signs shall be submitted for review and approval by the Environmental Division with Planning Division concurrence and a sign permit shall be obtained prior to the installation. (Planning, Environmental)
19. That any modifications to the operation and/or conditions of approval covered under this Special Development Permit or expansion of the use shall be subject to the approval of the Planning Division or a Conditional Use Permit.
20. That a copy of the conditions of approval of SDP16-00003 shall be incorporated on the final building plans. (Planning)

21. Compliance is required within 60 days after receiving this approval for all conditions stated above, or this Special Development Permit (SDP) will be automatically revoked.

I understand and agree to meet the above conditions.

[Redacted Signature]

Signature of applicant

7-26-16
Date

Printed name of applicant

[Redacted Signature]

Signature of property owner

07/22/16
Date

Jason Bonomo, CBRE Inc., Independent Contractor for Metropolitan Life Insurance Co.
Printed name of property owner

2103 Torrance Bl

18 PARKING

47'

STORGE ROOM

BACK GATE

BATH ROOM

CONCRETE FLOOR

10' HIGH

SOFA

SIMULATORS

PUTTING GREEN

DESK

WINDOW

WINDOW

MAIN DOOR

WINDOW

143'

STREET

STREET

FOR OUR USE

14 PARKINGS

