

August 4, 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 **August 1, 2016 – August 4, 2016.**

SPECIAL ANIMAL PERMIT:

Applicant: Bradlee Oishi

APPROVED
08/01/16

Case No.: **SAP16-00001**

Location: 16428 Illinois Court

Zoning: R-1

Summary: Request for Administrative Approval to allow the keeping of Hens on property located in the R-1 Zone at 16428 Illinois Court.

Applicant: Steven Coerte Voorhees

DENIED
08/01/16

Case No.: **SAP16-00002**

Location: 19214 Sturgess Drive

Zoning: R-1

Summary: Request for Administrative Approval to allow the keeping of Bees on property located in the R-1 Zone at 19214 Sturgess Drive.



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 Special Animal Permit (Hens)**

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

I. APPLICANT INFORMATION & PROPOSED SAP LOCATION

NAME OF APPLICANT/HENKEEPER	PHONE NUMBER	E-MAIL
Bradlee Oishi	[REDACTED]	
ADDRESS OF PROPOSED SAP HOME		
[REDACTED] Torrance CA 90504		
MAILING ADDRESS OF APPLICANT (IF DIFFERENT FROM SAP HOME)		
ASSESSOR PARCEL NUMBER (OF SAP HOME)		

II. SUPPLEMENTAL INFORMATION REQUIRED

Applicant must submit the following items along with this application:

- 8.5" x 11" Scaled Site Plan indicating the location of all existing site improvements, structures, and Coop placement and setbacks.
- 8.5" x 11" Coop Dimension and Size details
- Filing Fee

III. REQUIRED CERTIFICATIONS FOR PROPERTY OWNER & APPLICANT

PROPERTY OWNER CERTIFICATION (Required if location is rental property)

I, Bradlee Oishi, hereby certify that I am the property owner of the proposed Special Animal Permit home and am consenting to allowing the applicant/henkeeper to file and proceed with keeping of Hens on my property as described in this application.

(Please print name)

Animal Permit home and am consenting to allowing the applicant/henkeeper to file and proceed with keeping of Hens on my property as described in this application.

[REDACTED SIGNATURE]

7-5-16

(Property Owner's Signature)

Date

HENKEEPER CERTIFICATION

I, Bradlee Oishi, as the applicant, will be the henkeeper for this Special Animal Permit

Please print name

and hereby attest to the following information:

PRINCIPAL RESIDENCE

- The proposed location for the Special Animal Permit is my principal place of residence.

ACKNOWLEDGEMENT OF TORRANCE MUNICIPAL STANDARDS AND REGULATIONS

- There will be a maximum of 4 hens, the hens and all related activities will be restricted to the rear yard and that there shall never be Roosters on the property.

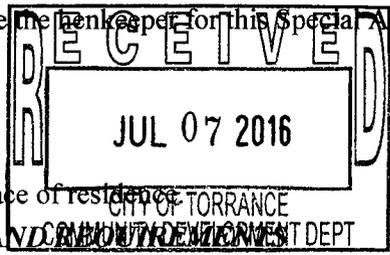
I, the undersigned, acknowledge that I have read the standards and requirements of the Special Animal Permit (as outlined in the Article 14, Chapter 1, Division 4 of the Torrance Municipal Code) and my signature here is certification that I agree to keep and maintain the hens and coop within said criteria, make the property available at all reasonable times for an inspection by the City Manager, or his/her designee, without an inspection warrant to insure compliance with Code and special provisions that may be placed upon the permit, and that, in the event I violate any portion of Article 14, my permit may be revoked.

[REDACTED SIGNATURE]

7-5-16

Applicant's Signature

Date



Continued

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

COMMUNITY DEVELOPMENT DEPARTMENT USE:		CITY TREASURER'S USE:	
DATE FILED 7/7/15	CASE NUMBER SAP16-0001	FEE:	RECEIPT NUMBER
APPLICATION ACCEPTED BY: LC/OM		DATE:	ACCEPTED BY:

A. CHECKLIST FOR APPROVAL OF SPECIAL ANIMAL PERMIT (HENS)

1. PERMISSIBLE USE

The proposed location of the Special Animal Permit home is a single-family residence.

Yes No

2. HENKEEPER CERTIFICATION

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

- Applicant will be the Henkeeper of the proposed location for the Special Animal Permit home;
- The proposed location of the Special Animal Permit home is the principal residence of the applicant;
- The Applicant/Henkeeper has acknowledged and signed to comply with all development standards related to the keeping of Hens;

3. SITE/PLOT PLAN & COOP DETAILS

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

- All existing site improvements, structures, and fences;
- Proposed Coop placement and setbacks to all adjacent property lines and fences; and
- Proposed Coop dimensions and size.

(Continued from Left column)

4. DEVELOPMENT STANDARD COMPLAINT

- The # of Hens is limited to the maximum of 4 Hens, pursuant to TMC Section 41.14.010b;
- The Coops placement is in the rear yard of the property, and no nearer than 15 feet from the rear property line, and no nearer than 10 feet from a side property line, pursuant to TMC Section 41.14.010d;
- That the Coop does not exceed 60 square feet in size, pursuant to TMC Section 41.14.010f;

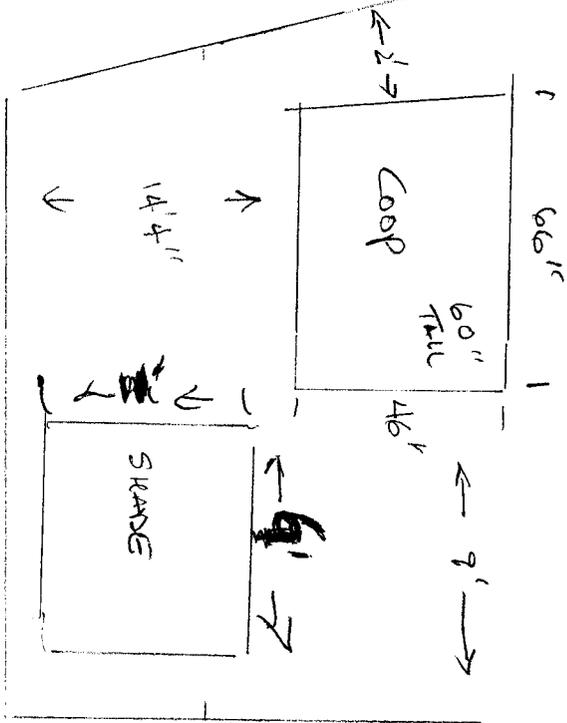
5. PROCESSING FEE

- A processing fee of \$80.00 has been submitted along with the application. Checks made payable to "City of Torrance".

★ Current coop placement does not meet side property line setback, however, due to irregular shape of lot and placement of adjacent property residences, Continued on next page the proposed placement seems to meet the intent by keeping the coop away from adjacent dwelling units. Should complaints be filed, the coop placement will need to be changed to comply w/ code.

Garage

BRICK WALL 6'



YARD

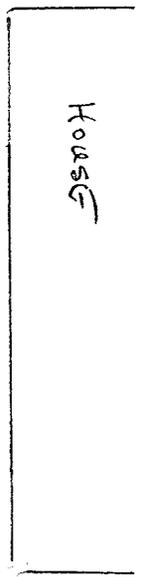
BRICKWALL 6'

↑

13'

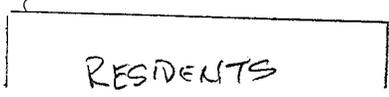
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RESIDENTS

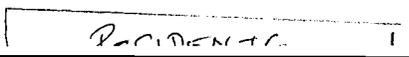


BRICKWALL 6'

YARD



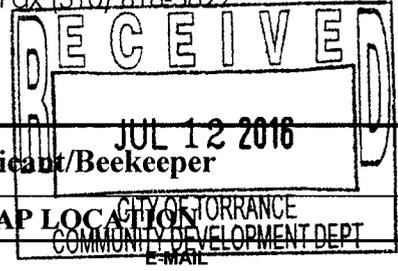
YARD



BRICK WALL



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 Special Animal Permit (Bees)



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

I. APPLICANT/BEEKEEPER INFORMATION & PROPOSED SAP LOCATION

NAME OF APPLICANT/BEEKEEPER Steven Coerte Voorhees	PHONE NUMBER [REDACTED]	CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT E-MAIL
ADDRESS OF PROPOSED SAP HOME [REDACTED]		90503
MAILING ADDRESS OF APPLICANT (IF DIFFERENT FROM SAP HOME) N/A		
ASSESSOR PARCEL NUMBER (OF SAP HOME) 7520 005 016		

II. SUPPLEMENTAL INFORMATION REQUIRED

Applicant must submit the following items along with this application:

- Proof of Registration with the Los Angeles County Agricultural Commissioner
- 8.5" x 11" Scaled Site Plan and Hive Details
- Filing Fee

III. REQUIRED CERTIFICATIONS FOR PROEPRTY OWNER & APPLICANT

PROPERTY OWNER CERTIFICATION (Required if location is rental property)

I, N/A, hereby certify that I am the property owner of the proposed Special
 (Please print name)

Animal Permit home and am consenting to allowing the applicant/beekeeper to file and proceed with keeping of bees on my property as described in this application.

N/A

(Property Owner's Signature)

Date

I, Steven Coerte Voorhees, as the applicant, will be the beekeeper for this Special Animal Permit
 Please print name

and hereby attest to the following information:

PRINCIPAL RESIDENCE

The proposed location for the Special Animal Permit is my principal place of residence.

ACKNOWLEDGEMENT OF TORRANCE MUNICIPAL STANDARDS AND REQUIREMENTS

I, the undersigned, acknowledge that I have read the standards and requirements of the Special Animal Permit (as outlined in the Article 10, Chapter 1, Division 4 of the Torrance Municipal Code) and my signature here is certification that I agree to keep and maintain the bees and hives within said criteria, make the property available at all reasonable times for an inspection by the City Manager, or his/her designee, without an inspection warrant to insure compliance with Code and special provisions that may be placed upon the permit, and that, in the event I violate any portion of Article 10, my permit may be revoked.

[REDACTED SIGNATURE]

Applicant's Signature

July 11, 2016

Date

Continued on next page

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

COMMUNITY DEVELOPMENT DEPARTMENT USE:		CITY TREASURER'S USE:	
DATE FILED 7-12-16	CASE NUMBER SAP16-00007	FEE:	RECEIPT NUMBER
APPLICATION ACCEPTED BY: Alex DeWitt		DATE :	ACCEPTED BY:

A. CHECKLIST FOR APPROVAL OF SPECIAL ANIMAL PERMIT (BEES)

1. PERMISSIBLE USE

The proposed location of the Special Animal Permit home is a single-family residence.

Yes No

2. PROOF OF LA COUNTY REGISTRATION

The applicant has provided proof that he/she has registered their hives with the Los Angeles County Agricultural Commissioner.

Yes No

3. BEEKEEPER CERTIFICATION

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

Applicant will be the Beekeeper of the proposed location for the Special Animal Permit home;

The proposed location of the Special Animal Permit home is the principal residence of the applicant;

4. SITE/PLOT PLAN & HIVE DETAILS

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

All existing site improvements, structures, and grade differentials to all adjacent properties;

Proposed hive placement and setbacks to all adjacent property lines and fences; and

Hive dimensions and number of Hives.

(Continued from Left column)

5. DEVELOPMENT STANDARD COMPLIANCE

The # of Hive(s) complies the limit of 1 Hive per 2500 sf of lot area, with a maximum of 2 Hives per property, pursuant to TMC Section 41.10.020a(2)B;

The Hive(s) placement is in the rear yard of the property, and no nearer than 15 feet from the rear property line, and no nearer than 10 feet from a side property line, with the hive entrance(s) facing away from adjacent property lines, pursuant to TMC Section 41.10.020a(2)C;

Each Hive does not exceed 5 cubic feet, pursuant to TMC Section 41.10.020a(2)D;

The property has a six foot tall perimeter solid barrier, that may be vegetative, around the rear yard; or, the hive shall be placed at a minimum of eight feet above ground level of the adjacent lot(s), pursuant to TMC Section 41.10.020a(2)E;

A water source for bees is provided at all times to discourage bee visitation at other water sources on surrounding property, pursuant to TMC Section 41.10.020a(2)H.

Yes No

6. PROCESSING FEE

A processing fee of \$80.00 has been submitted along with the application. Checks made payable to "City of Torrance".

B. STAFF ASSESSMENT AND RECOMMENDATION

The applicant has satisfied all the standards and requirements of the Permit. Therefore, staff recommends approval of Special Animal Permit SAP _____ - _____, subject to continued compliance with the standards and requirements of this, and other applicable Sections of the Torrance Municipal code.

The application does not meet the standards and requirements for issuance of a SAP Permit and therefore staff recommends denial. The following standards/requirements were not met: A letter of objection was received from a neighbor at [REDACTED]

ASSESSMENT MADE BY:	
NAME	TITLE
Danny Santana	Senior Planner
RECOMMENDED BY:	
NAME	TITLE
[REDACTED]	Planning Manager

C. COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Special Animal Permit is:

Approved Denied

Special Animal Permit No. SAP 16 - 00002

[REDACTED]

1/11/16

Jeffery W. Gibson, Community Development Director

Date

Special Animal Permit decisions made by the Community Development Director are appealable to the Environmental Quality and Energy Conservation Commission within fifteen (15) calendar days following the above date of approval or denial by filing the necessary appeal form and fee with the Torrance City Clerk's office.

July 26, 2016

To City of Torrance,
To Whom It May Concern,

I live next to the requestor. I reject the request strongly. I love my neighbors, but I have problem with bees medically and mentally.

Sincerely,

[REDACTED]
Christine Russman

Resident at

[REDACTED]
Torrance, CA 90503
[REDACTED]

