

March 7, 2013

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 **March 4 – 7, 2013.**

EVENTS:

Applicant: Shaun Goldenberg, representing **APPROVED**
Mac Mall 03/05/13

Case No.: EVN13-00010

Location: 22719 Hawthorne Boulevard

Zoning: H-MP Zone

Summary: Request for approval allow for a promotional outdoor event to showcase apple products with live performers in rear parking lot (immediately adjacent to Verizon building) and a food truck on the exterior of the building on 03/10/13 from 8:00AM-5:00PM on property located in the H-MP Zone at 22719 Hawthorne Boulevard.

MINOR DEVELOPMENT PERMIT:

Applicant: Jeff Robinson Jeep Chrysler Dodge **APPROVED**
Case No.: MDP13-00002 03/06/13

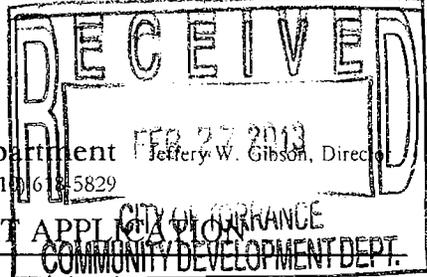
Location: 20910 Hawthorne Boulevard

Zoning: H-PR Zone

Summary: Request for approval to allow the expansion and remodel of an existing automobile dealership on property located in the H-PR Zone at 20910 Hawthorne Boulevard.



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



TEMPORARY PARKING LOT EVENT PERMIT APPLICATION TORRANCE
COMMUNITY DEVELOPMENT DEPT.

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 <i>Shawn Goldberg</i>			
Name of Business <i>Mac Mall</i>			
Property Address (proposed parking lot event location)	City	State	Zip Code
<i>22719 Hawthorne Blvd</i>	<i>Torrance</i>	<i>CA</i>	<i>90505</i>
Name of Business Owner	Contact Phone Number	Email	
<i>Don DeVries</i>	[REDACTED]		
Mailing Address (if different from above)	City	State	Zip Code
[REDACTED]	<i>El Segundo</i>	<i>CA</i>	<i>90245</i>

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): *Grilled Cheese Truck*

Describe the proposed event: *Product demos with performers from Hash Sound*

Date(s) and Hours of event:

Date:	From: <i>March 10 2013</i>	To: <i>March 10 2013</i>	Hours:	From: <i>8am</i>	To: <i>5pm</i>
Set Up Date(s):	From: <i>March 7 2013</i>	To: <i>March 11 2013</i>	Clean Up Date:	<i>March 11 2013</i>	

Site Information:

Zoning <i>H-MP</i>	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site <i>203</i>	Number Parking Spaces Displaced by the Event <i>30</i>
-----------------------	----------------------------	------------------------------------------------------	-----------------------------------------------------------

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 <i>Shawn Goldenberg</i>		Print Name of Business Owner and/or Property Owner <i>Don DeVries</i>	
Mailing Address <i>140 E. Morris Ave El Segundo CA 90245</i>		Mailing Address <i>140 E. Morris Ave El Segundo CA 90245</i>	
City, State, Zip <i>CA 90245</i>		City, State, Zip <i>CA 90245</i>	
Contact Phone Number [REDACTED]	Email [REDACTED]	Contact Phone Number [REDACTED]	Email [REDACTED]
Signature [REDACTED]	Date <i>2/27/13</i>	Signature [REDACTED]	Date [REDACTED]

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

Plot Plan Attached: Other Information Attached: *City Communications*

Application/Case No. <i>EVN13-10</i>	Date of Acceptance <i>2/28/13</i>	Fee Amount <i>\$219.00</i>	Accepted By: <i>Danny Santang</i>
-----------------------------------------	--------------------------------------	-------------------------------	--------------------------------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>2/28/13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>3/5/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>2/28/13</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: <i>3/5/13</i>

REMARKS	
Please log comments in Permit Plan	
Fire	EVENT OKAY. OUTSIDE ONLY.
Building	- ANY TENT LARGER THAN 10'x12' REQUIRE SAFETY INSP. PERMIT. - NO OBSTRUCTION TO H.C. PARKING/ PATHS ALLOWED.
Environmental	
Police	4 guards for perimeter security (+) 1 guard as a rover for parking lot (avoid alcohol issues) (+) Detective Bargar for all PD contact

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:
 - No encroachments into public R.O.W, firelanes or drive aisles.
 - No blocking of handicap access or parking spaces.
 - Return site & lot to prior state immediately following event.

Assessment Made By:	
Name Danny Santana	Title Senior Planner
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

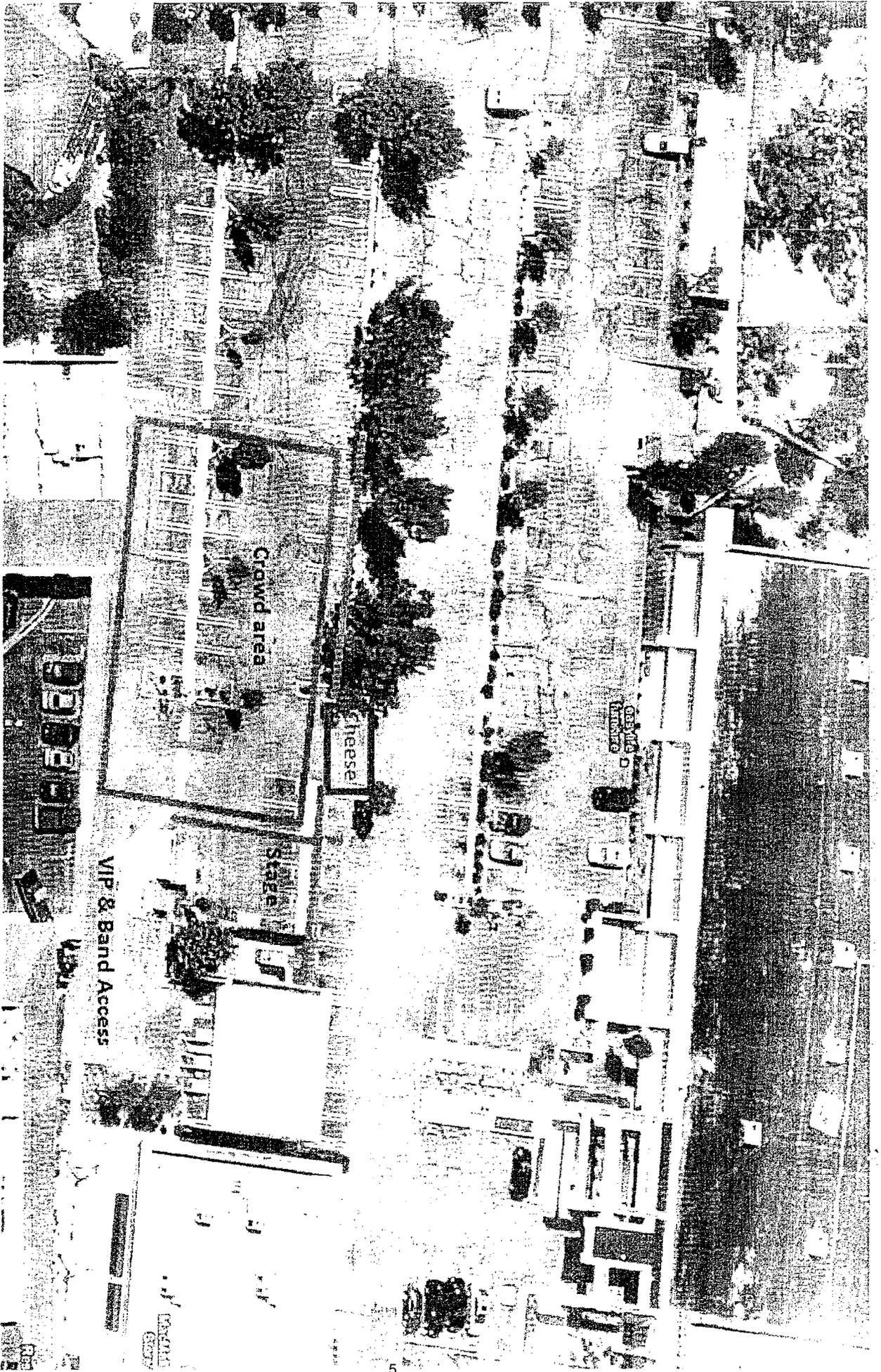
This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: EVN13-00010

[Redacted Signature] Date: 5/16/13

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.



icade = tent for sound equipment

stic mesh
rs

Santana, Danny

From: Mapes, Laura
Sent: Thursday, February 28, 2013 7:36 AM
To: [REDACTED]
Cc: Sunshine, Brian; Santana, Danny; Serna, Martin; Aceves, Luz; Segovia, Felipe
Subject: Preliminary Requirements for 22719 Hawthorne Blvd. MacMall

Good Morning Mr. Goldenberg:

Thank you for contacting me regarding what should happen to the MacMall building in order to conduct Public Assembly events inside the referenced building. Please understand that this change in use has not gone through a formal plan review process at the City of Torrance Fire and Building Safety Departments. In order to permit this Public Assembly inside the building, a formal proposal with drawings and specifications must be submitted to the City for formal review. In the meantime, here is the list of preliminary items that need to be completed prior to any future events inside the building.

Note: The building does not have fire sprinklers

1. Remove all of the slide-bolt locks from the two west-exit doors from the second floor.
2. Remove the locking "roll-down" – type doors which lock over the two west exit doors.
3. The fire extinguisher on the 2nd floor was due for a 6-year tear-down service in 2010. There is no collar tag indicating this service was performed. This service needs to be performed.
4. The fire extinguisher is required to have monthly visual inspections and signature. This has not been performed. This needs to be completed.
5. The occupant on the 2nd floor is limited to 299 because there are no fire sprinklers.
6. A maximum occupant load sign shall be posted near the main exit in the assembly room.
7. Seating arrangements must be submitted and approved by the fire department.
8. All exit pathways must illuminate at all times. In the event of a power failure, exit illumination must be maintained for a minimum of 90 minutes. This must be verified.
9. A 2-hour occupancy separation between the lower-level B occupancy and the upper-level A occupancy is required per CBC Table 508.4; Also, the aggregate accessory occupancy, considering the Assembly use on the 2nd floor shall not occupy more than 10% of the building area of the story in which it is located, per CBC 508.2.1.
10. The common path of exit travel must not exceed 30 feet.
11. All drapes, hangings, curtains and other decorative material shall be treated and maintained in a flame retardant condition with a flame-retardant solution approved by the State Fire Marshal.
12. Interior wall finish and ceiling materials shall comply with the flame spread resistance, class C in the Fire Code, table 803.3.
13. Open flame devices are prohibited in the assembly room.
14. Application for a Public Assembly Operational Fire Permit.

Please note, the installation of fire sprinklers throughout the building may affect the requirements listed above.

Please contact me with any questions.

Respectfully,

Laura L. Mapes

Fire Prevention Manager | Fire Department
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.2914 voice | 310.781.7506 fax |
lmapes@torranceCA.gov | www.TorranceCA.gov

Conditions Associated With Case #: EVN13-00010

Condition Code	Title	Hold	Status	Status		Tag	Updated		
				Changed	By		Date	By	
Building & Safety									
10	ENVIRONMENTAL CONDITIONS	None	Not Met				02/28/2013	SJ	
	<ol style="list-style-type: none"> 1. Provide trash/recycle containers in the area of the event. 2. Do not displace handicap parking spaces. 3. Prohibited signage includes: signs attached to trees, light and utility poles; a-frame or freestanding signs; bow or flag banners; signs attached to vehicles; persons holding signs; air-assisted signs or electronically changable signs. 4. If balloons are used they may not project above the roof line and are not permitted to encroach over the sidewalk or street. 5. If a banner is used it must be attached firmly to the building wall. A permit is required. 								

Santana, Danny

From: Santana, Danny
Sent: Wednesday, February 27, 2013 5:09 PM
To: 'Goldenberg, Shawn'
Cc: Aceves, Luz; Sunshine, Brian; Mapes, Laura; Segovia, Felipe
Subject: RE: MacMall's Next event

Shawn,

PD would need the basic info regarding the event prior to being able to make that kind of assessment. Please also provide the group with the particulars we previously requested:

"... a quick e-mail with the next events particulars (date, times, location, details and food service?) would be helpful."

Thanks,

Danny

Danny Santana, ABPA, Senior Planning Associate
City of Torrance – Community Development Department – Development Re-new Division
3031 Torrance Blvd. Torrance CA 90503 (310) 618-5871 office - (310) 618-5879 fax
dsantana@TorranceCA.gov - www.TorranceCA.Gov - www.TorranceCA.Gov/111.htm



Please consider the environment before printing this email.

From: Goldenberg, Shawn [mailto: [REDACTED]]
Sent: Wednesday, February 27, 2013 3:51 PM
To: Santana, Danny
Cc: Aceves, Luz; Sunshine, Brian; Mapes, Laura; Segovia, Felipe
Subject: RE: MacMall's Next event

Danny,

I have attached the application for this event on March 10th. I will have a check cut so I can drop it off tomorrow. We anticipate a smaller crowd with this artist. Can we have some guidance on security recommendations from the team?

Thank you for your quick response and assistance.

Shawn

Shawn Goldenberg | Director of Sales
MacMall Retail

[REDACTED]
Tel: 800.622.6255 x55551
Fax: 310.630.3436
www.macmall.com/retail

Microsoft
CERTIFIED

Empowering people.

From: Santana, Danny [<mailto:DSantana@TorranceCA.gov>]
Sent: Tuesday, February 26, 2013 4:34 PM
To: Goldenberg, Shawn
Cc: Aceves, Luz; Sunshine, Brian; Mapes, Laura; Segovia, Felipe
Subject: MacMall's Next event

Shawn,

Thanks for your call this afternoon and the heads up on the forthcoming event. As I stated in my return v-mail, a quick e-mail with the next events particulars (date, times, location, details and food service?) would be helpful. Please complete the Parking Lot Event Permit form (http://www.torranceca.gov/Documents/Temp_Parking_Lot_Event_Permit_2012.pdf) and provide a plan similar to the last one, and submit as soon as possible.

Please contact us if there are any further questions.

Thanks,
Danny

Danny Santana, MPA, Senior Planning Associate
City of Torrance – Community Development Department - Development Review Division
3031 Torrance Blvd Torrance CA 90503 (310) 518-5871 office - (310) 518-5829 fax
dsantana@TorranceCA.gov - www.TorranceCA.Gov - www.TorranceCA.Gov/111.htm



Please consider the environment before printing this email.

DATE: March 6, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: MINOR DEVELOPMENT PERMIT (MDP13-00002)
Jeff Robinson Jeep Chrysler Dodge

A request for approval of a Minor Development Permit to allow the expansion and remodel of an existing automobile dealership on property located within the HBCSP-PR Zone at 20910 Hawthorne Boulevard.

Applicant: Jeff Robinson Jeep Chrysler Dodge
Case No: MDP13-00002
Location: 20910 Hawthorne Boulevard
Zoning: HBCSP (PR) – Hawthorne Boulevard Corridor Specific Plan Zone
(Promenade Sub-District)

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

The subject parcel is located on the southeast corner of Hawthorne Boulevard and Emerald Street. The development was approved via CUP84-53 in October 1984, which allowed the operation of an automobile dealership with sales and service. MDP00-00013 allowed the expansion and remodel of the dealership in November 2000.

The project proposes a 3,675 square foot addition to the southwest corner of the existing showroom building. The addition will fill in that corner by extending the existing storefront western wall southward, and extending the southernmost wall westward. The project also includes a new 2,900 square foot canopy over the service drive, just north of the service building.

The expanded showroom will feature display areas, various offices, lounge, retail parts boutique, conference room, internet area, restrooms, and locker room. The showroom building's façade will be updated with a more modern design, and features a new aluminum and glass system, new stucco, an aluminum reglet accent stripe, and tower entry feature. The façade will have varying heights, starting at 20 feet tall (the building's existing height), then to 24 feet, and finally to 30 feet at the tower. The showroom and service buildings will incorporate the new glazing system and aluminum accent stripe on the north and south, and will incorporate new stucco on all sides. The new service canopy will be 20 feet tall and feature the new stucco.

Access to the site will remain mostly as-is, and maintain existing driveways. However, the western driveway will have the existing median planter removed, thus widening the driveway and aligning it with the new service canopy. The project also includes various site improvements including upgraded landscaping, lighting, signage, and trash enclosures.

All proposed construction is within the height limit of the H-PR Zone which allows a maximum of 45 feet. The floor area ratio proposed is 0.37. The Zoning Development Standards and General Plan designation allow a maximum of 0.60.

Automobile dealerships are parked at one parking space for every 2,000 square feet of display and storage of inventory vehicles, plus one space for every two employees during the time of maximum employment. The repair operation must also provide two net spaces per bay. The applicant is proposing a total display area of 15,714 square feet (with 1,140 of that located inside the showroom), with 32 service bays, and 46 employees total during peak times. Based on this information, 92 spaces are required and 103 are provided, 2 of which are handicap accessible.

Staff conducted a site visit of the property and noted it was generally well maintained and in good repair. Furthermore, the project includes several site upgrades to address existing deficiencies, including: existing trash enclosures lack trellis and liner; customer designated parking spaces are unclear; and there are parking spaces that are not double-line striped. Staff also notes that there is an unpermitted container bin/structure at the rear of the property, adjacent to the trash enclosures. Staff has added conditions to address these concerns.

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

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

1. The proposed project is permitted within the Hawthorne Boulevard Corridor Specific Plan, Promenade Sub-district. The building, as conditioned, complies with all of the applicable conditions of the previous approvals and is consistent with purpose and requirements of the Zoning Ordinance;
2. The proposed addition and modifications to the existing structure conform to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Furthermore, the development has been designed to minimize possibly intrusive impacts on residential properties;
3. The building and surrounding parking lot are physically suitable for the existing use and will not be affected by the proposed exterior modifications;
4. By virtue of a high quality design and construction, the proposed modifications will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. The proposed exterior improvements shall incorporate high quality finishes to retain a high quality appearance and complimentary design;
5. The proposed improvements will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area.
6. Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements

between adjacent properties, and to maximize opportunities for pedestrian and transit connections;

7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed modifications are not detrimental to public health and safety because the building and use exist;
8. The proposed expansion and exterior modifications are consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The existing retail use encourages a balanced distribution of commercial development in the Torrance community and promotes the economic health of Promenade Sub-District;
9. The proposed exterior modifications will not be materially detrimental to the public interest, health, safety, convenience or welfare; and
10. Minor alterations of existing structures are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301. Since the proposed exterior modifications are for an existing use, the modifications are not deemed an expansion of use and conforms to this exemption.

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

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code;
2. That exterior color and material samples, incorporating the use of District Color of Burgundy (Pantone Matching System Reference #505), shall be submitted to the Community Development Director for approval prior to the issuance of any building permits; (Development Review)
3. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Development Review)
4. That any unpermitted container bins shall be removed prior to issuance of Building Permits, to the satisfaction of the Community Development Director; (Development Review)
5. That employee and customer parking areas shall be permanently identified to the satisfaction of the Community Development Department. (Development Review)
6. That all employees shall be required to either park onsite or on an approved offsite location; (Development Review)
7. That no vehicle display lifts of any kind shall be allowed on the site; (Development Review)
8. That the applicant shall provide a sign program which details the wall, ground, and directional signs proposed for this use. The ground sign shall be a monument-style sign with a maximum height of 15 feet that is compatible with the building. Signage requires a separate review and approval; (Environmental)
9. The prohibited signs for this use includes: A-frame or freestanding signs; bow or flag banners; air-assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)

10. That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials. The applicant shall verify at final inspection that the waste hauler will also collect recyclable materials; (Environmental)
11. That the van accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials; (Environmental)
12. That all exterior equipment, roof and ground level, shall be screened from view with materials that are compatible with the structure. Staff approval of screening materials is required; (Environmental)
13. The applicant shall post signage on the site which prohibits deliveries, trash pick-ups, and parking lot sweeping between 10pm and 7am per Torrance Municipal Code Section 92.30.4 and shall not schedule deliveries between 10pm and 7am; (Environmental)
14. That outside public address speakers, radios, paging, telephone bells, buzzers, and similar signaling devices, which are audible on adjoining properties/leaseholds, are prohibited; (Environmental)
15. That the existing six foot wide concrete sidewalk adjacent to curb on Emerald Street shall be removed and grass sod with irrigation system or other approved landscaping with irrigation system shall be installed in parkway along property frontage; and (Engineering)
16. That the existing seven foot wide concrete sidewalk adjacent to curb on Hawthorne Boulevard shall be removed and grass sod with irrigation system or other approved landscaping with irrigation system shall be installed in parkway along property frontage. No parkway shall be installed at the area of existing bus stop. (Engineering)

Prepared by,



Soc Angeles Yumul
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

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

This request for a Minor Development Permit 13-00002 has been APPROVED
~~DENIED~~ per Section 92.35.3 of the Torrance Municipal Code.



Community Development Director

6 Mar 13
Date

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

CODE REQUIREMENTS

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

Building and Safety:

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

Engineering (Permits and Mapping):

- Obtain an Encroachment permit from CalTrans (213-897-3631) for any work (proposed or required by the City) in the public right-of-way on Hawthorne Boulevard. Proof of CalTrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way on Emerald Street.
- Install a street tree in the City parkway every 50 feet for the width of this lot on Hawthorne Boulevard (City Code Sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 and Jeff Yuen (CalTrans) at 213-897-6381 for information on the type and size of tree for your area.
- Replace existing wheelchair ramp at the southeast corner of Hawthorne Boulevard and Emerald Street, per current CalTrans' standards.
- Replace broken and cracked concrete center gutter in the public alley per City of Torrance standards.

Environmental:

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

Fire:

- Fire sprinkler system required.
- Fire alarm system required.
- Fire alarm/fire sprinkler systems require separate submittal.

Development Review

- Comply with State Department of Water Resources Landscape Design & Irrigation requirements.
- All lights shall be reflected away from adjacent uses and light standards shall not exceed fifteen (15) feet maximum height.