

March 29, 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 25 – 29, 2013.**

EVENTS:

Applicant: Omar Galvez, representing **Toyota Motor Sales USA, Inc.** **APPROVED**
03/27/13
Case No.: EVN13-00018
Location: 19001 S. Western Avenue
Zoning: M-2
Summary: Request for an Administrative Approval to allow an outdoor gathering of people for a corporate luncheon event to include on-site catering for 800 guests on 04/02/13 from 11:00AM-3:00PM on property located in the M-2 Zone at 19001 S. Western Avenue.

Applicant: Anthony Bartz, representing **The Mattress Connection** **APPROVED**
03/28/13
Case No.: EVN13-00005
Location: 18521 Hawthorne Boulevard
Zoning: H.N.T.
Summary: Request for an Administrative Approval to allow an outdoor gathering of people for a President's Day parking lot tent sale on 02/14/13 to 02/19/13 from 9:00AM-9:00PM on property located in the H.N.T Zone at 18521 Hawthorne Boulevard.

Applicant: Anthony Bartz, representing **The Mattress Connection** **APPROVED**
03/28/13
Case No.: EVN13-00006
Location: 18521 Hawthorne Boulevard
Zoning: H.N.T.
Summary: Request for an Administrative Approval to allow an outdoor gathering of people for a Memorial Weekend parking lot sale on 05/23/13 to 05/28/13 from 9:00AM-9:00PM on property located in the H.N.T Zone at 18521 Hawthorne Boulevard.

EVENTS:

Applicant: Anthony Bartz, representing **The Mattress Connection** **APPROVED**
03/28/13
Case No.: EVN13-00007
Location: 18521 Hawthorne Boulevard
Zoning: H.N.T.
Summary: Request for an Administrative Approval to allow an outdoor gathering of people for an Independence Weekend parking lot sale on 06/28/13 to 07/09/13 from 9:00AM-9:00PM on property located in the H.N.T Zone at 18521 Hawthorne Boulevard.

Applicant: Anthony Bartz, representing **The Mattress Connection** **APPROVED**
03/28/13
Case No.: EVN13-00008
Location: 18521 Hawthorne Boulevard
Zoning: H.N.T.
Summary: Request for an Administrative Approval to allow an outdoor gathering of people for a Labor Day Weekend parking lot sale on 08/29/13 to 09/03/13 from 9:00AM-9:00PM on property located in the H.N.T Zone at 18521 Hawthorne Boulevard.

Applicant: Eric Place, representing **DCH Toyota of Torrance** **APPROVED**
03/28/13
Case No.: EVN13-00019
Location: 2909 Pacific Coast Highway
Zoning: PD/C3
Summary: Request for an Administrative Approval to allow for an outdoor promotional sales event with celebrity guest John Salley, to include food trucks and a radio station on 03/30/13 from 9:00AM-3:00PM on property located in the PD/C3 Zone at 2909 Pacific Coast Highway.

MISCELLANEOUS PERMIT:

Applicant: Maria Kusion **APPROVED**
03/28/13
Case No.: MIS13-00031
Location: 523 Camino de Encanto
Zoning: R-1: Single-Family Residential, Hillside Overlay District
Summary: Request for approval of a Minor Hillside Exemption to allow the retention of an existing unpermitted rear porch enclosure on property located in the R-1 Single-Family Residential, Hillside Overlay District Zone at 523 Camino de Encanto.



EVN13-00018

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 OMAR GALVEZ			
Name of Business TOYOTA MOTOR SALES USA, INC.			
Property Address (proposed parking lot event location)	City	State	Zip Code
19001 S. WESTERN AVE.	TORRANCE	CA	90501
Name of Business Owner TOYOTA MOTOR SALES USA, INC		Contact Phone Number [REDACTED]	
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): CORPORATE EVENT.

Describe the proposed event: 1 - 30'x80' TENT w/ OUTSIDE SEATING FOR 800 GUESTS. LUNCHEON - ON SITE CATERING (SODEXO)

Date(s) and Hours of event:					
Date:	From: <u>4/2/13</u>	To: <u>4/2/13</u>	Hours:	From: <u>11 AM</u>	To: <u>3 PM</u>
Set Up Date(s):	From: <u>4/1/13</u>	To: <u>4/1/13</u>	Clean Up Date:	<u>4/2/13</u>	

Site Information:			
Zoning M2	Total Lot Area (in sq. ft) (46 acres) 2,033,341 SF	Total Number of Parking Spaces On-Site 1,000+	Number Parking Spaces Displaced by the Event 106

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.

- 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 91.3.7, 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 December 1st 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 OMAR GALVEZ		Print Name of Business Owner and/or Property Owner TOYOTA MOTOR SALES USA, INC.	
Mailing Address 19001 S. WESTERN AVE., TORRANCE, CA 90501		Mailing Address 19001 S. WESTERN AVE., TORRANCE, CA 90501	
Contact Phone Number [REDACTED]		Contact Phone Number [REDACTED]	
Signature [REDACTED]	Date 3/26/13	Signature [REDACTED]	Date 3/26/13

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
EVN13-00018	3/26/13	\$219	[REDACTED]

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 7/26/13
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/26/13
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/26/13
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED]	Date: 3/26/13

REMARKS Please log comments in Permit Plan	
Fire	Tent permit required. Do Not obstruct fire access or equipment
Building	Safety inspection permit req'd for the tent - OFF HOUR INSPECTION REQ - OVERTIME REQUEST
Environmental	No comments
Police	No comment, event to take place on private property [REDACTED] 17146

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:

* SITE TO BE RETURNED TO ORIGINAL STATE PRIOR TO EVENT * ALL ACTIVITIES TO BE CONTAINED IN NOTED AREAS * NO ~~BE~~ ENCRoACHING INTO PUBLIC RIGHT-OF-WAY * NO ILLEGAL SIGNS OR BANNERS * NO BLOCKING OF HANDICAP ACCESS

Assessment Made By:	
Name OSCAR MARTINEZ	Title PLANNING ASSOCIATE
Recommended By:	
Name [REDACTED]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

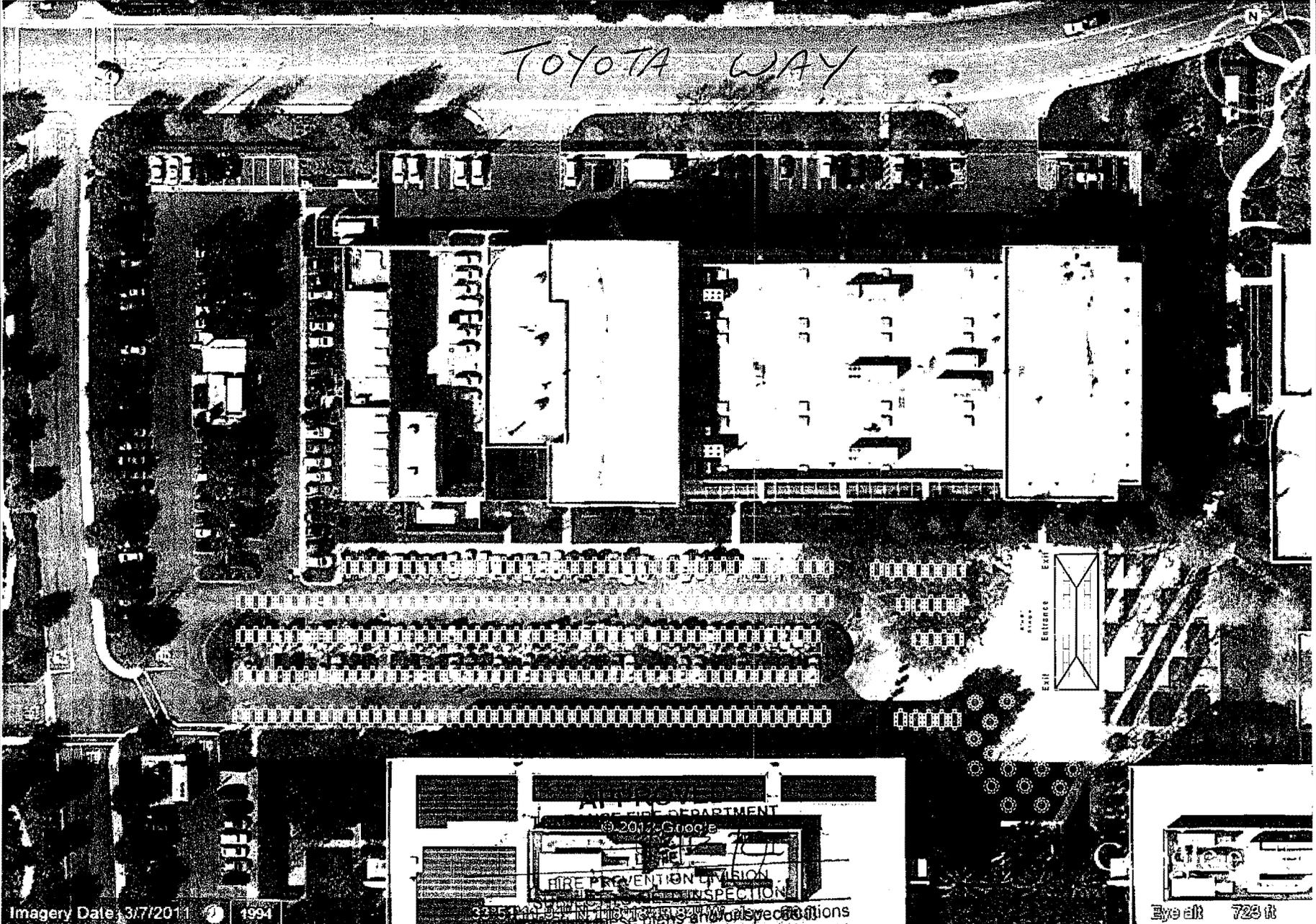
- Approved Denied

Temporary Parking Lot Permit Number: EYN 13-00018

27 Mar 13
Date:

[REDACTED]
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.



Imagery Date: 3/7/2011 1994

3275 MAPLE AVE. TORRANCE, CA 90503
 does not exempt them from strict compliance with
 all other pertinent Sections of the Municipal Code
 and other laws and regulations.

** Canopy open on All Stoops*

Eye alt 728 ft

Choura Events

Choura Events

375 Maple Ave.
 Torrance, CA 90503
 Tel: 310.320.6200
 Fax: 310.761.8227
 Contact: Howard Choura

Event Info

19001 S. Western Ave.
 Torrance, CA 90501
 Office: 310.761.8227
 Fax: 310.761.8227

Sodexo

Venue Info

TOYOTA USA
 19001 S. Western Ave.,
 Torrance, CA 90501

Drawing Title:

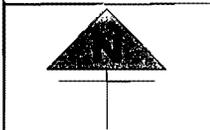
Sodexo April 2nd

Notes:

Event Date: April 2nd

Install: April 1st

Strike: April 2nd



Created by: MERRILL MURPHY
 MAM INDUSTRIES, LLC

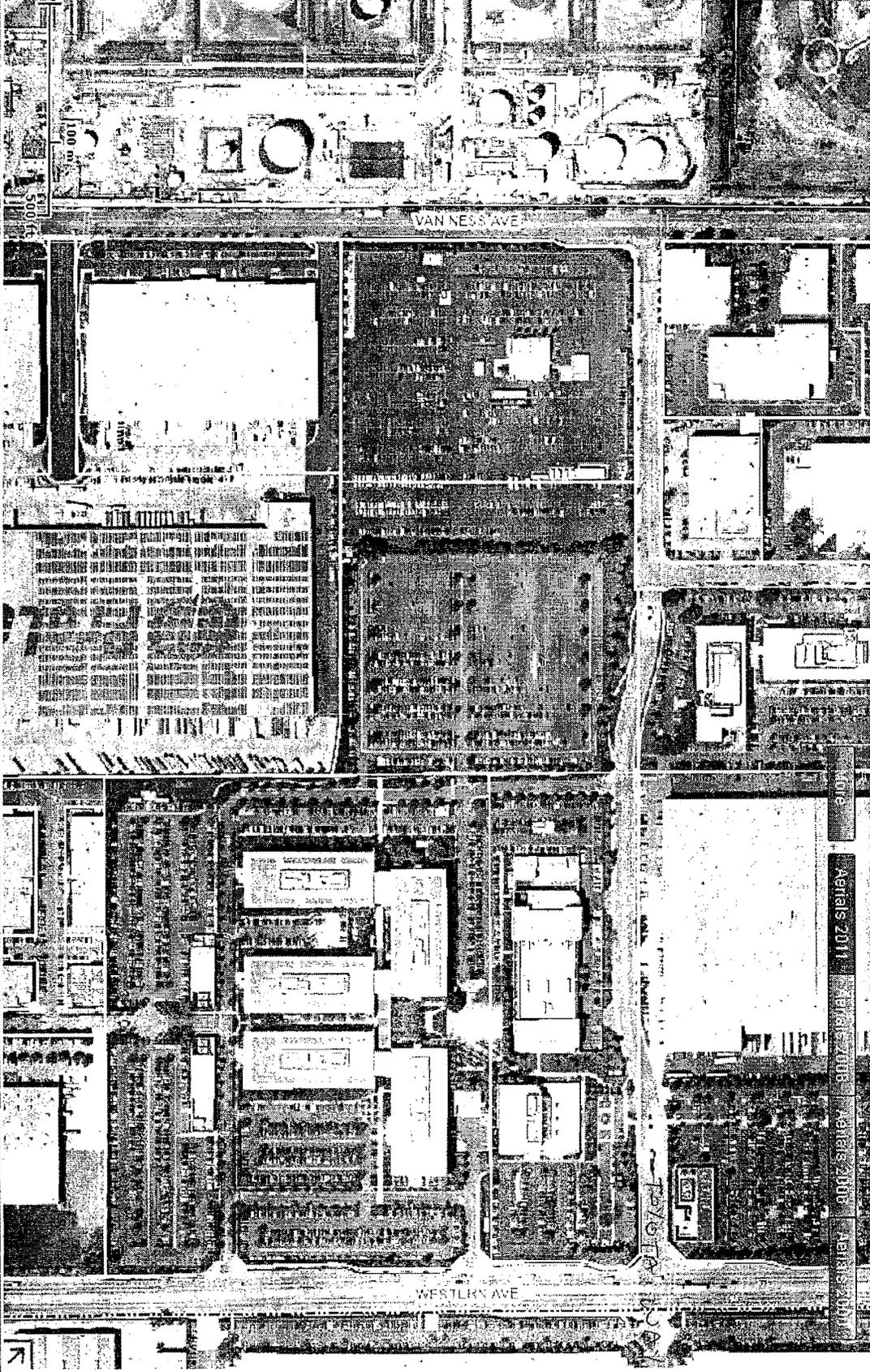
Creation Date:
 03/26/13

Scale:
1" = 80'

Revision #
V1

Quick Aerial Photo Viewer

for City of Torrance Employees



Done



EVN13-00005

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			
Anthony Bartz			
Name of Business			
Mattress Connection			
Property Address (proposed parking lot event location)		City	State
18521 Hawthorne Blvd		Torrance	CA
		Zip Code	90504
Name of Business Owner		Contact Phone Number	
Anthony Bartz		[REDACTED]	
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: Parking lot tent sale for Presidents day

Date(s) and Hours of event:

Date:	From: 2-14-13	To: 2-19-13	Hours:	From: 9am	To: 9pm
Set Up Date(s):	From: 2-14-13	To: 2-14-13	Clean Up Date:	2-20-13	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H.N.T	13,861	43	8

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.
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Additional requirement for pumpkins or Christmas trees sales:

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- 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>Anthony Barte</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Robert Sawyer</i>	City, State, Zip
Mailing Address <i>12521 Hawthorne Blvd Torrance</i>		Mailing Address	
Contact Phone Number	Email	Contact Phone Number	Email
Signature <i>[Redacted]</i>	Date <i>1/30/13</i>	Signature <i>See Attached</i>	Date

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

Plot Plan Attached Other Information Attached:

Application/Case No. <i>EVN13-00005</i>	Date of Acceptance <i>1/30/13</i>	Fee Amount <i>\$ 219.00</i>	Accepted By: <i>[Redacted]</i>
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	Date: <i>1/13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	Date: <i>3/25/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	Date: <i>2/1/13</i>
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____ Date: _____

REMARKS

Please log comments in Permit Plan

Fire	D. No Obstruct Fire Access or Equipment
Building	- TENTS LARGER THAN 10'x12' REQUIRE SAFETY INSP. PERMITS. - NO OBSTRUCTION TO ANY H.C. PATHS.
Environmental	See permit plan for comments
Police	

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:

- ALL EVENT ACTIVITIES TO TAKE PLACE WITHIN DESIGNATED AREAS.
- DO NOT ENCROACH INTO ADA ACCESSIBLE PARKING / CIRCULATION AREAS
- SITE TO BE RETURNED TO PRIOR STATE AFTER EVENT.

Assessment Made By:	
Name	Title
[Redacted]	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: EVN13-00005

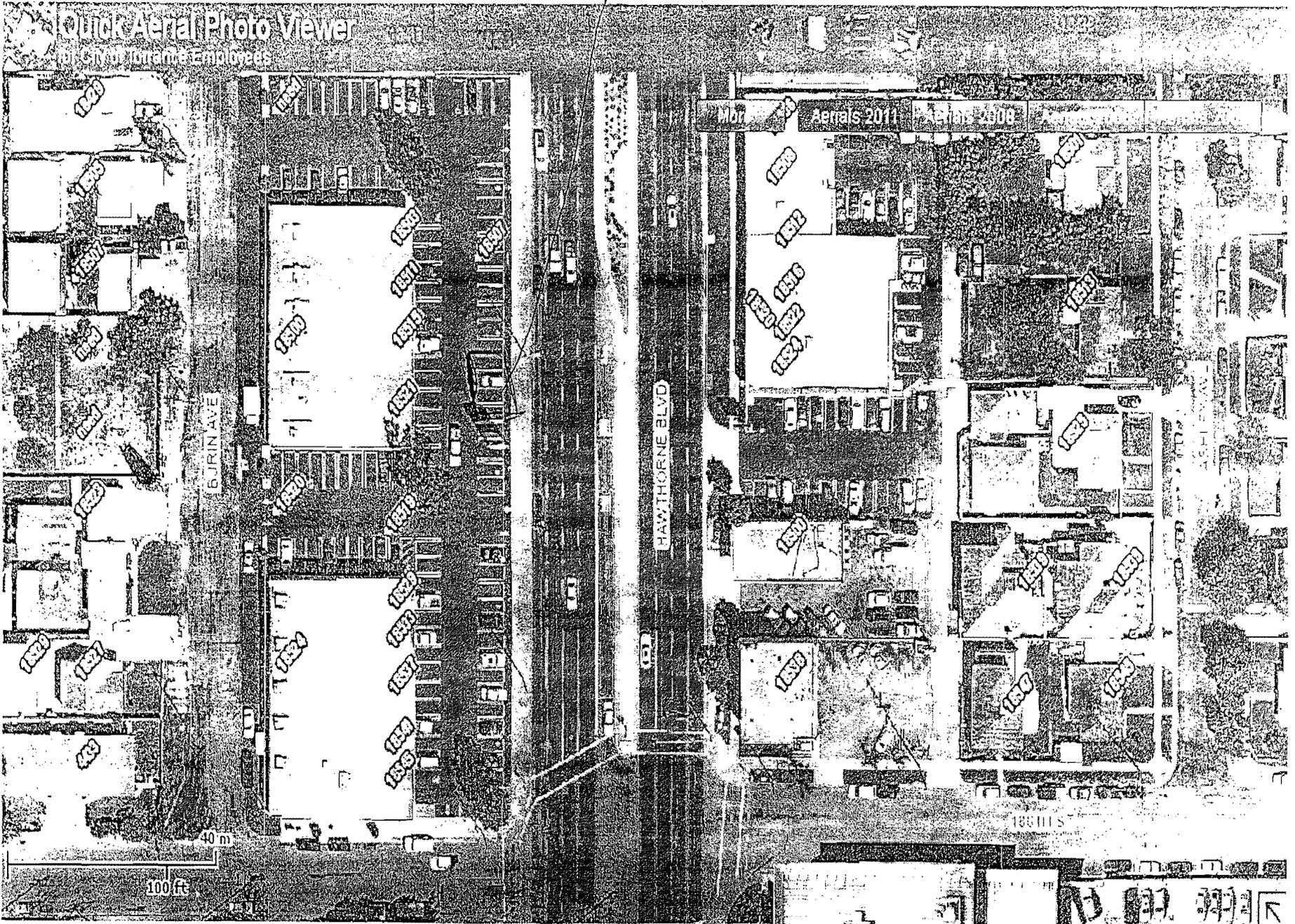
[Redacted Signature]

28 MAR 13
Date:

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.

Tent two 20x20





EVN 13-00006

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			
Anthony Barb			
Name of Business			
Mattress Connection			
Property Address (proposed parking lot event location)		City	State Zip Code
18521 Hawthorne Ave		Torrance	CA 90504
Name of Business Owner		Contact Phone Number	
Anthony Barb		[REDACTED]	
Mailing Address (if different from above)		City	State Zip Code

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: Parking lot sale Memorial Weekend

Date(s) and Hours of event:

Date:	From: 5-23-13	To: 5-28-13	Hours:	From: 9am	To: 9pm
Set Up Date(s):	From: 5-23-13	To: 5-23-13	Clean Up Date:	5-29-13	

Site Information			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
A.N.T	13,861	43	8

III. STANDARDS AND REQUIREMENTS

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- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
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- 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.
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Additional requirement for pumpkins or Christmas trees sales:

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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 <i>Anthony Barba</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	
Mailing Address <i>18521 Hawthorne Blvd Torrance</i>		Mailing Address [REDACTED]	
City, State, Zip <i>Torrance</i>		City, State, Zip [REDACTED]	
Contact Phone Number [REDACTED]	Email [REDACTED]	Contact Phone Number [REDACTED]	Email [REDACTED]
Signature [REDACTED]	Date <i>2-30-13</i>	Signature <i>See Attached</i>	Date [REDACTED]

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:
<i>EVN13-00006</i>	<i>1/30/13</i>	<i>\$219.00</i>	<i>G. GRAHAM</i>
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>2/4/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>3/25/13</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>2/1/13</i>
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [REDACTED] Date: _____

REMARKS

Please log comments in Permit Plan

Fire	D. No Obstruction fire Access or equipment
Building	TENTS LARGER THAN 10'X12' REQUIRE SAFETY INSP. PERMIT. - NO OBSTRUCTION TO ANY H.C. PARKING / H.C. PATHS - OFF HOUR INSPECTION REQUIRE O.T. REQUEST.
Environmental	See permit plan for comments
Police	

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:

- ALL EVENT ACTIVITIES TO TAKE PLACE WITHIN DESIGNATED AREAS.
- DO NOT ENCRoACH INTO ADA ACCESSIBLE PARKING/CIRCULATION AREAS
- SITE TO BE RETURNED TO PRIOR STATE AFTER EVENT.

Assessment Made By:	
Name <i>O. GRAHAM</i>	Title <i>PLANNING ASSISTANT</i>
Recommended By:	
Name 	Title <i>Planning Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

- Approved
- Denied

Temporary Parking Lot Permit Number: *EVN13-00006*

28 MAR 13

Date:


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.

I Floyd Sanger approve mattress connection to have tent sale for these dates:

Presidents day feb-14-19th

Memorial day may 23rd-28th

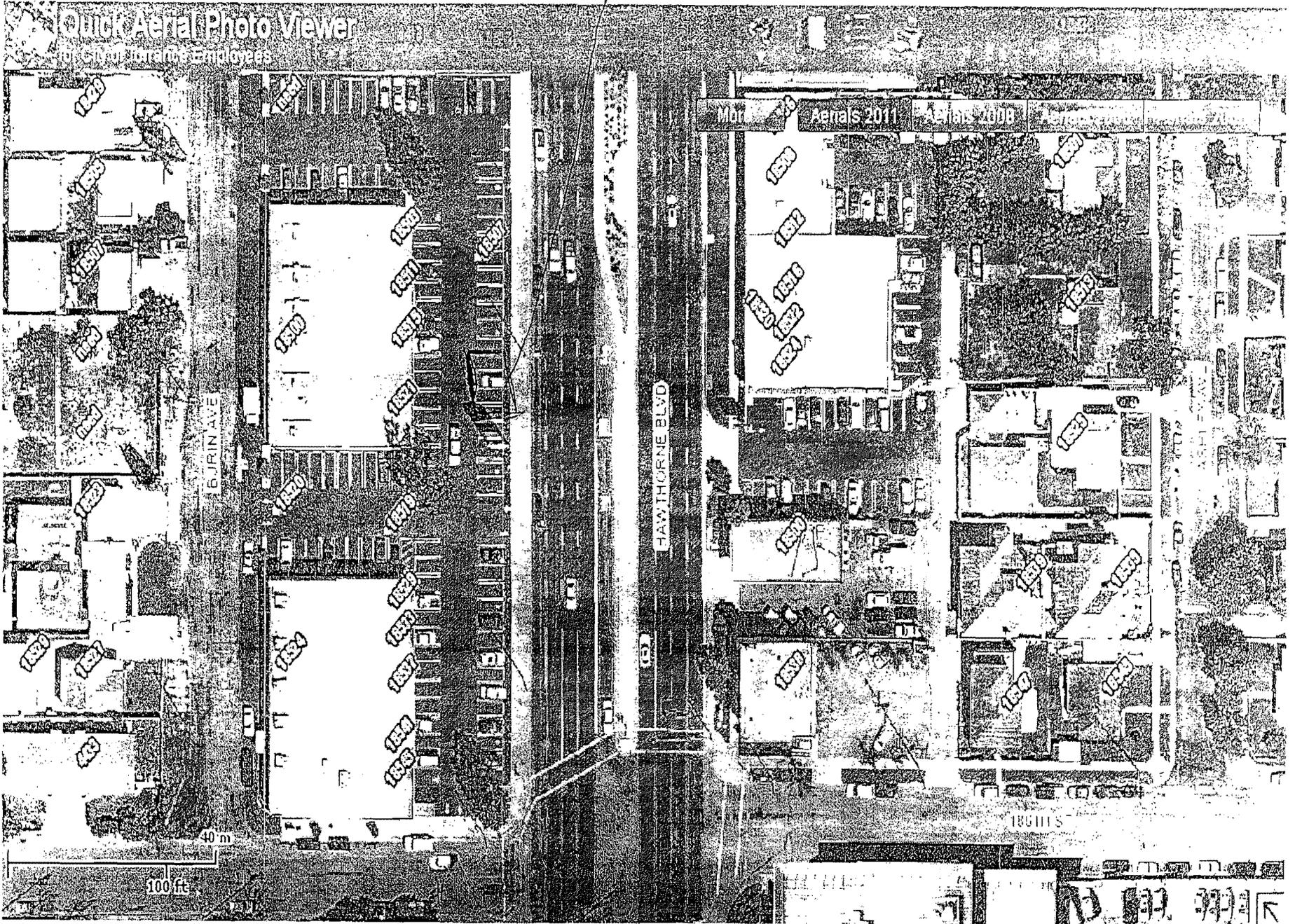
Independence day June 28th-July 9th

Labor day August 29th- September 3rd

X 
Floyd Sanger

Fax back to 310-374-5925

Tent two 20x20





EVN13-00007

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			
Anthony Barke			
Name of Business			
Mattress Connection			
Property Address (proposed parking lot event location)		City	State
18521 Hawthorne Blvd		Torrance	CA
Zip Code		90504	
Name of Business Owner		Contact Phone Number	
[Redacted]		[Redacted]	
Mailing Address (if different from above)		City	State
[Redacted]		[Redacted]	[Redacted]
Zip Code		[Redacted]	

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:

Parking lot sale Independence Weekend
sale

Date(s) and Hours of event:

Date:	From: 6-28-13	To: 7-9-13	Hours:	From: 9am	To: 9pm
Set Up Date(s):	From: 6-28-13	To: 6-28-13	Clean Up Date:	7-10-13	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H.N.T.	13,861	43	8

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.

- 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 91.3.7, 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>Kentucky Burke</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	City, State, Zip
Mailing Address <i>18521 Hawthorne Blvd Torrance</i>		Mailing Address [Redacted]	<i>P.O. CA</i>
Contact Phone Number <i>818-749-7753</i>	Email	Contact Phone Number <i>310-377-4882</i>	Email
Signature [Redacted]	Date <i>1/30/13</i>	Signature <i>See Attached</i>	Date

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:
<i>EVN13-00007</i>	<i>1/30/13</i>	<i>\$219.00</i>	<i>[Redacted]</i>
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>2/6/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>3/25/13</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>2/1/13</i>
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____ Date: _____

REMARKS Please log comments in Permit Plan	
Fire	Do Not Obstruct Fire Access or Equipment
Building	TENTS LARGER THAN 10'x12' REQUIRE SAFETY INSPECTION PERMITS NO OBSTRUCTION @ H.C. PATHS.
Environmental	See permit plan for comments
Police	

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:

- ALL EVENT ACTIVITIES TO TAKE PLACE WITHIN DESIGNATED AREAS.
- DO NOT ENCRANCH INTO ADA ACCESSIBLE PARKING/CIRCULATION AREAS.
- SITE TO BE RETURNED TO PRIOR STATE AFTER EVENT

Assessment Made By:	
Name O. GRAHAM	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: EVN13-00007

[REDACTED SIGNATURE]

Community Development Director

28 MAR 13
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.

I Floyd Sanger approve mattress connection to have tent sale for these dates:

Presidents day feb-14-19th

Memorial day may 23rd-28th

Independence day June 28th-July 9th

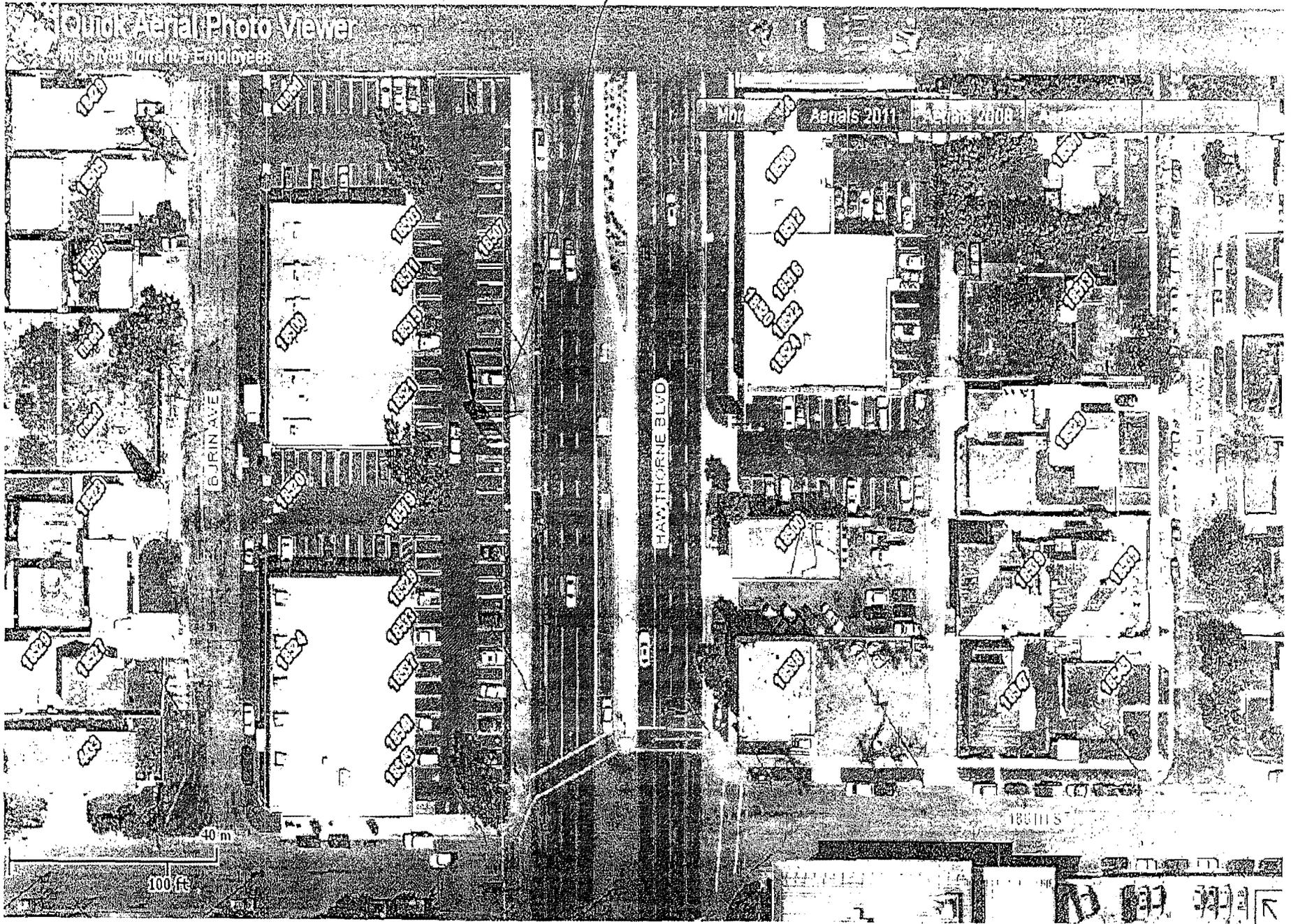
Labor day August 29th- September 3rd

X -----

Floyd Sanger

Fax back to 310-374-5925

Tent two 20x20





EVN13-00008

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				Anthony Bartz			
Name of Business				Mattress Connection			
Property Address (proposed parking lot event location)		City		State		Zip Code	
18521 Hawthorne Blvd		Torrance		CA		90504	
Name of Business Owner			Contact Phone Number				
Anthony Bartz							
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: Parking lot seek Labor day Weekend

Date(s) and Hours of event:

Date:	From: 8-29-13	To: 9-3-13	Hours:	From: 9-4-13 9am	To: 9pm
Set Up Date(s):	From: 8-28-13	To: 8-28-13	Clean Up Date:	9-4-13	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H.N.T.	13,861	43	8

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 91.3.7, 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>Anthony Bar 12</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	
Mailing Address <i>18521 Hawthorne Blvd Torrance</i>		Mailing Address [REDACTED] P.O.	
Contact Phone Number [REDACTED]		Contact Phone Number [REDACTED]	
Signature [REDACTED]		Signature <i>See Attached</i>	
Date <i>1/30/13</i>		Date	

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EVN13-00008</i>	Date of Acceptance <i>1/30/13</i>	Fee Amount <i>\$219.00</i>	Accepted By: <i>D GRAHAM</i>
--	--------------------------------------	-------------------------------	---------------------------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remark	Date: <i>2/6/13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remark	Date: <i>2/8/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remark	Date: <i>2/1/13</i>
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____ Date: _____

REMARKS Please log comments in Permit Plan	
Fire	Street Access Permit Do Not Obstruct Fire Access or Equipment.
Building	- SAFETY INSPECTOR PERMITS REQ'D - OFF HOUR INSPECTIONS REQUIRE OVERTIME REQUEST. - NO OBSTRUCTIONS ALLOWED @ H.C. PATHS.
Environmental	See conditions in case for comments.
Police	

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:

- ALL EVENT ACTIVITIES TO TAKE PLACE WITHIN DESIGNATED AREAS
 - DO NOT ENCRDACH INTO ADA ACCESSIBLE PATH OF TRAVEL OR PARKING.
 - SITE TO BE RETURNED TO PRIOR STATE ~~BEFORE~~ AFTER EVENT.

Assessment Made By:	
Name D. GRAHAM	Title PLANNING ASSISTANT
Recommended By:	
Name 	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN13-00008



28 MAR 13
 Date:

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.

Mattress Connection

310-374-5925

p.1

I Floyd Sanger approve mattress connection to have tent sale for these dates:

Presidents day feb-14-19th

Memorial day may 23rd-28th

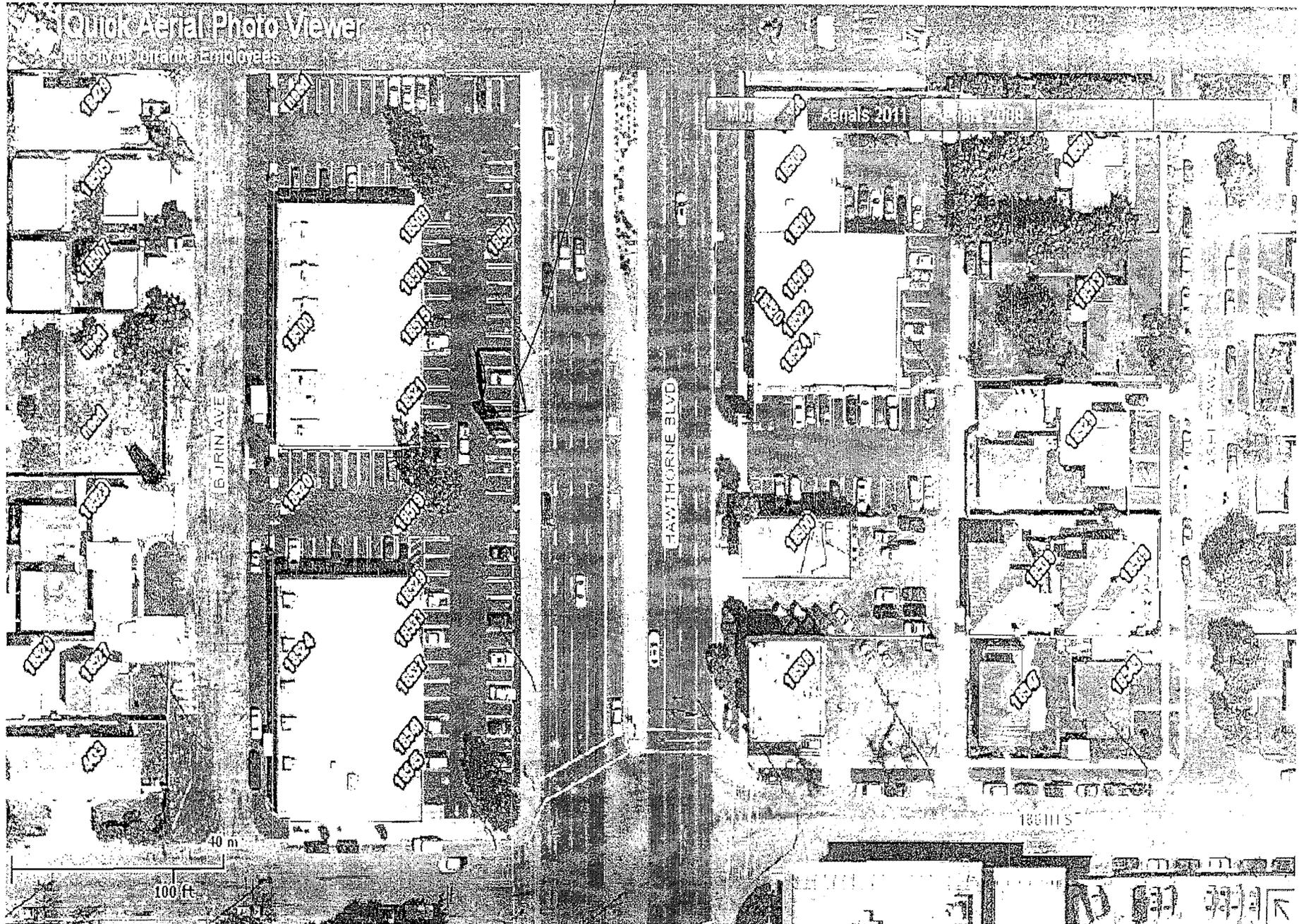
Independence day June 28th-July 9th

Labor day August 29th- September 3rd

X---[REDACTED]---
Floyd Sanger

Fax back to 310-374-5925

Tent two 20x20





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 <u>Eric Place</u>			
Name of Business <u>DCH Toyota of Torrance</u>			
Property Address (proposed parking lot event location) <u>2909 PCH</u>	City <u>Torrance</u>	State <u>CA</u>	Zip Code <u>90505</u>
Name of Business Owner <u>GM - Barry Magnus</u>		Contact Phone Number [REDACTED]	
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: Sales Event w/ celebrity guest
John Salley. (INCLUDES FOOD TRUCK, RADIO STATION)

Date(s) and Hours of event: 3-30-13

Date:	From: <u>9:00 AM</u>	To: <u>3:00 PM</u>	Hours:	From:	To:
Set Up Date(s):	From:	To:	Clean Up Date:		

Site Information:

Zoning <u>PD/C3</u>	Total Lot Area (in sq. ft) <u>148,104 ft²</u>	Total Number of Parking Spaces On-Site <u>301 total</u> <u>40 customer</u>	Number Parking Spaces Displaced by the Event <u>NONE</u>
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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.
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- 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 91.3.7, 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>Toyota of Torrance</i>		Print Name of Business Owner and/or Property Owner <i>DCH Toyota of Torrance</i>	
Mailing Address <i>2909 PCH Torrance, CA 90505</i>		Mailing Address <i>2909 PCH Torrance, CA 90505</i>	
City, State, Zip <i>Torrance, CA 90505</i>		City, State, Zip <i>Torrance, CA 90505</i>	
Contact Phone Number	Email	Contact Phone Number	Email
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Signature [Redacted]	Date <i>3-25-13</i>	Signature [Redacted]	Date [Redacted]

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EVN13-00019</i>	Date of Acceptance <i>3-27-13</i>	Fee Amount <i>\$ 219</i>	Accepted By: <i>O. GRAHAM</i>
--	--------------------------------------	-----------------------------	----------------------------------

<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	B	date: <i>3-28-13</i>
<input type="checkbox"/> Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	B	date: <i>03/29/13</i>
<input type="checkbox"/> Environmental	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	B	date: _____
<input type="checkbox"/> Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	B	date: <i>3/27/13</i>

REMARKS

Please log comments in Permit Plan

Fire	No obstruction of Fire Equipment - Fire lanes ... CANOPY SHALL NOT EXCEED 400 SQ. FT.
Building	- No OBSTRUCTION @ ANY H.C. PARKING / H.C. PATHS. - OBTAIN SAFETY INSPECTION FOR ALL TENTS LARGER THAN 10' x 12'.
Environmental	No comment
Police	Per the request of organizer 1 motor officer will be requested to help with traffic control. [Redacted] 117149.

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:

- EVENT CANNOT START EARLIER THAN 9AM OR END LATER THAN 6PM.
- ALL EVENT ACTIVITIES TO TAKE PLACE WITHIN DESIGNATED AREAS.
- DO NOT ENCRANCH INTO ADA ACCESSIBLE PARKING / CIRCULATION AREAS.
- SITE TO BE RETURNED TO PRIOR STATE AFTER EVENT.

Assessment Made By:	
Name O. GRAHAM	Title PLANNING ASSISTANT.
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

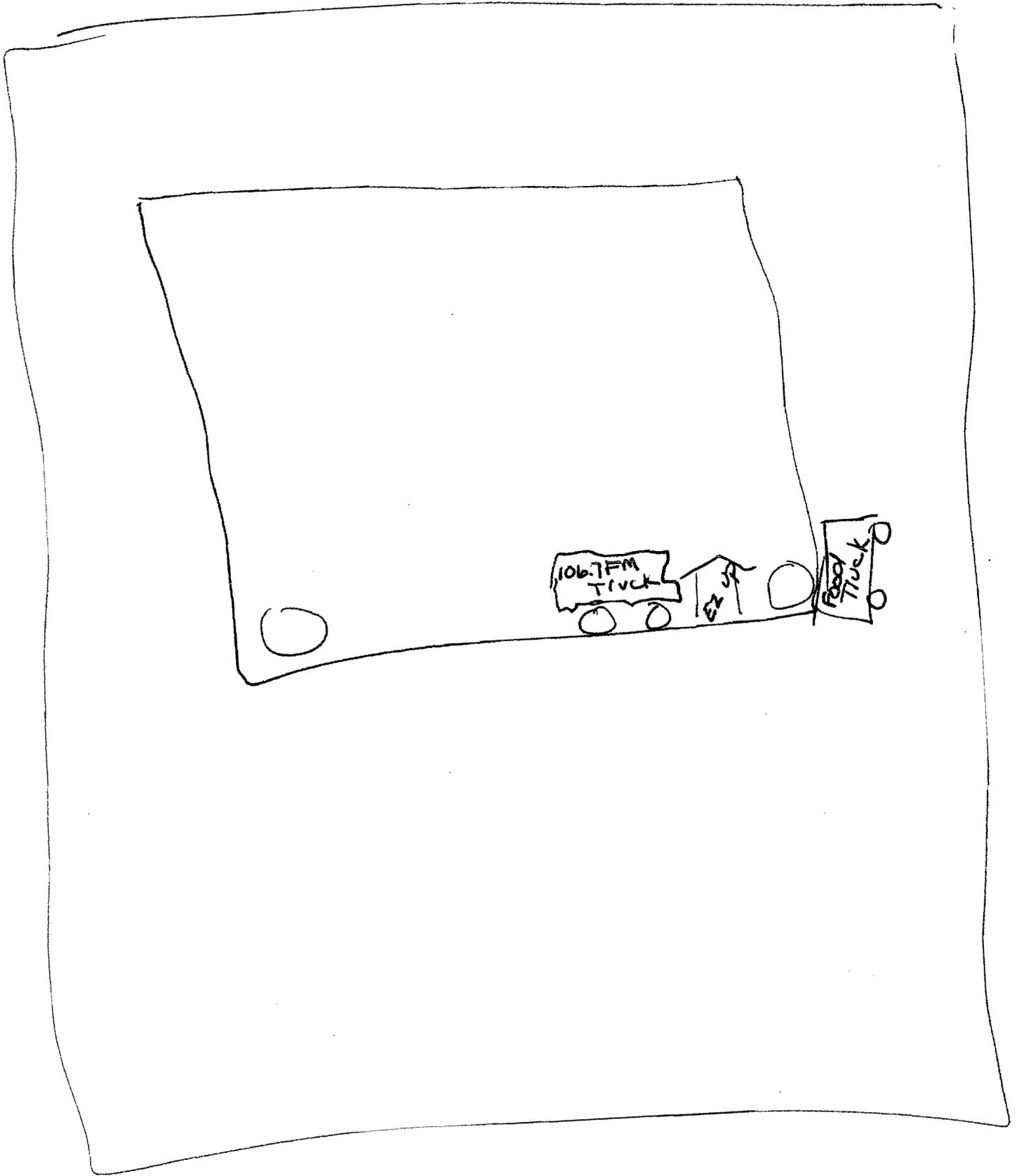
This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: EVN13-00019

28 MAR 13
Date:

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.



DATE: March 28, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: **MINOR HILLSIDE EXEMPTION (MIS13-00031) – Maria Kusion**

Request for an Administrative Approval of a Minor Hillside Exemption to allow the retention of an existing unpermitted rear porch enclosure on property located in the Hillside Overlay District at 523 Camino de Encanto.

Applicant: Maria Kusion
Case No: MIS13-00031
Location: 523 Camino de Encanto
Zoning: R-1: Single-Family Residential, Hillside Overlay District

The applicant, Ms. Kusion, has filed an application/plan to retain an existing unpermitted enclosed rear porch. The proposed additions total 147 square feet and will be below the existing roof line of the residence.

Through the Minor Hillside Exemption process, potential view, light, air, and privacy impacts to surrounding properties are evaluated. Plans for this project were shown to 3 neighboring property owners to determine if they had any objections to the project. The applicant was unable to obtain one signature. The neighbor to the west at 210 Via el Toro submitted correspondence (Attachment #1) to the Community Development Department citing privacy concerns as well as stating that this unpermitted area has been used in the past to object to various projects. Staff also received correspondence from 209 Via el Toro objecting to the retention of the enclosed patio area but it was not a part of the three neighboring properties for which staff required signatures (Attachment #2).

After various field observations of the property, staff has determined that the enclosure of the rear porch does not appear to create the potential for adverse impacts to view, light, air, or privacy of neighboring properties. In speaking to the owner of 210 Via el Toro, the area of most concern is the impacts to privacy to an outdoor patio area and pool in the rear yard. Although the subject property is at a higher elevation, an existing wall on the property between the subject property and 210 Via el Toro obscure viewing ability into the rear yard of 210 Via el Toro. Furthermore, the applicant claims the porch has been enclosed for over 40 years and has also submitted photographs dating back to the 1960s which show the porch being enclosed (Attachment #3). Upon further investigation, staff was able to determine that the area in question was originally an exterior porch below the existing roof system of the residence that was subsequently enclosed. Any views enjoyed by the enclosed porch existed with the open porch as originally constructed.

The requested porch enclosure does not appear to create the potential for significant view, light, air, or privacy impacts of neighboring properties. When standing within the unpermitted area it is very difficult to look into the neighboring yard, much less into the house at 210 Via el Toro, due to existing conditions. The Building and Safety Division will require detailed

information regarding the construction method to ensure proper Code Compliance. Therefore, staff recommends approval of this request subject to the following conditions:

1. That if this Miscellaneous Permit MIS13-00031 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 as provided for in Section 92.27.1; (Development Review)
2. That the applicant shall obtain all necessary building permits and safety inspections; (Building and Safety)

Prepared by,



Oscar Martinez
Planning Associate

Recommended by,



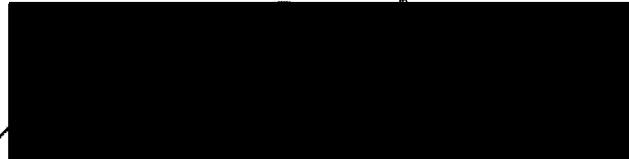
Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Correspondence from 210 Via el Toro
2. Correspondence from 209 Via el Toro
3. Photographs submitted by Applicant
4. Site Plan, Floor Plan and Elevations (File)

This request for a Minor Hillside Exemption (MIS13-00031) is APPROVED
 DENIED per Section 91.41, R-H Hillside and Local Coastal Overlay Zone of the
Torrance Municipal Code, Division 9.

20 Nov 13
DATE



Community Development Director

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



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

February 7, 2013

7512-007-030
3 JPS INC
210 VIA EL TORO
REDONDO BEACH, CA 90277

RE: MIS13-00031; 523 Camino de Encanto

Your neighbor, Ms. Kusion, has filed an application/plan to retain an existing unpermitted enclosed rear porch. The proposed additions total 147 square feet and will be below the existing roof line of the residence. The subject property is located at 523 Camino de Encanto within the Hillside Overlay District of the R-1 Zone.

If we receive no written communication from you within ten (10) calendar days from the date of this letter, we will assume that you have no objections to this project. If you submit objections in writing to the Development Review Division of the Community Development Department, your concerns will be evaluated by the Community Development Department Staff, based on the guidelines/provisions addressed in the Hillside Overlay Ordinance.

The plans are available at the Community Development Department for review. For further information or assistance, please feel free to contact Oscar Martinez of the Development Review Division of the Community Development Department at 310/618-5990.

Sincerely,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR



Gregg Lodan, AICP
Planning Manager

209 Via el Toro

February 15, 2013

2013

Re: MIS13-00031 for 523 Camino de Encanto

Dear Mr. Gibson,

My family and I are absolutely opposed to the proposed application and plan to retain an existing unpermitted enclosed rear porch at 523 Camino de Encanto. This unpermitted addition is a nuisance that has significantly reduced the privacy of our home and has greatly reduced and interfered with the comfortable enjoyment of our property. The existence of this unpermitted addition has significantly reduced the value of our property by eliminating the opportunity to improve our home in a manner similar to which other properties have been allowed.

It is indisputable that this unpermitted addition has been used to impose a significant and detrimental limitation on the conforming use of our property as well as other properties in our community. The owners and residents of 523 Camino de Encanto have repeatedly used views originating from this unpermitted addition as the basis for objecting to conforming development applications of other properties in the immediate vicinity of the unpermitted addition. The following development applications have been opposed by the Kusions:

- PRE09-00007
- MIS10-00101
- MOD11-00006
- MIS12-00085
- PRE06-00013

We have no reason to believe that we will ever be able to enjoy and use our property in a manner similar to all other properties as long as this unpermitted addition is allowed to remain in place at 523 Camino de Encanto. We are certain that the addition will continue to be used to reduce our privacy and interfere with the normal use and enjoyment of our home and property.

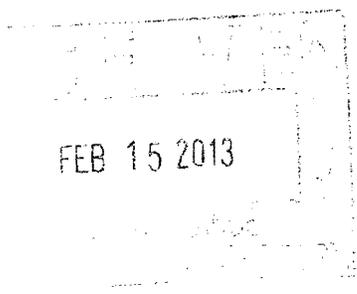
In addition to prior unethical opposition toward all development proposals for our property, views originating from this unpermitted addition have been used as the basis of a lawsuit against our family, as well as many threats of the same prior to submitting our application to improve our property. Collectively these malicious actions have cost us tens of thousands of dollars defending the conforming use of our property from someone who clearly has shown no respect for the laws governing property use in the City of Torrance. In fact, the Kusions have argued vehemently that all other properties must be held to the strictest interpretation of the Hillside Overlay Ordinance, while completely disregarding the same law as it applies to their own property.

We ask that this application to retain this unpermitted addition be denied, and that the structure be removed from 523 Camino de Encanto.

Sincerely,



Jim Delurg





CITY OF TORRANCE

*OMARTINEZ - TORRANCE
CITY
GOV.*

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

February 7, 2013

7512-007-030
3 JPS INC
210 VIA EL TORO
REDONDO BEACH, CA 90277

RE: MI 513-00031; 523 Camino de Encanto

Your neighbor, Ms. Kusion, has filed an application/plan to retain an existing unpermitted enclosed rear porch. The proposed additions total 147 square feet and will be below the existing roof line of the residence. The subject property is located at 523 Camino de Encanto within the Hillside Overlay District of the R-1 Zone.

If we receive no written communication from you within ten (10) calendar days from the date of this letter, we will assume that you have no objections to this project. If you submit objections in writing to the Development Review Division of the Community Development Department, your concerns will be evaluated by the Community Development Department Staff, based on the guidelines/provisions addressed in the Hillside Overlay Ordinance.

The plans are available at the Community Development Department for review. For further information or assistance, please feel free to contact Oscar Martinez of the Development Review Division of the Community Development Department at 310/618-5990.

Sincerely,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 
Gregg Lodan, AICP
Planning Manager

RE: MIS 13-00031

I am strongly opposed to the proposed application/plan to retain an existing unpermitted enclosed rear porch at 523 Camino de Encanto. This unpermitted addition is a nuisance that has significantly reduced the privacy of our home and has greatly reduced and interfered with the comfortable enjoyment of our property, particularly the backyard and swimming pool. The existence of this unpermitted addition has also significantly reduced the value of our property by eliminating the opportunity to improve our home in a manner similar to which other properties have been allowed.

It is indisputable that this unpermitted addition has been used to impose a detrimental limitation on the conforming use of our property as well as other properties in our community. The Torrance Planning Department, Planning Commission and City Council have repeatedly used views originating from this unpermitted addition as the basis for denying and/or significantly reducing conforming development applications to improve other properties in the immediate vicinity of this unpermitted addition.

Opposition to conforming development by the owners and occupants (The Kusions) of this unpermitted addition is well documented the prior development application for your property.

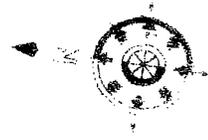
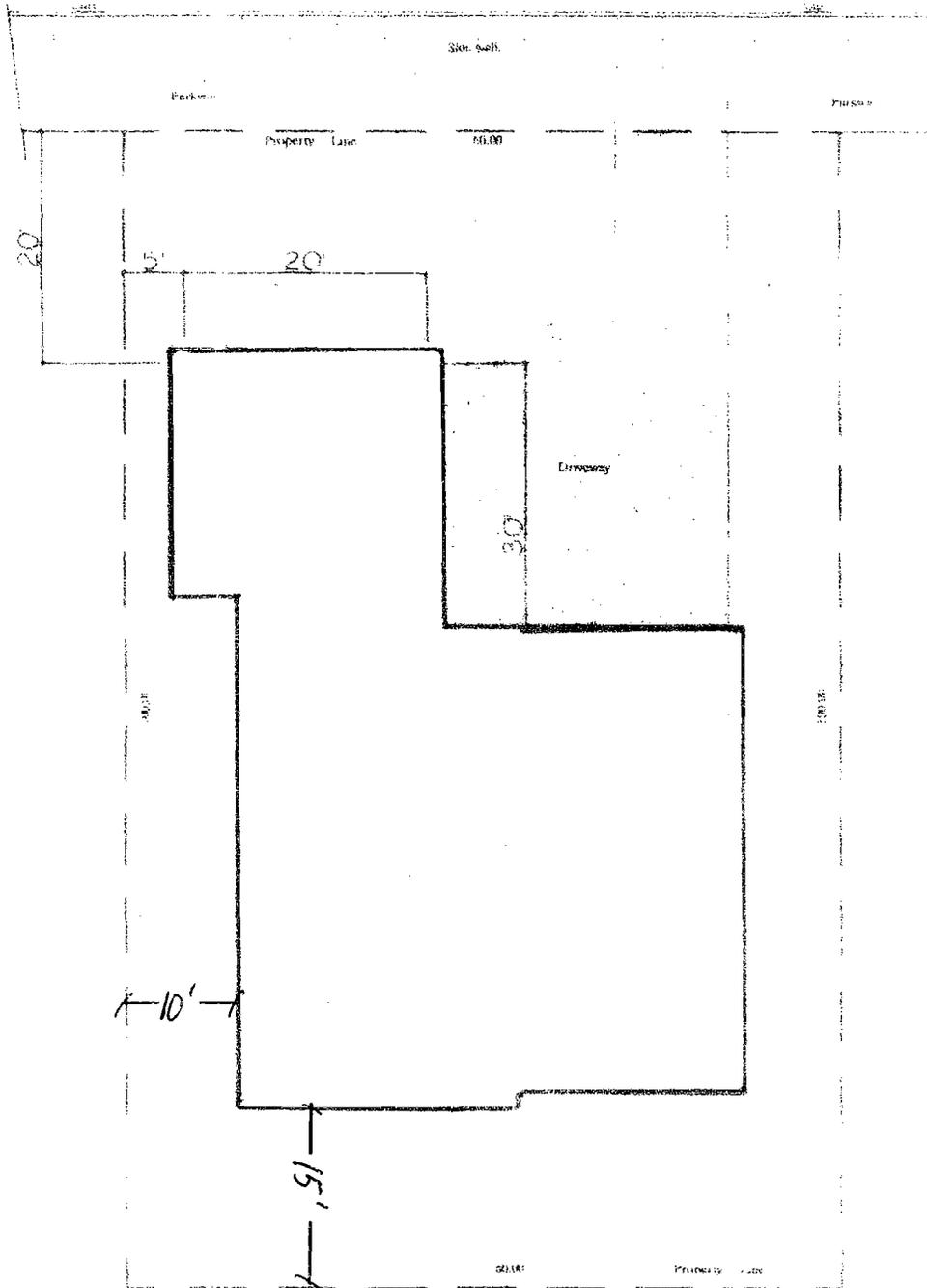


2/14/13

3JPS INC PRESIDENT

523 CAMINO DE ENCANTO

CENTER LINE



PLOT / SITE PLAN

SCALE: 1" = 10'

M. KUSIION DWELLING
523 CAMINO DE ENCANTO

City of Torrance
Community Development Department

WE THE UNDERSIGNED ARE AWARE OF THE FACT THAT
OUR NEIGHBOR:

NAME Maria Kusion

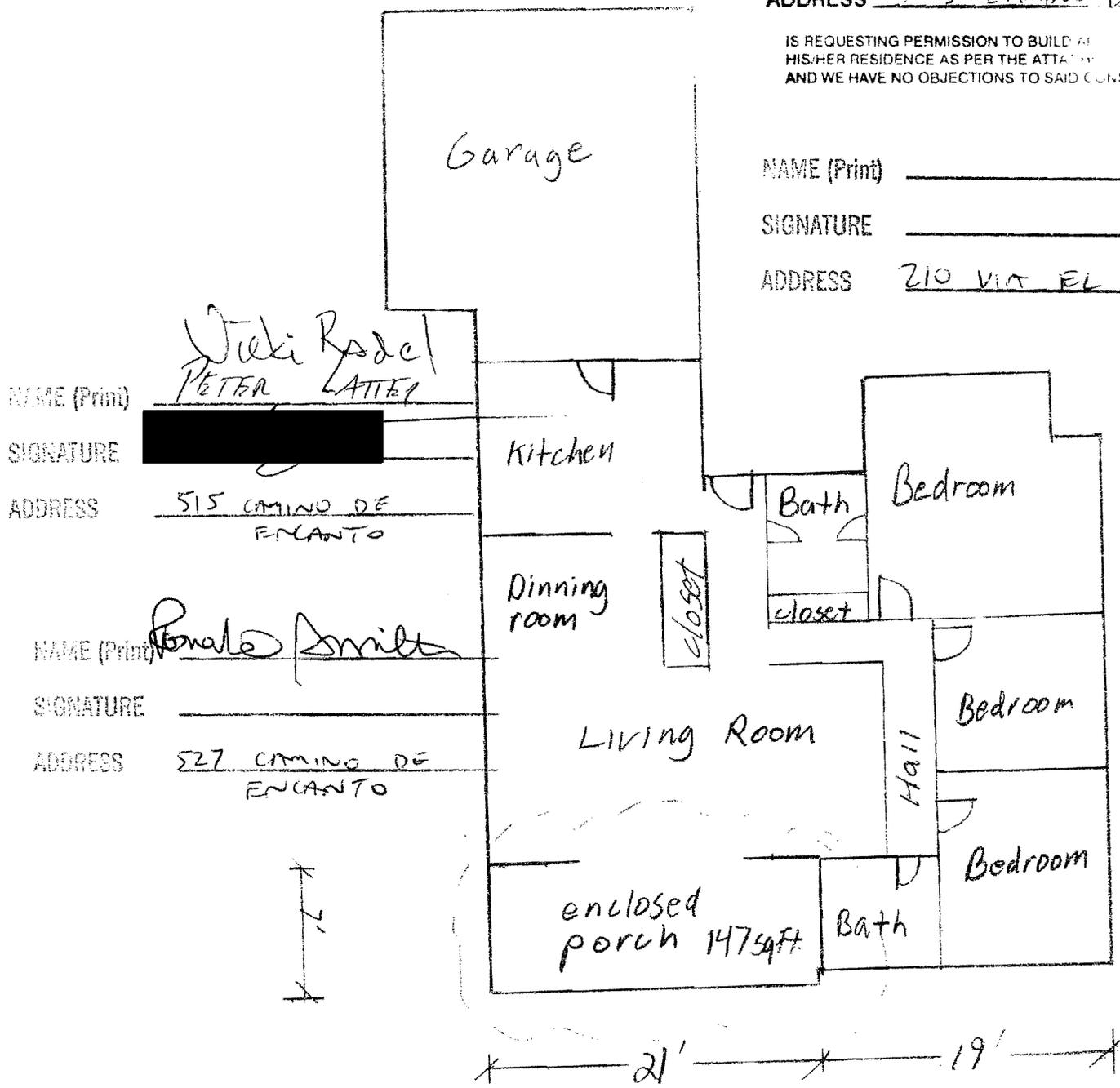
ADDRESS 523 CAMINO DE ENCANTO

IS REQUESTING PERMISSION TO BUILD AN ADDITION TO
HIS/HER RESIDENCE AS PER THE ATTACHED DRAWINGS.
AND WE HAVE NO OBJECTIONS TO SAID CONSTRUCTION.

NAME (Print) _____

SIGNATURE _____

ADDRESS 210 VIA EL TORO



NAME (Print) Jacki Radel
PETER LATTEA

SIGNATURE _____

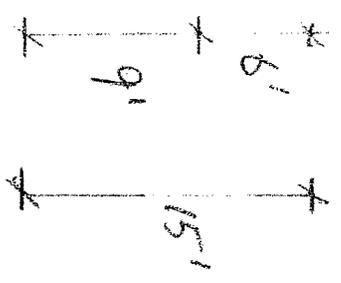
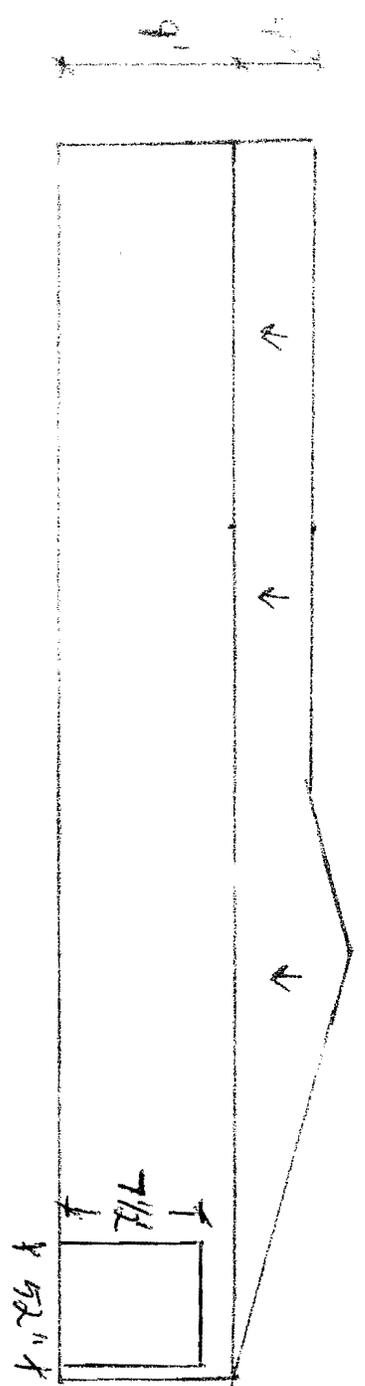
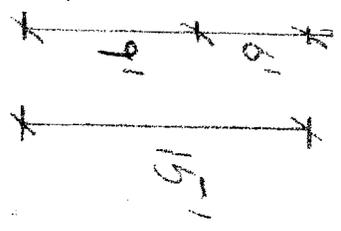
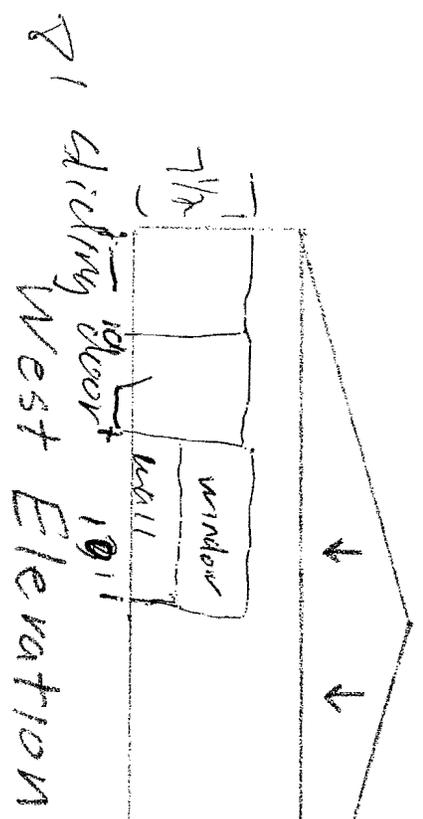
ADDRESS 515 CAMINO DE ENCANTO

NAME (Print) Ronald Smith

SIGNATURE _____

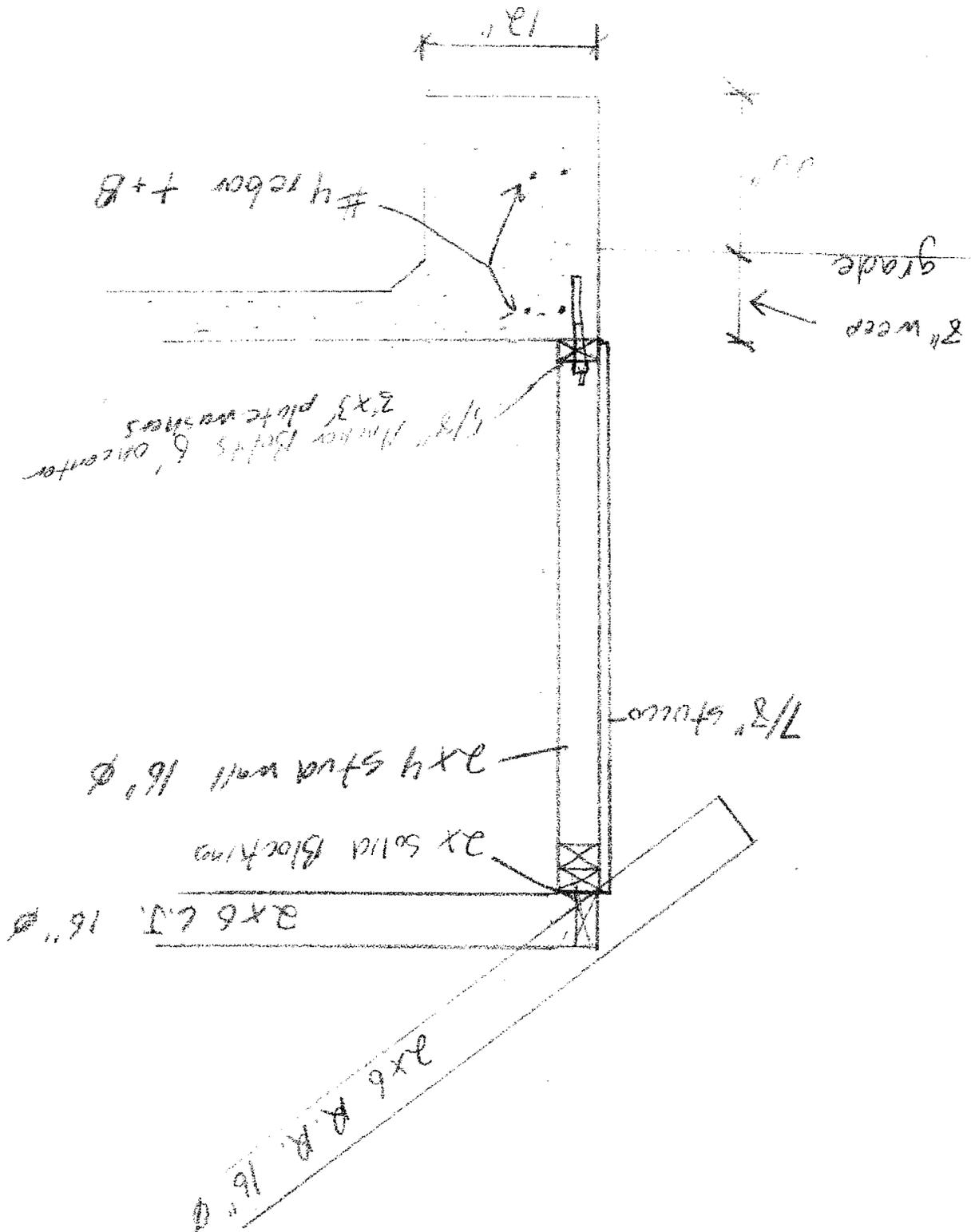
ADDRESS 527 CAMINO DE ENCANTO

Floor Plan
Maria Kusion
523 Camino de Encanto
Torrance, CA



North Elevation
 1" = 10'

Elevation Plan
 Maria Kusnon
 523 Camino de Encino
 Torrance, Ca.

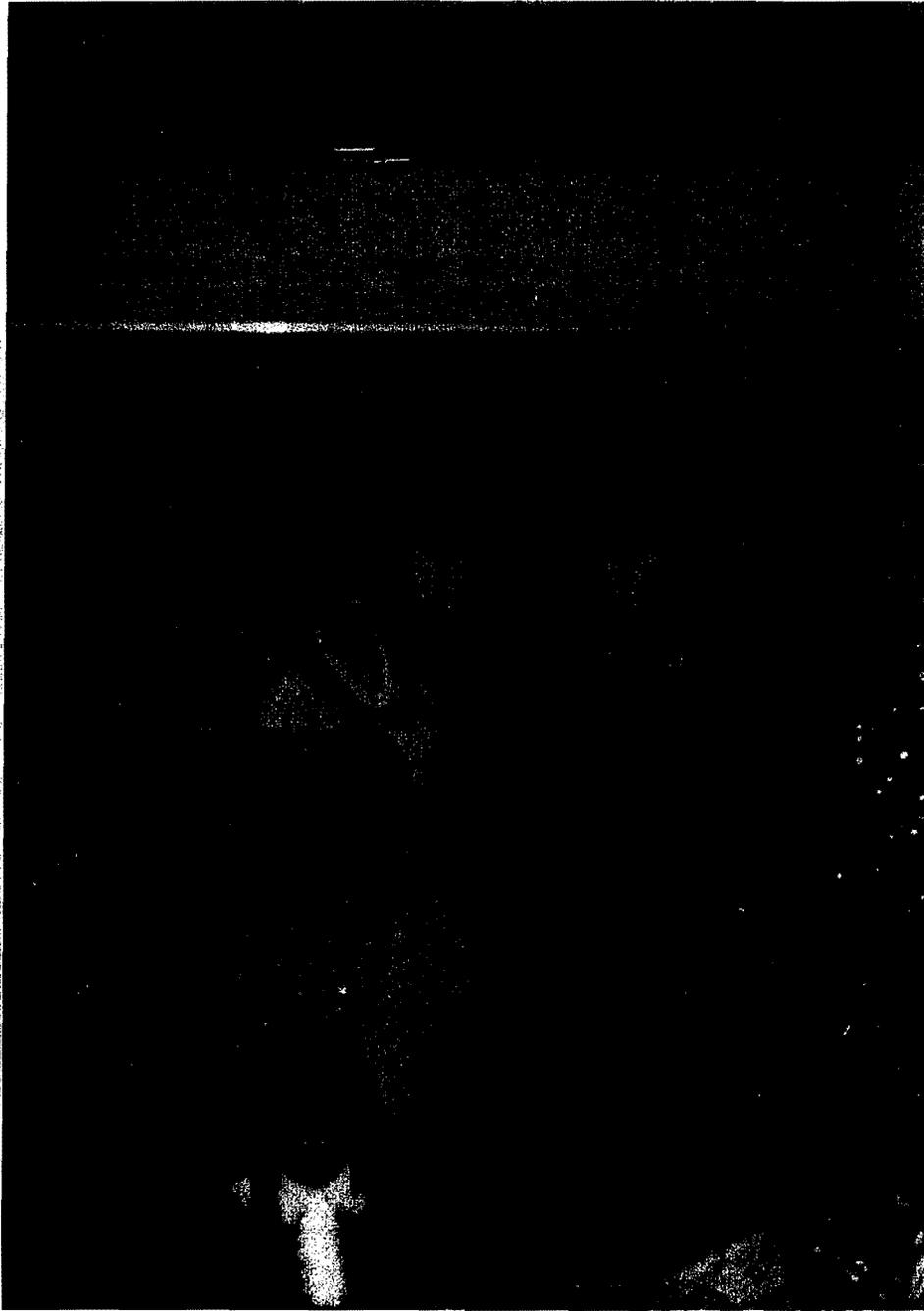


MARIA KUSION
 523 Camino de Encanto
 Torrance, Ca.

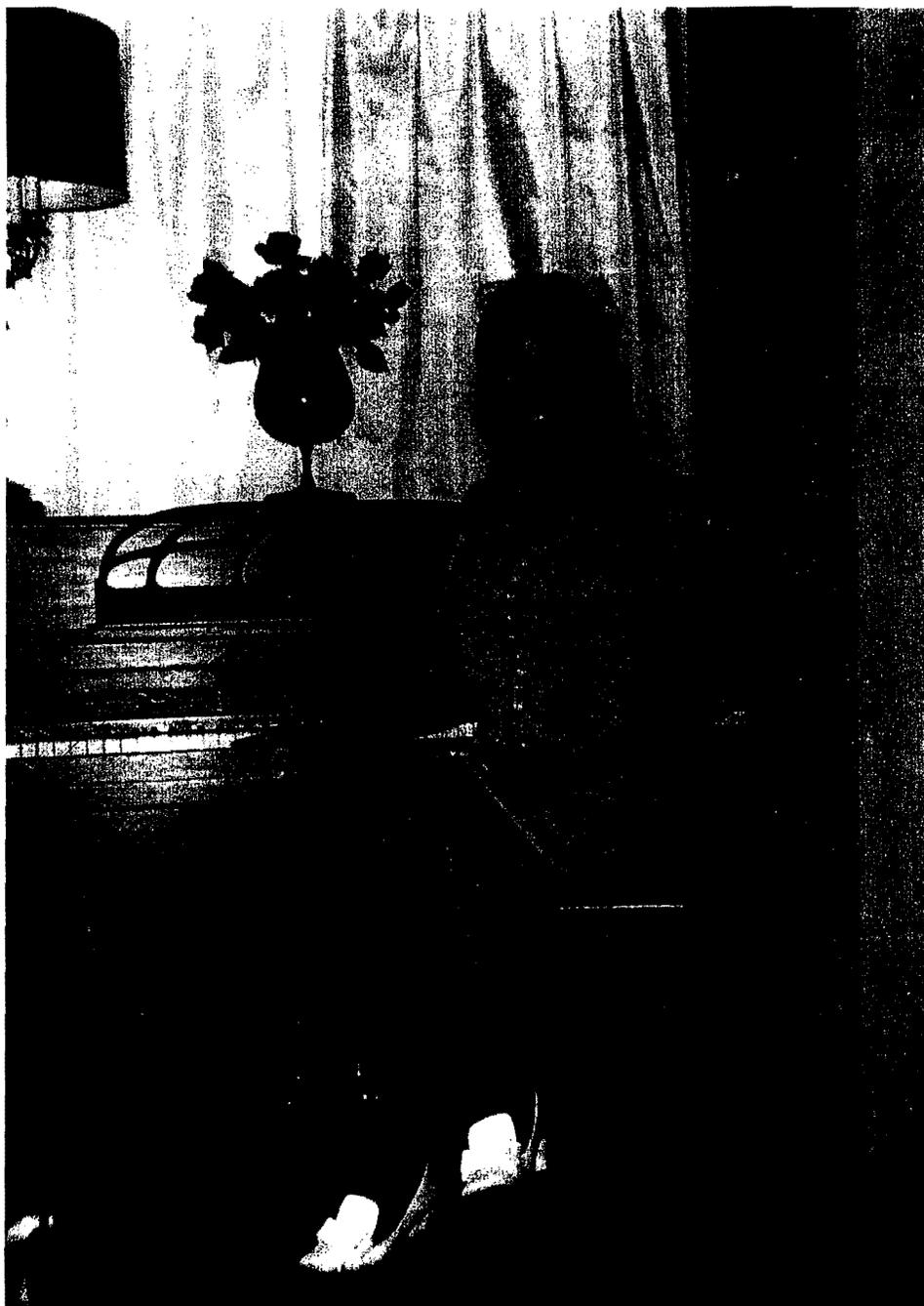




1964



1969



1969

523 CAMINO DE ENCANTO



1964



1970