

May 2, 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 **April 29 – May 2, 2013.**

EVENTS:

Applicant: Mimi Dahdah, representing **APPROVED**
Cal Tile Center 04/30/13
Case No.: EVN13-00027
Location: 5108 W. 190th Street
Zoning: C-2
Summary: Request for an Administrative Approval to allow for a Contractor's Day demo & information promotional outdoor event on 05/08/13 from 3:00PM-4:00PM on property located in the C-2 Zone at 5108 W. 190th Street.

Applicant: Julie Corlette, representing **APPROVED**
Daily Breeze 05/02/13
Case No.: EVN13-00023
Location: 3635 Fashion Way
Zoning: H-DA1
Summary: Request for an Administrative Approval to allow for an outdoor gathering of people for a Daily Breeze Successful Aging Expo event to include amplified sound, food service, dining and entertainment on 05/11/13 from 9:00AM-2:00PM on property located in the H-DA1 Zone at 3635 Fashion Way. The event will require a street closure by the Marriott Hotel north driveway.

Applicant: Shawn Goldenberg, representing **APPROVED**
Mac Mall 05/02/13
Case No.: EVN13-00026
Location: 22719 Hawthorne Boulevard
Zoning: H-MP
Summary: Request for an Administrative Approval to allow for a promotional outdoor event to include product demonstration, food trucks, and a performance from artist Matisyahu on 05/03/13 from 8:00AM-5:00PM on property located in the H-MP Zone at 22719 Hawthorne Boulevard.

MISCELLANEOUS PERMIT:

Applicant: Torrance Y's Men Club
Case No.: MIS12-00331
Location: 20310 Madrona Avenue
Zoning: M-2
Summary: Request for an Administrative Approval of a Minor Modification to a previously approved Conditional Use Permit (CUP92-00020) to allow the addition of a storage shed on property located in the M-2 Zone at 20310 Madrona Avenue.

APPROVED

04/30/13



EVN13-00027

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 <i>Mimi / CAL Tile Center</i>			
Name of Business <i>CAL Tile Center</i>			
Property Address (proposed parking lot event location)	City	State	Zip Code
<i>5108 W. 190th St.</i>	<i>Torrance, CA</i>		<i>90503</i>
Name of Business Owner		Contact Phone Number	
<i>Mimi DAHDATI</i>		<i>Mimi or Tom</i>	
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: *Contractor's Day - Demo & Information*

Date(s) and Hours of event:

Date:	From: <i>May 8th</i>	To: <i>3 May 8th</i>	Hours:	From: <i>3</i>	To: <i>4</i>
Set Up Date(s):	From: <i>11</i>	To: <i>3</i>	Clean Up Date:	<i>MAY 8th</i>	

Site Information:

Zoning <i>C2</i>	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site <i>100+</i>	Number Parking Spaces Displaced by the Event <i>20</i>
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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.
- 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>Mimi DANHEAN</i>		Print Name of Business Owner and/or Property Owner <i>CAL TILE Center</i>	
Mailing Address <i>5108 W. 190th St. Torr 90503</i>		Mailing Address <i>5108 W. 190th St. Torr, 90503</i>	
Contact Phone Number [REDACTED]	Email [REDACTED]	Contact Phone Number [REDACTED]	Email [REDACTED]
[REDACTED]	Date <i>4/25/13</i>	Signature [REDACTED]	Date <i>4/25/13</i>

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EYN 13-00027</i>	Date of Acceptance <i>4-25-13</i>	Fee Amount <i>\$ 219</i>	Accepted By: [REDACTED]
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	[REDACTED]	Date: <i>4-25-13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	[REDACTED]	Date: <i>04-25-13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	[REDACTED]	Date: <i>4-25-13</i>
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	[REDACTED]	Date: _____

REMARKS

Please log comments in Permit Plan

Fire	Any tents or canopies will require a separate permit from the Fire Dept. Any cooking on site will require a Fire extinguisher. Cooking shall be separated from any tents or canopies
Building	- ANY TENT LARGER THAN 10' X 12' REQUIRES SAFETY INSPECTION PERMIT - OFF-HOUR INSPECTION REQUIRES OVERTIME REQUEST - NO OBSTRUCTION TO ANY H.C. PATH ALLOWED
Environmental	PROVIDE TRASH BIN IN DISPLAY AREA. DISPLAY IS NOT TO BLOCK VEHICLE ACCESS
Police	N/A

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:

Planning conditions of approval attached.

Assessment Made By:

Name: [Redacted] 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: *EVN 13-00027*

Jeffery W. Gibson
Community Development Director

Date: *30 April 13*

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.

City of Torrance GIS

Aerial Photo Viewing

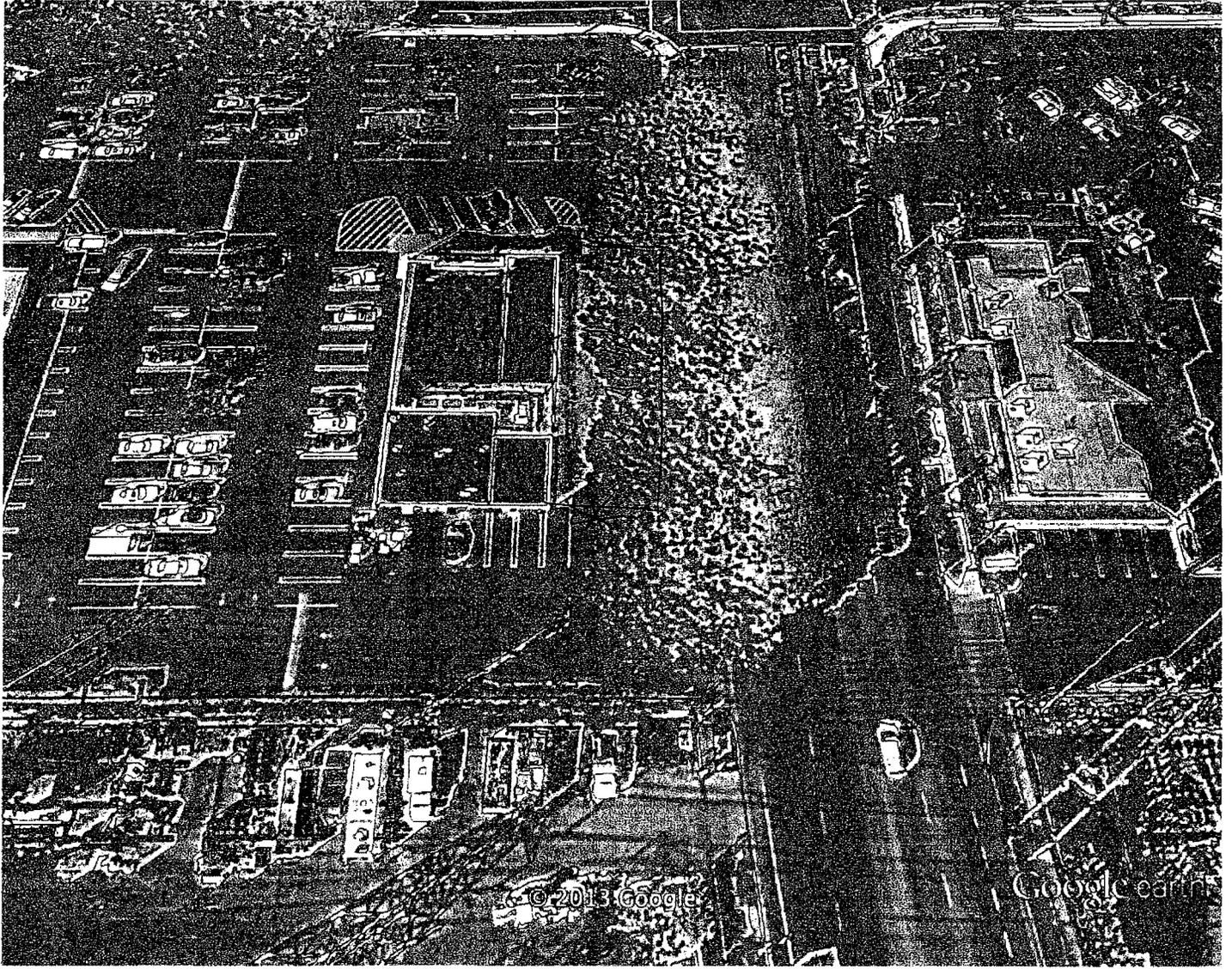


Copyright, City of Torrance, 2011; LARIAC, 2011 Thu Apr 25 2013 11:15:42 AM.



Parking lot event location

→ 5th St. ← ANZA



*Community Development Department
Planning Conditions*

EVN Development Review Comments and Special Conditions of Approval

- No encroachment permitted into public R-O-W, fire lane, or drive aisles/parking areas, other than area/s shown on attached plot plan.
- No blocking of any handicap access or parking spaces is permitted.
- Displayed merchandise shall not block vehicle or pedestrian circulation.
- All event activities shall be contained within noted areas on attached plot plan.
- Clean up of the site shall take place per date/time on application and the site shall be returned to its previous state held prior to the event.
- No illegal signs, banners, balloons, signholders, etc. are permitted.



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	Julie Corlette			310-543-6123		
Name of Business	Daily Breeze 21250 Hawthorne Blvd Suite 170 Torrance					
Property Address (proposed parking lot event location)	City	State	Zip Code			
Marriott	3035 Fashion Way	Torrance	CA	90503		
Name of Business Owner	Contact Phone Number	Email				
Mailing Address (if different from above)	City	State	Zip Code			

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

Daily Breeze Successful Aging Expo, Street closed off for entertainment and food sampling.

Date(s) and Hours of event:

Date:	From: May 11	To: May 11, 2013	Hours:	From: 9 AM	To: 2 PM
Set Up Date(s):	From: May 11	To: May 11, 2013	Clean Up Date:	May 11, 2013	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H-DA1	± 357,000		0

III. STANDARDS AND REQUIREMENTS

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- 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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- 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>Julie Corlette</i>		Print Name of Business Owner and/or Property Owner <i>Daily Breeze / Marriott</i>	
Mailing Address <i>21250 Hawthorne Blvd, Ste 170 Torrance</i>		Mailing Address <i>3635 Fashion Way Torrance</i>	
City, State, Zip		City, State, Zip	
Contact Phone Number	Email	Contact Phone Number	Email
[Redacted]	[Redacted]	<i>Alena Rebik</i>	[Redacted]
Signature	Date	Signature	Date
[Redacted]	<i>4/10/13</i>	[Redacted]	<i>COM job</i>

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

Plot Plan Attached Other Information Attached: LETTER TO SURROUNDING BUSINESSES

Application/Case No. <i>EVN 13-00023</i>	Date of Acceptance <i>4/11/13</i>	Fee Amount <i>\$ 219</i>	Accepted By: [Redacted]
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Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>9/1/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>04-30-13</i>
Environmental	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: _____	Date: _____
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: _____	Date: _____
TRANSP. PLANNING	<input checked="" type="checkbox"/> APP. <input type="checkbox"/> DEN. <input type="checkbox"/> SEE REM.	BY: _____	DATE: _____

SEE ATTACHED

REMARKS Please log comments in Permit Plan	
Fire	HARD BARRICADES (CARS) WITH KEYS TO BE MOVED IF NEEDED. Do NOT OBSTRUCT FIRE ACCESS OR EQUIPMENT. FIRE INSPECTOR REQUESTED. NO VEHICLES AT PER CURBS ON WEST SIDE.
Building	<ul style="list-style-type: none"> - PROVIDE SAFETY INSPECTIONS/PERMIT FOR TESTS > 10' x 12' - DO NOT BLOCK ANY ACCESSIBLE PATH - DO NOT BLOCK ANY EXIT PATH
Environmental	
Police	

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

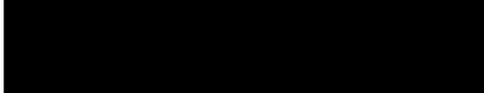
- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:

- SEE ATTACHED

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: EVN13-00023



Jeffery W. Gibson
Community Development Director

2 May 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.

21250 Hawthorne Blvd. Suite #170 • Torrance, CA 90503 • (310) 540-5511
www.dailybreeze.com

April 10, 2013

Town of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

The attached information is to request a temporary street closure permit for the Daily Breeze Successful Aging Expo on May 11, 2013. The exact same location was permitted in 2011 – EVN11-00016 and 2012 – EVN12-00024. A check for \$367.00 is enclosed for temporary street closure permit (\$219.00), and Sound Permit (\$148).

3035 Fashion Way

This Expo is hosted by the Daily Breeze and held at the Torrance Marriott. The requested street closure is the private drive on the north side of the building (see attached diagram). It is a divided road and the side to be closed off is the east bound lane which is closest to the Marriott. To block the street we will have a car on one end (west) and a stage on the other end (east).

The area will be used as a sitting area for guests, food sampling from local restaurants and entertainment. The noise levels will be minimal with little amplification because. Hotel has strict sound restrictions. A separate Sound Permit will be requested as well.

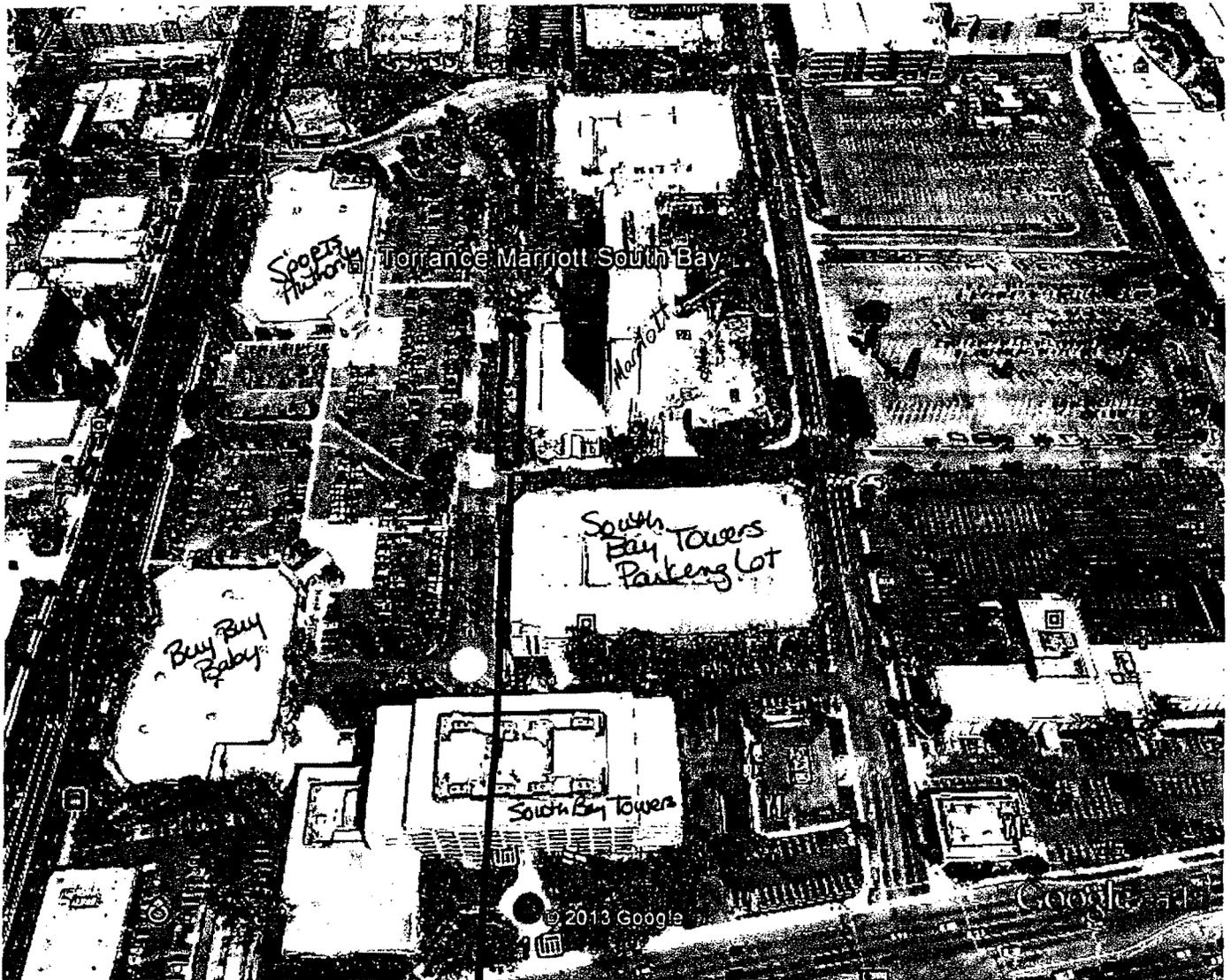
If you have any questions, please contact me at 310-543-6123 or julie.corlette@langnews.com.

Regards,



Julie Corlette, Events Manager
Los Angeles News Group
c/o Daily Breeze
21250 Hawthorne Blvd
Suite 170
Torrance, CA 90503

- NO food trucks
- stage w/ entertainment
- 10 tables outside
- few hundred people
- guests park in Marriott structure



Google earth

feet
meters

100

500

- one side of divided road closed down.
- Car will be at west end and stage will be at east end.
- 4 way intersection will not be blocked

L. Lagua (a) Bixbyland
Com

Daily Breeze

DailyBreeze.com

21250 Hawthorne Blvd. Suite #170 • Torrance, CA 90503 • (310) 540-5511
www.dailybreeze.com

March 19, 2013

Same letter sent to
• Buy Buy Baby
• Sports Authority

Bixby Land Company
Attn: Leslie Lagua, Property Coordinator
21250 Hawthorne Blvd, Suite 740
Torrance, CA 90503
[Redacted]

Dear Ms. Lagua,

On May 11, 2013 the Daily Breeze is hosting a Successful Aging Expo at the Torrance Marriott. We are temporarily closing down the private one way road on the north side of the Marriott – adjacent to Sports Authority parking lot. This same closure has existed the past two years for this May expo.

Part of the procedures for obtaining a temporary parking permit from the City of Torrance, is to notify businesses in the area of our plans.

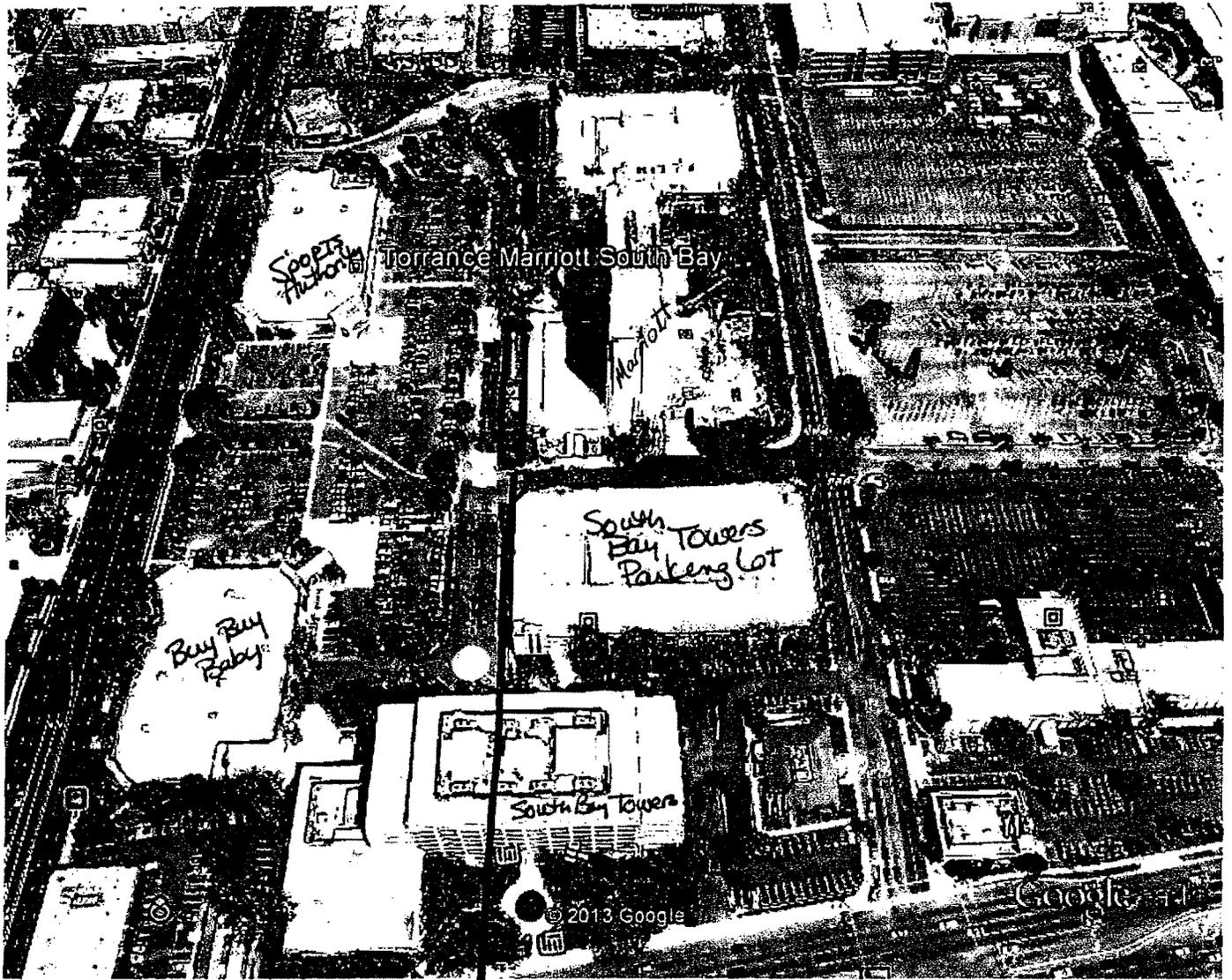
We are providing free parking for attendees at the Marriott, so there will not be a parking issue.

If you have any questions or concerns, please call or e-mail me. If we do not hear back from you, we will assume that you have no objection. The permit will be submitted to the town on March 28.

Regards,

[Redacted Signature]

Julie Corlette, Events Manager
Los Angeles News Group/Daily Breeze
21250 Hawthorne Blvd, Suite 170
Torrance, CA 90503
[Redacted]



Google earth

feet 500
meters 100

- one side of divided road closed down.
- Car will be at west end and stage will be at east end.
- 4 way intersection will not be blocked

Martinez, Oscar

From: Suree, Peerapol
Sent: Thursday, April 25, 2013 12:36 PM
To: Martinez, Oscar; Noh, James; Jones, Sharron; Kazandjian, Richard; Aceves, Luz
Subject: RE: EVN13-00023 - Daily Breeze Successful Aging Expo

Oscar,

Please include the following conditions

Notify adjacent businesses of the proposed event/street closure
Identify and communicate to attendees designated off-street parking location(s)
No general traffic to be impacted.

These conditions will also be in Permit Plan.

Thank you,
Peerapol

From: Martinez, Oscar
Sent: Thursday, April 25, 2013 11:54 AM
To: Noh, James; Jones, Sharron; Kazandjian, Richard; Aceves, Luz; Suree, Peerapol
Subject: EVN13-00023 - Daily Breeze Successful Aging Expo

Attached is the EVN application for the Expo. Please provide your comments (or forward to appropriate person) on PermitPlan, email, or fax.

The event is scheduled for May 11th and involves the closure of the private road north of the Marriot parking structure.

Oscar Martinez
Planning Associate
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5870 voice | 310.618.5829 fax | 
www.TorranceCA.Gov

Martinez, Oscar

From: Aceves, Luz
Sent: Thursday, April 25, 2013 12:55 PM
To: Martinez, Oscar; Noh, James; Jones, Sharron; Kazandjian, Richard; Suree, Peerapol
Subject: RE: EVN13-00023 - Daily Breeze Successful Aging Expo

PD does not anticipate any Traffic concerns, as noted on the permit, they will not be using Food Trucks. No officers will be required.

From: Martinez, Oscar
Sent: Thursday, April 25, 2013 11:54 AM
To: Noh, James; Jones, Sharron; Kazandjian, Richard; Aceves, Luz; Suree, Peerapol
Subject: EVN13-00023 - Daily Breeze Successful Aging Expo

Attached is the EVN application for the Expo. Please provide your comments (or forward to appropriate person) on PermitPlan, email, or fax.

The event is scheduled for May 11th and involves the closure of the private road north of the Marriot parking structure.

Oscar Martinez
Planning Associate
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5870 voice | 310.618.5829 fax | 
www.TorranceCA.Gov

Conditions Associated With

05/02/2013
1:07:33PM

Case #: EVN13-00023

Condition Code	Title	Hold	Status	Status Changed	By	Tag	Updated Date	By
Building & Safety								
10	ENVIRONMENTAL CONDITIONS	None	Not Met				04/29/2013	SJ
	1. Obtain a separate permit and approval for amplified sound. 2. If a banner will be used to advertise this event, a permit is required. The banner must be attached firmly against the building. 3. Prohibited signage includes the following: signs attached to trees, light or utility poles; signs attached to vehicles; a-frame or portable freestanding signs; persons holding signs; inflatable signs, moving signs or signs with electronic copy. 4. Provide trash and recycle bins in the area of the event.							
10	PLANNING CONDITIONS	None	Not Met				05/02/2013	OM
	1. No encroachments into public right-of-way 2. All activities to be contained in noted areas 3. No illegal signs, banners, balloons, persons holding signs, etc. 4. No blocking of handicap access 5. Site to be returned to original state prior to event							

EVN13-00026



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 <u>Shawn Goldenberg</u>		APR 22 2013	
Name of Business <u>Mac Mall</u>		CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT.	
Property Address (proposed parking lot event location) <u>22719 Hawthorne Blvd</u>	City <u>Torrance</u>	State <u>CA</u>	Zip Code <u>90505</u>
Name of Business Owner <u>Don Devries</u>	Contact Phone Number [REDACTED]		
Mailing Address (if different from above) [REDACTED]	City <u>El Segundo</u>	State <u>CA</u>	Zip Code <u>90245</u>

II. EVENT AND SITE INFORMATION

Check type of approval requested:

- Promotional Outdoor Event
- Pumpkin Sales Lot
- Outdoor Gathering Of People
- Christmas Tree Sales Lot
- Includes Amplified Sound
- Other (Please Describe): Food Truck

Describe the proposed event: Product demo with performance from Matisyahu.

Date(s) and Hours of event:

Date:	From: <u>May 3 2013</u>	To: <u>May 3, 2013</u>	Hours:	From: <u>8am</u>	To: <u>5pm</u>
Set Up Date(s):	From: <u>May 2, 2013</u>	To: <u>May 3, 2013</u>	Clean Up Date:	<u>May 3 2013</u>	

Site Information:

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

5:30-5pm

- 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 <i>Shawn Goldenberg</i>		Print Name of Business Owner and/or Property Owner <i>Don DeVries</i>	
Mailing Address [Redacted]	City, State, Zip <i>El Segundo CA 90245</i>	Mailing Address [Redacted]	City, State, Zip <i>El Segundo CA 90245</i>
Contact Phone Number [Redacted]		Contact Phone Number [Redacted]	
Signature [Redacted]		Signature [Redacted]	
Date <i>4/19/13</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>EVN13-00026</i>	<i>4/22/13</i>	<i>\$219</i>	[Redacted] <i>nce</i>

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>4/22/13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>04-25-13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>4/25/13</i>
Police	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By: [Redacted]	Date: <i>4/30/13</i>

Please log comments in Permit Plan

07/01/10

See attached PP document.

REMARKS	
Fire	Do Not Obstruct Fire Access or Equipment. No Open Flame or Tools.
Building	- ANY TENT LARGER THAN 10' x 12' REQUIRES SAFETY INSPECTION PERMIT - OFF-HOUR INSPECTION REQUIRES OVERTIME REQUEST - No Obstructions to ANY H.C. PATH ALLOWED
Environmental	Please give the applicant a copy of the Environmental requirements listed in "Conditions" for this case. * A copy has also been attached for convenience.

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:

See attached

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: EVN13-00026



Jeffery W. Gibson
Community Development Director

2 May 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.



— tent for sound equipment

plastic mesh

RS

Conditions Associated With
Case #: EVN13-00026

Condition Code	Title	Hold	Status	Status		Tag	Updated		
				Changed	By		Date	By	
Building & Safety									
10	ENVIRONMENTAL CONDITIONS	None	Not Met				04/24/2013	SJ	
	1. The applicant shall provide notification to the following residences 72 hours prior to the event, on Jason Circle: 3851, 3847, 3843, 3939, 3835, 3831, 3827, 3823 and on Merit Place: 3831, 3832, 3835 and 3836. 2. The applicant shall provide verification that music/noise level shall not exceed 55 decibels measured at the property line(s) closest to residential uses. 3. Music shall not occur prior to 9am or after 5pm. 4. Do not displace handicap parking spaces. 5. 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. 6. If balloons are used they may not project above the roof line and are not permitted to encroach over the sidewalk or street. 7. If a banner is used it must be attached firmly to the building wall. A permit is required.								
10	PLANNING	None	Not Met				05/01/2013	PS	
	1. Applicant must obtain a one-day food/catering permit from Business License Office for food service provided at this event. 2. No encroachment permitted into public R-O-W, fire lane, or drive aisles/parking areas, other than area/s shown on attached plot plan. 3. No blocking of any handicap access or parking spaces is permitted. 4. Displayed merchandise shall not block vehicle or pedestrian circulation. 5. All event activities shall be contained within noted areas on attached plot plan. 6. Clean up of the site shall take place per date/time on application and the site shall be returned to its previous state held prior to the event. 7. No illegal signs, banners, balloons, etc. are permitted. 06/22/11 YG								



CITY OF TORRANCE

POLICE DEPARTMENT

JOHN J. NEU
CHIEF OF POLICE

April 30th, 2013

Regarding: EVN13-00026
Mac-Mall Parking Lot Event
Scheduled for: 5/3/13

Police Department Requirements

- Per on-line posting for this event, the event is "Sold Out", per conversation with Shawn Goldenberg, 500 tickets were issued – thought there was interest for more, organizer limited the number to 500.
- Applicant indicates that there will be a food truck at the event. Per Mr. Goldenberg, at the performers request a kosher catering truck was selected by organizer "Moe's catering". Mr. Goldenberg was advised that the catering truck he was planning to use is not licensed by the City of Torrance, and the likelihood of a license being obtained on such short notice is very slim. I provided Mr. Goldberg with a list of food trucks currently license to operate in our city.

Mr. Goldenberg has secured 5 security guards for this event:

- 1 - For people arriving at the event
- 2 - To monitor the parking lot
- 2 - Rovers inside the boundaries of the event.

Plus 2 PD officers from 10 AM to 6 PM.

- Organizer has agreed that the artist will conclude his outside concert before 5PM

If you have any questions or concerns, please contact me directly at (310) 618-5566.

Respectfully,


Luz Aceves
Torrance Police Department
Traffic and Special Events Division

Create an event

Find events

Email

Share

Tweet

Questions? Contact the organizer

MacMall/JBTV Concert Series Presents: Acoustic Afternoon with Matisyahu

MacMall

Friday, May 3, 2013 from 3:00 PM to 5:00 PM (PDT)

Torrance, CA



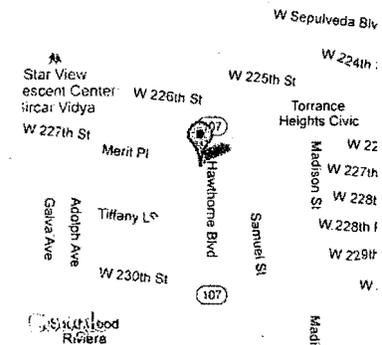
Ticket Information

TYPE	END	QUANTITY
Free event with Matisyahu	May 3, 2013	Sold Out

This is a free event. Please complete the registration process via the "Register" button to receive your free ticket(s).

Save This Event

When & Where



MacMall
22719 Hawthorne Blvd.
Torrance, CA 90505

Friday, May 3, 2013 from 3:00 PM to 5:00 PM (PDT)

[Add to my calendar](#)

Organizer

MacMall

MacMall is the #1 Apple Direct Reseller. We sell more Apple-branded products than any other direct Apple reseller, including Amazon.com! We've been supplying Apple products to Apple enthusiasts since 1991. No other Internet retailer/catalog company can match our knowledge and experience.

[Contact the Organizer](#)

[View organizer profile](#)

<http://www.macmall.com>

1 upcoming event on Eventbrite

6 past events on Eventbrite

Who's Going

Connect to see which of your Facebook friends are going.

Connect with Facebook

SHARE THIS EVENT

Email

Share

Tweet

Like

75 people like this. Sign Up to see what your friends like.

Event Details

Matisyahu live acoustic set at MacMall

Friday, May 3 at 3:00 PM (time is tentative)

All ages event

Join Matisyahu for a free acoustic in-store performance in support of Defeat The Label's "Stand For Change Day" Friday 5/3. Defeat the Label is a non-profit organization that strives to promote an inclusive, judgement-free society.

Known for blending traditional Jewish themes with reggae, rock and hip hop beatboxing sounds, Matisyahu's 2005 single "King Without a Crown" was a Top 40 hit in the United States. He has since produced a number of both live and recorded albums, including Spark Seeker, currently on iTunes. In addition, you may have seen him on screen in the film *The Possession*, where he played the role of "Tzadok". And now you can see him perform live - for free.

Sign up today.

Secure your slot.

Show will be outdoors rain or shine. As always, we'll have plenty of fun, food and freebies.

Hope you can join us!



DATE: April 29, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: Administrative Approval MIS13-00100 (CUP92-00020)

Request for an Administrative Approval to allow a Minor Modification to a previously approved Conditional Use Permit (CUP92-00020) to allow the addition of a storage shed on property located in the M-2 Zone.

Applicant: Torrance Y's Men's Club
Location: 20310 Madrona Ave
Zone: M-2

The subject property is located on the southeast corner of Del Amo Boulevard and Madrona Avenue. In 1992, the Planning Commission approved a Conditional Use Permit to allow Christmas tree sales on a yearly basis.

The applicant, Torrance Y's Men's Club, is requesting an Administrative Approval to allow the replacement of an existing storage shed that is used as part of the annual Christmas tree lot. The plans indicate that the storage shed will be placed adjacent to the flocking area approximately 78-feet from the north property line and 50-feet from the west property line. The storage shed measures 8-feet by 12-feet and has a maximum height of 8-feet. The applicant states that the purpose of the storage shed is in conjunction with the operation of the yearly Christmas tree lot.

Upon further review of CUP92-00020, it required the removal of all structures located within the approved tree sales area. Storage of materials was only approved near the southern portion of the lot, south of the southerly driveway on Madrona Avenue. As such, this minor modification would formally approve the storage shed at its current location.

Staff recommends that this request be approved as the site will continue to be used as a yearly Christmas tree sales lot and will formally approve the storage shed, 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 the Christmas tree lot shall be subject to all conditions imposed in MIS13-00100 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department relied in granting approval;

3. That all conditions of CUP92-00020 shall be met; (Planning)
4. That the applicant shall obtain all necessary building permits; (Planning)

Prepared by



Oscar Martinez
Planning Associate

Recommended by



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Development Application (file)
2. Site Plan, Floor Plan, Elevations (file)

This request for an Administrative Approval of minor site revisions (MIS13-00100) is
 APPROVED DENIED per Section 92.28.1, Modification of Conditions, of the
Torrance Municipal Code.

30 Apr 13
Date



Community Development Director

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