

January 18, 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 **January 14 - 18, 2013.**

**EVENTS:**

**Applicant:** Peter Rojanachaichanin, representing **APPROVED**  
**Ralphs Grocery Store #132** 01/17/13  
**Case No.:** **EVN13-00003**  
**Location:** 1770 Carson Street  
**Zoning:** 1RP  
**Summary:** Request allow for a Valentine's Day Floral Sale event, to include one 20' x 40' tent on 02/12/13 to 02/15/13 from 8:00AM-8:00PM on property located in the 1RP Zone at 1770 Carson Street.

**MISCELLANEOUS PERMIT:**

**Applicant:** Lacey David (Trulight Sign) **APPROVED**  
01/15/13  
**Case No.:** **MIS12-00328**  
**Location:** 2215 Sepulveda Boulevard  
**Zoning:** C-2 / PP  
**Summary:** Request for approval to allow exterior minor exterior modifications to an existing fast food restaurant building on property located within the C-2/PP Zone at 2215 Sepulveda Boulevard.



EVN13-00003

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>Ralphs grocery</i>			
Name of Business <i>Ralphs STORE 132</i>			
Property Address (proposed parking lot event location) <i>1770 canyon st TORRANCE</i>		City <i>TORRANCE</i>	State <i>CA</i>
		Zip Code <i>90501</i>	
Name of Business Owner <i>Ralphs grocery company</i>		Contact Phone Number [REDACTED]	
Mailing Address (if different from above) <i>1100 W. Artesia Blvd Compton</i>		City <i>CA</i>	State <i>CA</i>
		Zip Code <i>90220</i>	

#### II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event: *Valentine Day Floral Sale*  
*one 20' x 40' tent*

Date(s) and Hours of event:

Date:	From: <i>MON 2-12-13</i>	To: <i>FRI 2-15-13</i>	Hours:	From: <i>8 AM</i>	To: <i>8 PM</i>
Set Up Date(s):	From: <i>2-11-13</i>	To: <i>2-15-13</i>	Clean Up Date:	<i>2-15-12</i>	

#### Site Information:

Zoning <i>1 RP</i>	Total Lot Area (in sq. ft) <i>Tent 20' x 40'</i>	Total Number of Parking Spaces On-Site <i>250</i>	Number Parking Spaces Displaced by the Event <i>6</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:

- 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 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- 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 25<sup>th</sup>.
- 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>Peter ROJANACHAICHANIN (Store mgr)</i>		Print Name of Business Owner and/or Property Owner <i>Ralph's grocery company</i>	
Mailing Address City, State, Zip <i>17770 Canyon St TORRANCE CA 90501</i>		Mailing Address City, State, Zip <i>1100 N. Ardenia Blvd Compton 90220</i>	
Contact Phone Number	Email	Contact Phone Number	Email
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Signature	Date	Signature	Date
[Redacted]	<i>1-8-13</i>	[Redacted]	<i>1-8-13</i>

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

Plot Plan Attached  Other Information Attached: \_\_\_\_\_

Application/Case No. <i>EVW13-00003</i>	Date of Acceptance <i>1/8/13</i>	Fee Amount <i>\$219.00</i>	Accepted By: <i>Kevin Joe</i>
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/10/13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/15/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1-8-13</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	Tent permit required D. Mor Observer TERS Access and equipment.
Building	TENTS larger than 10' x 12' REQUIRE SAFETY PERMITS No obstructions allowed @ any H.C. PARTS.
Environmental	see conditions attached.
Police	

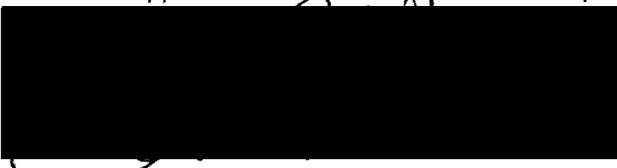
**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- 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:  
 EVN 13 - 00003

<b>Assessment Made By:</b>	
Name <i>Kunze</i>	Title <i>Planning Associate</i>
<b>Recommended By:</b>	
Name [REDACTED]	Title <i>senior planning Associate</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

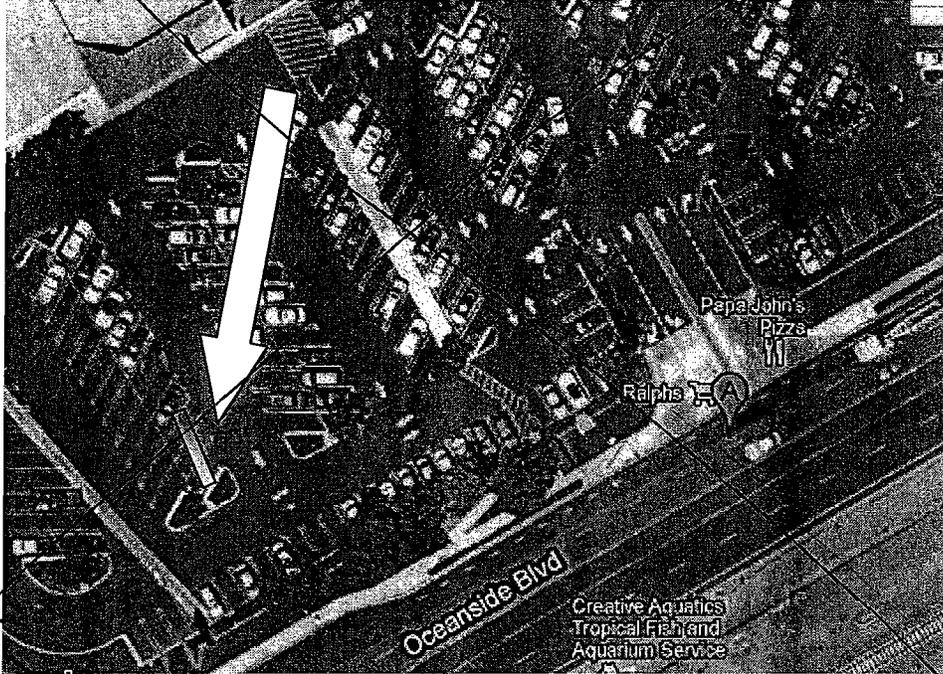
This request for a Seasonal Sales Permit is:  
 Approved     Denied    Temporary Parking Lot Permit Number: EW13-00003



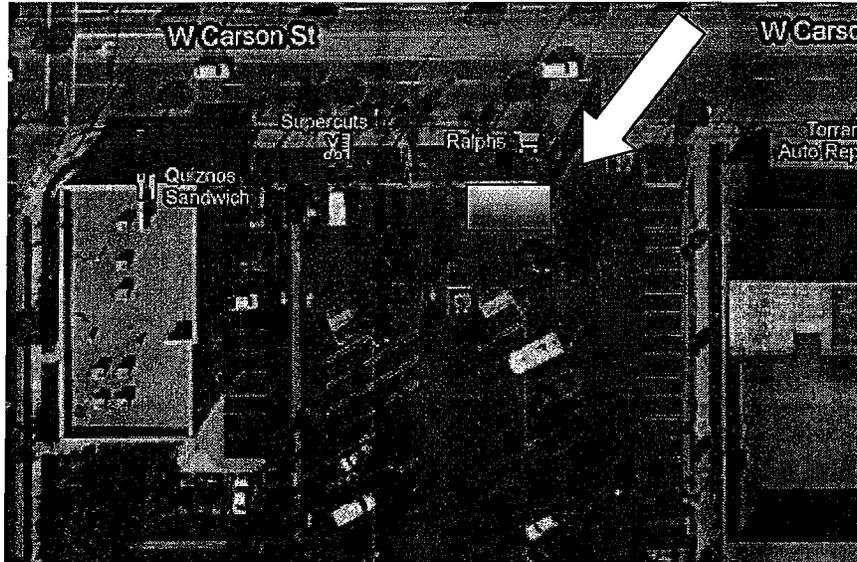
*Kogan 13*  
 Date:                     

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.

Store 109 Proposed Tent Site\*



Store 132 proposed Tent Site\*



17770 Carson street  
TORRANCE CA 90501

ENV 13 - 00003

Environmental  
Conditions

1. Do not obstruct handicap accessible parking spaces.
2. Merchandise and displays must be kept on private property.
3. If a banner will be used to advertise this event a permit is required. Banners must be attached flat against the building wall.
4. PROHIBITED SIGNAGE INCLUDES THE FOLLOWING: aframe or freestanding signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; inflatable signs and bow or flag banners.
5. Provide trash cans for event.

DATE: January 14, 2013  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Development Review Division  
SUBJECT: Administrative Approval

**Case No.:** MIS12-00328  
**Applicant:** Lacey David (Trulight Sign)  
**Location:** 2215 Sepulveda Blvd.  
**Zone:** C-2 / PP

Request for approval of an Administrative Permit to allow minor exterior modifications to an existing fast food restaurant building on property located within the C-2 / PP Zone at 2215 Sepulveda Blvd. The site is located on the north side of Sepulveda Blvd., near the intersection with Arlington Avenue. The applicants are proposing minor exterior modifications that include replacement of existing canopies, removal of an existing building cupola, and new paint that maintains the existing color palette. This project does not alter the building footprint or square footage. The existing wedge shaped canopies along the street elevation and parking lot will be replaced with rectangular canopies with recessed lighting. The new canopies will be painted white with red vertical lines. In addition, an existing cupola located at the main tower element will be removed entirely. Staff notes that a previous paint job was recently done at the site and a condition has been added that the applicant shall complete the remaining areas and make corrections where necessary. It should also be noted that additional roof screening has been added on the roof and it is visible. Therefore, a condition has been added that the new equipment shall be screened to the satisfaction of the Community Development Director.

The property is generally well maintained and in good repair. However, Staff also notes that there is an existing trash enclosure on site, but it does not comply with current City standards as to address NPDES (National Pollutant Discharge Elimination System) issues. Therefore, a condition has been added that the existing trash enclosure shall be provided with a decorative trellis cover with a solid liner under it to prevent wind blown litter, dumping, and rain water from infiltrating into the receptacle. The enclosure, doors and trellis shall be designed to match the design theme for the site. Staff also notes that the existing landscaping on site should be enhanced and, to that effect, a condition has been added that the applicant shall prepare a Landscape Plan showing the improvements to be made to the satisfaction of the Community Development Director. The layout shall include landscape elements of high quality, and should embrace a cohesive landscape design theme throughout the property. The plan shall incorporate landscape elements of different heights, colors and textures in order to provide a more appealing design. Staff will review any concept plans presented and will work with the applicant in the development of this plan. An approved landscape plan must be

submitted to the Development Review Division prior to finalizing the tenant improvement permits.

The proposed restaurant modifications are permitted in the C-2 / PP Zone and will improve the appearance of the restaurant. The current operation will not change and remains compatible with the surrounding area, and consistent with the Zone and General Plan.

This request fulfills the criteria for approving an Administrative Approval. Therefore, staff recommends approval 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; (Development Review)
2. That material and color samples shall be submitted to the satisfaction of the Community Development Department prior to the issuance of any building permits; (Development Review)
3. That the applicant shall complete the previous painting job and complete the remaining areas and make corrections where necessary to the satisfaction of the Community Development Director; (Development Review)
4. That the existing trash enclosure shall be provided with a decorative trellis cover with a solid liner under it to prevent wind blown litter, dumping, and rain water from infiltrating into the receptacle. The enclosure, doors and trellis shall be designed to match the design theme for the site to the satisfaction of the Community Development Director; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That landscape areas throughout the property shall include landscape elements of high quality, and should embrace a cohesive landscape design theme throughout the property. The plan shall incorporate landscape elements of different heights, colors and textures in order to provide an appealing design. Staff will review any concept plans presented and will work with the applicant in the development of this plan. An approved landscape plan must be submitted to the Development Review Division and approved prior to issuance of the building permits to the satisfaction of the Community Development Department; (Development Review)
7. That changes to existing signage or new signs require a separate permit and approval; (Environmental)

- 8. That all roof equipment must be screened from view. Staff approval of screening material is required; (Environmental)
- 9. That prohibited signage for this use includes: freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs, signs attached to the roof of the building; persons holding signs; and flag or bow banners; and (Environmental)
- 10. That the existing 8'-0" wide concrete sidewalk adjacent to the curb on Sepulveda Blvd. shall be removed and grass sod or other approved landscaping with irrigation system shall be installed in parkway along property frontage. Contact the Engineering Division of the Community Development Department for more information; (Engineering)

Prepared by,



Cesar Graham  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachment:  
Site Plan, Floor Plan and Elevation

This request for a Minor Modification Permit 12-00328 has been  APPROVED  
 DENIED per Section 92.35.3 of the Torrance Municipal Code.



Jeffrey W. Gibson  
Community Development Director

15 Jun 13  
Date

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

## **CODE REQUIREMENTS**

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

### **Environmental:**

- The applicant must obtain approval and required permits prior to changing existing or installing new signage for the business.
- That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials and the trash enclosure shall be constructed with solid doors, a metal barrier roof covering to prevent rain water intrusion and a trellis cover. Verify at final inspection that the waste hauler will also collect recyclable materials
- Any roof equipment installed must be screened from view

### **Building and Safety:**

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

### **Engineering:**

- Install a street tree in the City parkway every 50' for the width of this lot (City Code sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way.