

April 4, 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 1 - 4, 2013.**

EVENTS:

Applicant: Classic Tent, representing **American Honda** **APPROVED**
04/02/13

Case No.: **EVN13-00014**

Location: 1919 Torrance Boulevard

Zoning: M-2

Summary: Request for an Administrative Approval to allow for a corporate event for 500 guests held on the baseball field on 04/08/13 from 8:00AM-6:00PM on property located in the M-2 Zone at 1919 Torrance Boulevard.

Applicant: James Paola (Pico Rent), representing **Alpine Electronics** **APPROVED**
04/04/13

Case No.: **EVN13-00017**

Location: 2012 Abalone Avenue #D

Zoning: IRP

Summary: Request for an Administrative Approval to allow for an outdoor gathering of people for an employee luncheon event on 04/08/13 from 11:00AM-1:00PM on property located in the IRP Zone at 2012 Abalone Avenue #D.

LARGE FAMILY DAY CARE PERMIT:

Applicant: Maki Takei **APPROVED**
04/03/13

Case No.: **LFD13-00001**

Location: 22703 Cerise Avenue

Zoning: R-1

Summary: Request for approval of a Large Family Day Care Permit at property located in the R-1 (Single Family Residential) Zone at 22703 Cerise Avenue.

EVN13-00014



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			
Classic tent			
Name of Business			
Property Address (proposed parking lot event location)	City	State	Zip Code
540 HAWAII AVE	TORRANCE	CA	90503
Name of Business Owner	Contact Phone Number	Email	
919 Torrance (per LOA)			
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: INSTALL TENT FOR CORPORATE EVENT ON
BASEBALL FIELD 1- 80x130 NO SIDE WALL FOR
500 GUEST

Date(s) and Hours of event:

Date:	From: 4-08	To: 4-08	Hours:	From: 8AM	To: 6PM
Set Up Date(s):	From: 4-5	To: 4-7	Clean Up Date:	4-9	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
M2		1,000+	0

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 93.1.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

- a) No permit will be issued prior to September 1st for a pumpkin lot and November 1st for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20th for a pumpkin sales lot, and November 15th for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>JAMES POLO</i>		Print Name of Business Owner and/or Property Owner	
Mailing Address <i>7413 HANAMU</i>	City, State, Zip <i>Colver Ca</i>	Mailing Address <i>X</i>	City, State, Zip
Contact Phone Number <i>310 562-2345</i>	Email	Contact Phone Number <i>X</i>	Email
Signature 	Date <i>3-18-13</i>	Signature <i>See father</i>	Date

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

Plot Plan Attached Other Information Attached: LOA

Application/Case No.	Date of Acceptance	Fee Amount	Accepted
<i>EVN13-00014</i>	<i>3-18-2013</i>	<i>\$219</i>	
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By	Date: <i>4/11/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By	Date: <i>3/26/13</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By	Date: <i>3/21/13</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	Fire lot permit required. Do Not obstruct fire lanes or equipment.
Building	- TENTS LARGER THAN 10'x12' REQUIRE PERMITS. - NO OBSTRUCTION ALLOWED @ H.C. PATHS.
Environmental	See permit plan for comments. (attached)
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:
Annual event. See attached Planning conditions

Assessment Made By:	
Name 	Title Plng Asst
Recommended By:	
N 	Title Senior Planner

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN13-00014



2 April 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.

HONDA

American Honda Motor Co., Inc.
1919 Torrance Boulevard
Torrance, CA 90501-2746
Phone (310) 783-2000

February 22, 2013

To Whom It May Concern:

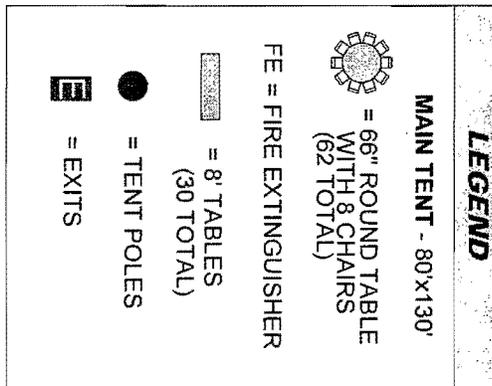
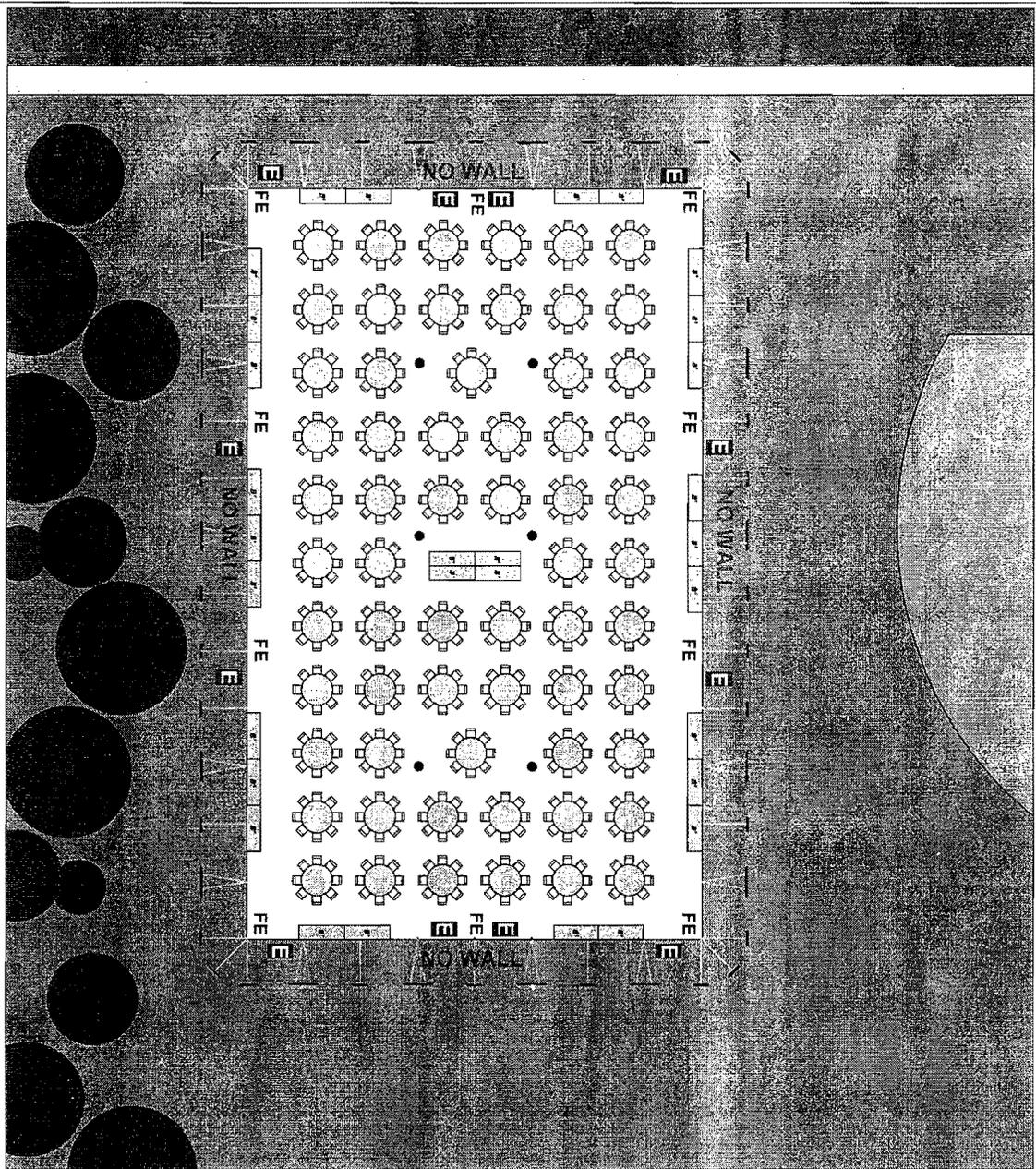
American Honda Motor Co., Inc. is allowing Classic Tents to install tents on our property located at, 1919 Torrance Blvd., for the Honda Campus All Star Challenge Event on April 08, 2013. The event is from 8am to 6pm and the guest count is 500 people. The guest will be parking on our corporate headquarters lot.

Should you have any questions please do not hesitate to contact me directly at (310) 783-2056.

Sincerely,



Garth L Sellers
Manager, National Facility Management
American Honda Motor Co., Inc.



ALL DATA AND INFORMATION CONTAINED IN OR DISCLOSED BY THIS DOCUMENT IS CONFIDENTIAL AND PROPRIETARY INFORMATION OF CLASSIC TENTS, AND ALL RIGHTS THEREIN ARE EXPRESSLY RESERVED. BY ACCEPTING THIS MATERIAL THE RECIPIENT AGREES THAT THIS MATERIAL AND INFORMATION CONTAINED THEREIN IS HELD IN CONFIDENCE AND IN TRUST, AND WILL NOT BE COPIED, REPRODUCED WHOLE OR IN PART, NOR ITS CONTENTS REVEALED IN ANY MANNER TO OTHERS, EXCEPT TO MEET THE SPECIFIC PURPOSE FOR WHICH IT WAS DELIVERED

CLASSIC TENTS
EVENT SPECIALIST
540 HAWAII AVE. TORRANCE, CA 90503
TEL. 310 328-4060 FAX. 310 328-5156

HONDA CAMPUS CHALLENGE
AMERICAN HONDA BASEBALL FIELD LAYOUT

ENGINEER	DRAWN	DRAWING TYPE	CODE	SIZE	TYPE	REV
	ML	SITE PLAN	AZ -			0
CHECKED	DATE					
	03/14/13					

Conditions Associated With
Case #: EVN13-00014

Condition Code	Title	Hold	Status	Status		Tag	Updated		
				Changed	By		Date	By	
Building & Safety									
10	ENVIRONMENTAL CONDITION	None	Not Met				03/21/2013	SJ	
	1. Provide trash/recycle bins in the area of the event. 2. Prohibited signage includes: a-frame or any portable signs; bow or flag banners; inflatable signs; persons holding signs; signs attached to trees, utility or light poles or vehicles.								
10	PLANNING CONDITIONS	None	Not Met				04/01/2013	SY	
	- No encroachment into areas other than shown on attached plot plan - All event activities to be contained within noted areas - Site to be returned to previous state prior to event								

EVN13-00017



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

RECEIVED

MAR 26 2013

TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type

TORRANCE
FIRE DEPARTMENT

I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant			
PICO RENT			
Name of Business			
ALPINE ELECTRONICS			
Property Address (proposed parking lot event location)		City	State Zip Code
2012 Abalone Ave		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
- Pumpkin Sales Lot
- Security # of Guards _____
- Outdoor Gathering Of People
- Christmas Tree Sales Lot
- Armed (Y/N) _____
- Includes Amplified Sound
- Other (Please Describe): Employee luncheon

Describe the proposed event: for 75 QUEST.
40 x 40 TENT.

Date(s) and Hours of event:

Date:	From: 4/8	To: 4/8	Hours:	From: 11AM	To: 1PM
Set Up Date(s):	From: 4/8	To: 4/8	Clean Up Date:	2PM	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
IRP		40x40-	13

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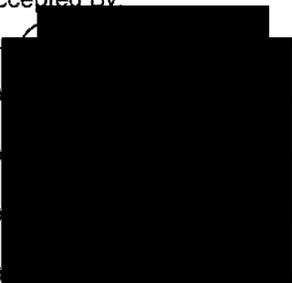
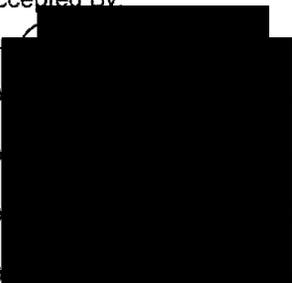
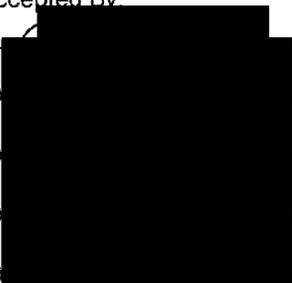
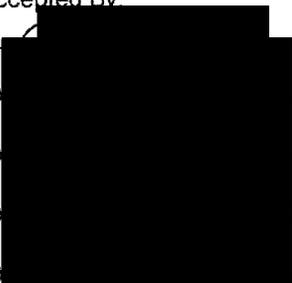
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- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>JAMES POOL</i>		Print Name of Business Owner and/or Property Owner <i>see LDA</i>	
Mailing Address <i>7413 WILSON AVE.</i>		Mailing Address	
City, State, Zip <i>Colton, CA 90230</i>		City, State, Zip	
Contact Phone Number <i>310 562-2345</i>		Contact Phone Number	
Email		Email	
Signature 		Signature	
Date <i>3-23-13</i>		Date	

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

Plot Plan Attached Other Information Attached: *Letter of Authorization*

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVU13-00017</i>	<i>3/26/13</i>	<i>\$ 219.00</i>	
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By:  Date: <i>4/1/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By:  Date: <i>4/2/13</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By:  Date: 4/2/13
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By:  Date: <i>4/4/13</i>

REMARKS	
Please log comments in Permit Plan	
Fire	TENT PERMIT REQUIRED. DO NOT OBSTRUCT TRUCKS ACCESS OF EQUIPMENT
Building	- SAFETY INSPECTION PERMIT REQ'D. FOR THE TENT. - NO OBSTRUCTION ALLOWED @ H.C. PATHS & H.C. PARK'G. - O.T. REQUEST REQ'D. FOR OFF-HOUR INSPECTION.
Environmental	1. The following types of signs are prohibited: freestanding or a-frame signs; inflatable signs; bow or flag banners; signs attached to light or utility poles, trees or vehicles; or persons holding signs; electronic or moving signs. 2. Obtain a permit if a banner will be displayed. 3. Merchandise must be maintained on private property.
Police	All event will be held on private property. No mention of food trucks or any traffic concerns. 2/17/13

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:
- Maintain all handicap accessibility of parking

Assessment Made By:	
Name Kevin Joe	Title Planning Associate
Recommended By:	
Name [REDACTED]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

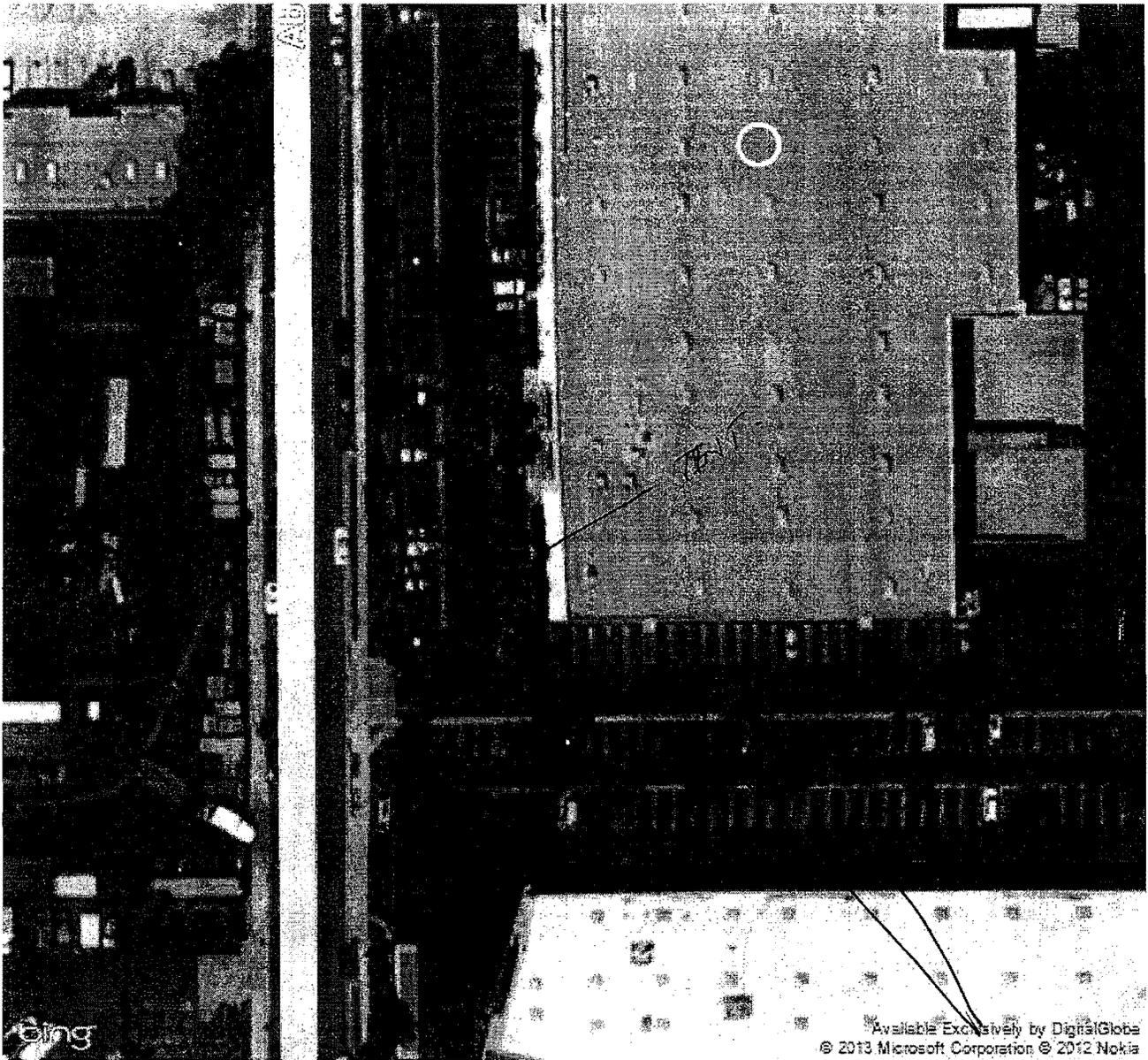
This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: EVN13-00017

[REDACTED] Date: 4 April 13

Community Development Director

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.



Alternate location

40 x 40 TENT!

Proposed location of tent impacts fire lane and handicap parking.

W. 220th Street

Exit

Parking Lot

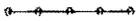
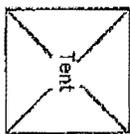
Parking Lot

2012 Abalone Ave.

Exit

Abalone Ave.

Parking Lot



Parking Lot

Parking Lot

Exit



ALPINE ELECTRONICS OF AMERICA, INC.
www.alpine-usa.com
19145 Gramercy Place, Torrance, CA 90501-1162
Phone: (310) 326-8000 Fax: (310) 533-0369

cwoodruff-reer@alpine-usa.com
Direct phone: 310-283-7043
Direct fax: 310-618-7043

March 22, 2013

City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

RE: Event Permit for 2012 Abalone Ave., Unit D, Torrance

To Whom It May Concern:

Alpine Customer Service (USA), Inc. ("AOAM") would like to hold a grand opening luncheon at 2012 Abalone Ave., Unit D, Torrance, CA 90501. This private company sponsored event will be held on Monday, April 8, 2013 from 11:30 AM – 1:30 PM. We expect to host approximately 75 guests and have no plans to hire a security guard, since all guests are company employees.

We have contracted our equipment rental and set up to Pico Party Rents ("Pico"). Please allow Pico to act on our behalf for filing and securing the necessary permits.

We have secured the consent of the landlord and other tenants of the facility. There will be no disruption or impact to neighboring businesses and/or residents.

If you have any questions or require additional documentation to support the request, please do not hesitate to contact the undersigned. We thank you for your kind consideration of this matter.

Sincerely,

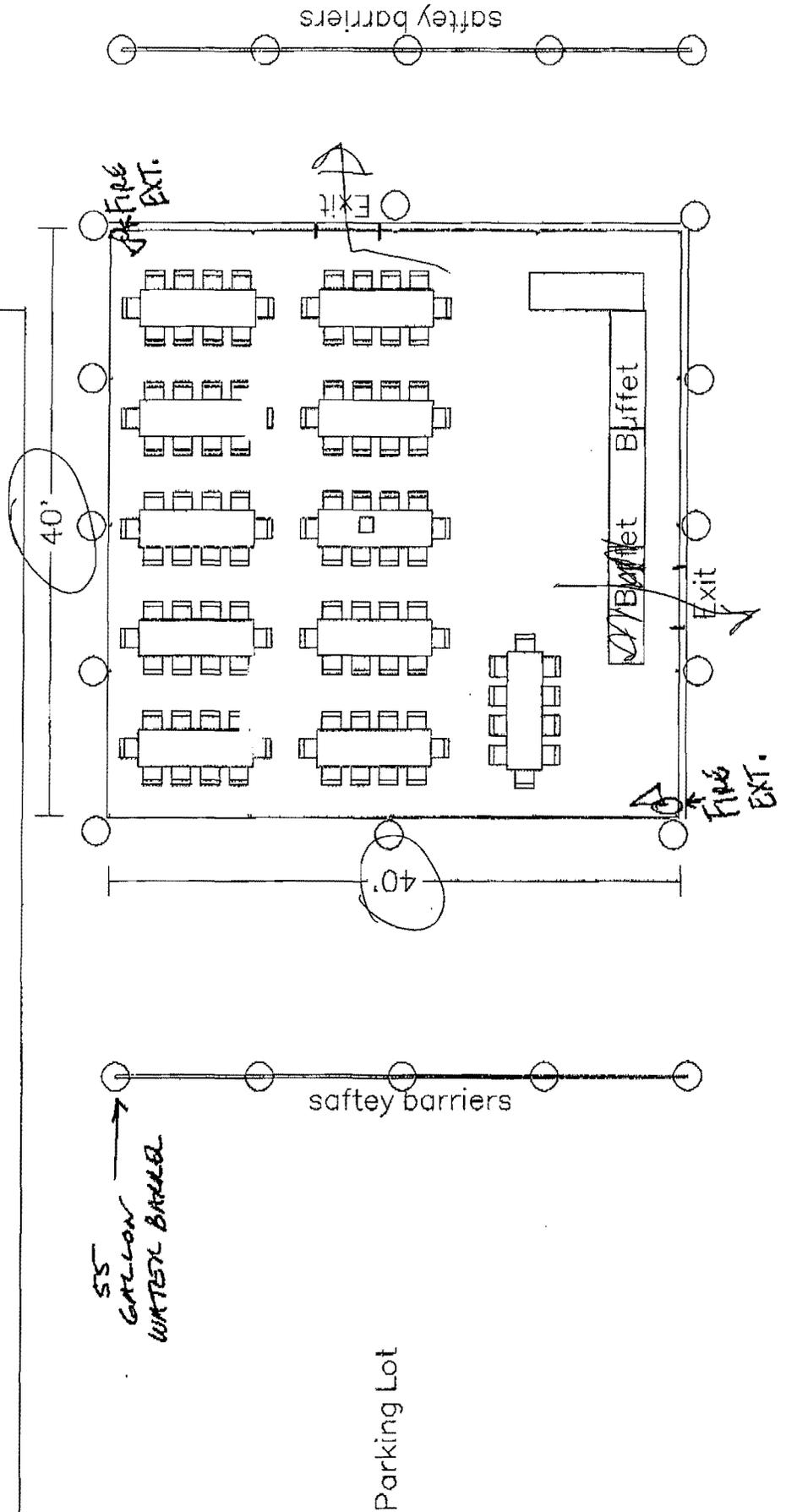


Chief Legal & Human Resources Officer

cc: Billy Edwards, VP of Pico

Building

Parking Lot



40 X 40



City of Torrance, Community Development Department Jeffery W. Gibson, Director
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829
**Instructions for Filing an Application
 for a Large Family Day Care Permit**

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

I. APPLICANT INFORMATION/PROPOSED LFDC LOCATION	
NAME OF APPLICANT <u>Maki Takei</u>	PHONE NUMBER <u>(310) 530-0011</u>
ADDRESS OF PROPOSED LFDC HOME <u>22703 Cerise Ave., Torrance, CA 90505</u>	
MAILING ADDRESS OF APPLICANT (IF DIFFERENT FROM LFDC HOME LOCATION)	
ASSESSOR PARCEL NUMBER (OF LFDC HOME LOCATION) <u>7379.009.030</u>	

II. SUPPLEMENTAL INFORMATION REQUIRED

Applicant must submit the following items along with this application:

- 8.5" x 11" Plot Plan
- Proof of State Licensing
- Written proof the applicant has provided 30 days notice to the landlord or owner of the property regarding commencement of the large family day care home. (If applicant is the property owner, they must fill out **Property Owner Certification** listed below).

III. REQUIRED CERTIFICATION

PROPERTY OWNER CERTIFICATION (Disregard if location is rental property)

I, Babcock Associates, LTD, hereby certify that I am the property owner of the proposed large family day care home for which I am submitting this application.

Please print name

day care home for which I am submitting this application.

[Redacted Signature]

Applicant's Signature

March 25, 2013

Date

I, Maki Takei, as the applicant for the Large Family Day Care Permit, hereby attest to the following information:

Please print name

PRINCIPAL RESIDENCE

- The proposed location for the large family day care home is my principal place of residence.

SPACING AND CONCENTRATION

- To the best of my knowledge and research, there are no existing large family day care homes within a one thousand (1000') foot radius (from property line to property line) of the proposed large family day care home location. I understand that the burden of proof

is upon me to demonstrate that there are no existing large family day care homes within a 1000' radius.

- I, the undersigned, acknowledge that I have read the standards and requirements of the large family day care permit (as outlined in the Article 37, Chapter 2, Division 9 of the Torrance Municipal Code) and my signature here is certification that I agree to operate my business within said criteria and that, in the event I violate any portion of Article 37, my permit may be revoked.

[Redacted Signature]

Applicant's Signature

March 25, 2013

Date

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

COMMUNITY DEVELOPMENT DEPARTMENT USE:		CITY TREASURER'S USE:	
DATE FILED	CASE NUMBER	FEE:	RECEIPT NUMBER
4.2.2013	LFD13.00001	\$519	0120110000000000743
APPLICATION ACCEPTED BY:		DATE:	ACCEPTED BY:
[REDACTED]		4.2.2013	

A. CHECKLIST FOR APPROVAL OF LARGE FAMILY DAY CARE PERMIT

1. PERMISSIBLE USE

The proposed location of the large family day care home is a single-family residence.

Yes No

2. PROOF OF STATE LICENSING

The applicant has provided proof that he/she has obtained a State license to operate a large family day care home.

Yes No

3. ADDITIONAL CERTIFICATION

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

- Applicant is the property owner of the proposed location for the large family day care home;
- The proposed location of the large family day care home is the principal residence of the applicant;
- To the best of the applicant's knowledge, there are no existing large family day care homes within a 1000' foot radius of the proposed large family day care home location; and

4. NOTIFICATION OF PROPERTY OWNER (if the applicant is not the property owner)

The applicant has provided written proof that he/she has provided 30 days notice to the landlord or property owner regarding the commencement of the large family day care home.

5. SPACING AND CONCENTRATION

Along with the applicant attesting, staff has also verified that there are no existing large family day care homes within 1000' foot radius (from property line to property line) of the proposed location.

6. SITE/PLOT PLAN

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

Any proposed child play area and/or child play structures;

Location and dimension of wall or fence enclosing the proposed play area (including description of wall or fence materials), and

Required parking and passenger loading/unloading spaces.

7. PARKING / TRAFFIC

At least one (1) paved parking space is provided for each non-resident employee;

Such spaces are not located in the front yard setback areas.

If the driveway area is used for parking area, it does not conflict with any required child drop-off or pick-up area and does not block the public sidewalk or right-of-way.

One off-street parking space for loading and unloading to avoid interference with traffic and to promote the safety of the children is provided.

If driveway area is used, no public sidewalk or right of way is blocked.

8. NOISE/PLAY AREAS

All open space areas used for play purposes are located within the rear yard of the property;

Are enclosed with a six foot solid wall or fence (chain link fencing is not permitted) which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1; and

Are located away from adjacent residential uses.

9. PROCESSING FEE

A processing fee of \$519.00 has been submitted along with the application. Checks made payable to "City of Torrance".

PROPERTY OWNER/LANDLORD CONSENT

FAMILY CHILD CARE HOME

Health and Safety Code, Sections 1597.44(d) and 1597.465(d) require, in part, that providers who lease or rent their residence obtain permission from their property owner/landlord when they plan to expand their Small Family Child Care Home capacity from 6 to 8, or their Large Family Child Care Home capacity from 12 to 14. If you plan to expand your capacity as specified, please have your property owner/landlord complete this consent form.*

I Babcock Associates, LTD give my consent for
(PRINT PROPERTY OWNER/LANDLORD NAME)

Mrs. Maki Takei, Mr. Takatoshi Osada who resides at
(PRINT APPLICANT/LICENSEE'S NAME)

22703 Cerise Ave., Torrance, CA 90505 to expand the
(PRINT FACILITY ADDRESS)

- Small Family Child Care Home capacity from 6 to 8
- Large Family Child Care Home capacity from 12 to 14


(PROPERTY OWNER/LANDLORD SIGNATURE)

January 20, 2013
(DATE)

*Property owner consent is not required if you plan to care for 6 children in your Small Family Child Care Home or for 12 children for a Large Family Child Care Home.

This form must be kept on file at the licensed Family Child Care Home.

EVALUATOR: Z102 DO: 30 FAC NBR: 19 7417374 STATUS: LICENSED
FAC NAME: TAKEI & OSADA FAMILY CHILD CARE CAPACITY: 0014
FAC ADDR: 22703 CERISE AVENUE, TORRANCE, CA 90505
FAC MAIL: 22703 CERISE AVENUE, TORRANCE, CA 90505
FAC TYPE: FAMILY DAY CARE CLIENT SERVED: CHILDREN/INFANT
FAC FIRST LICENSED: 09/09/10 APP REC'D: 08/23/10 OLD FACILITY: 197416904
COUNTY: LOS ANGELES DIRECTOR: TAKEI, MAKI PHONE: (310)530-0011
DATE CAP CHG: 01/25/13 DATE CAP APPR: 03/19/13 ANNUAL FEES CURRENT: YES
LICENSEE NAME: TAKEI, MAKI AND TAKATOSHI, OSADA
LIC MAIL: 22703 CERISE AVENUE, TORRANCE, CA 90505
LIC EFF DATE: 09/09/10 TYPE: INDIVIDUAL
FAC DUAL IDENTIFIER: N DUAL LICENSE NBR: FCRB: . . .
COMMENTS MAXIMUM CAPACITY (WHEN THERE IS AN ASSISTANT PRESENT) 12 NO MORE THAN
4 INFANTS. CAPACITY 14 - NO MORE THAN 3 INFANTS. 1 CHILD IN
KINDERGARTEN OR ELEMENTARY SCHOOL AND 1 CHILD AT LEAST AGE 6.

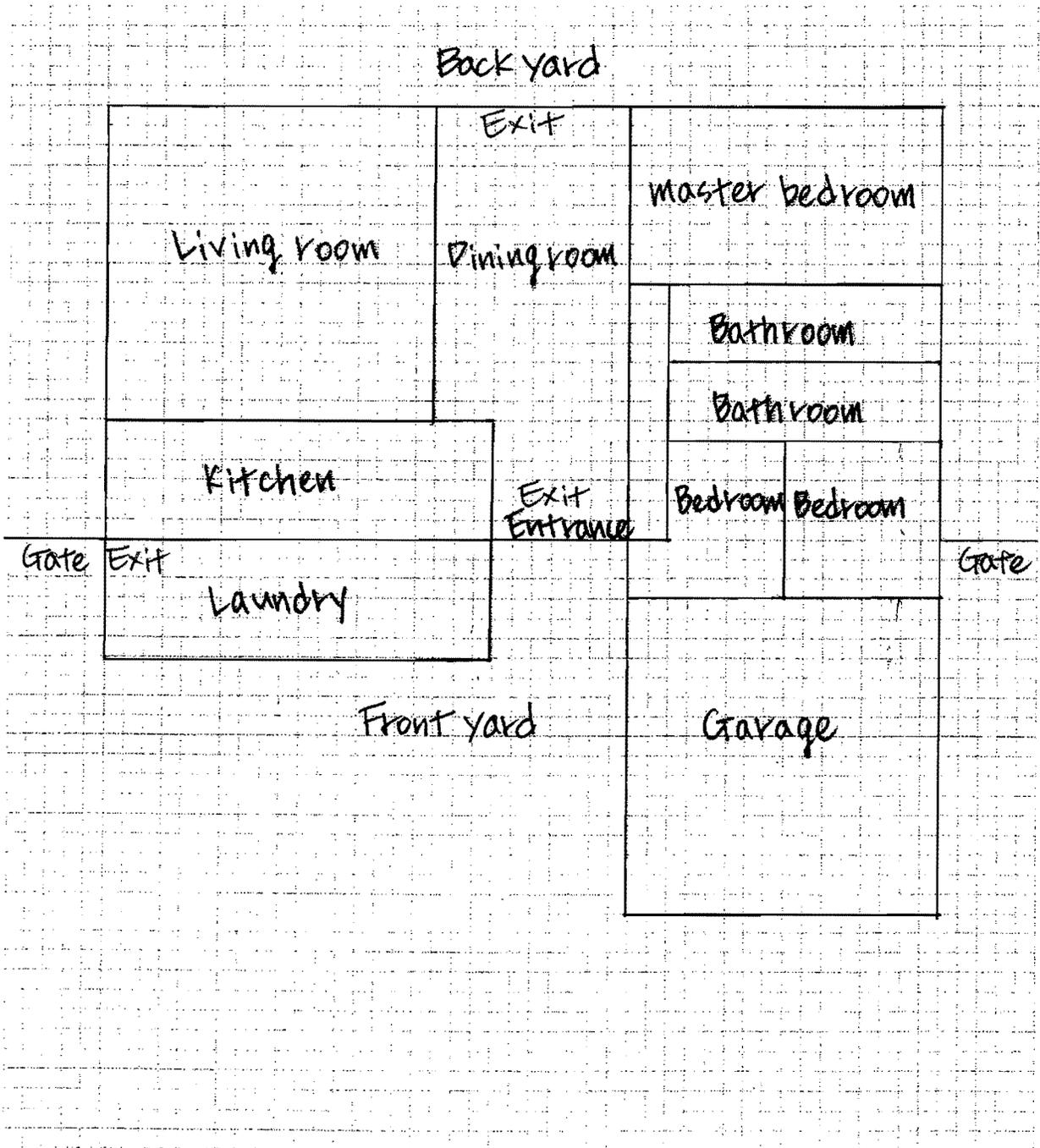
FAC CLOSED DATE: E-MAIL:
LAST VISIT DATE: 03/15/13 TYPE: CASELOAD MANAGEMENT
LAST DEFERRED VISIT DATE: TYPE:
SUPPLEMENTARY PERSONAL HISTORY: 000 REQUIRED VISIT: N
R = MENU, Y = DATES, F = SUMMARY, H = PAYMENT HISTORY, E= EMERGENCY Enter>

*P. Wheately & PA
Community Care Licensing
310-337-4344*

FACILITY SKETCH (Floor Plan) - Family Child Care Home

Applicants are required to provide a sketch of the floor plan of the home or facility and outside yard. The floor sketch must label rooms such as the kitchen, bath, living room, etc. Please identify areas which will be "off limits" to children. Door and window exits from the rooms must be shown in case of an emergency (see Emergency Disaster Plan). Show room sizes (e.g. 8.5 x 12). Keep close to scale. Use the space below. See back for yard sketch.

FACILITY NAME: Takei Family Child Care	ADDRESS: 22703 Cerise Ave, Torrance, CA 90505
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FACILITY SKETCH (Yard) - Family Child Care Home

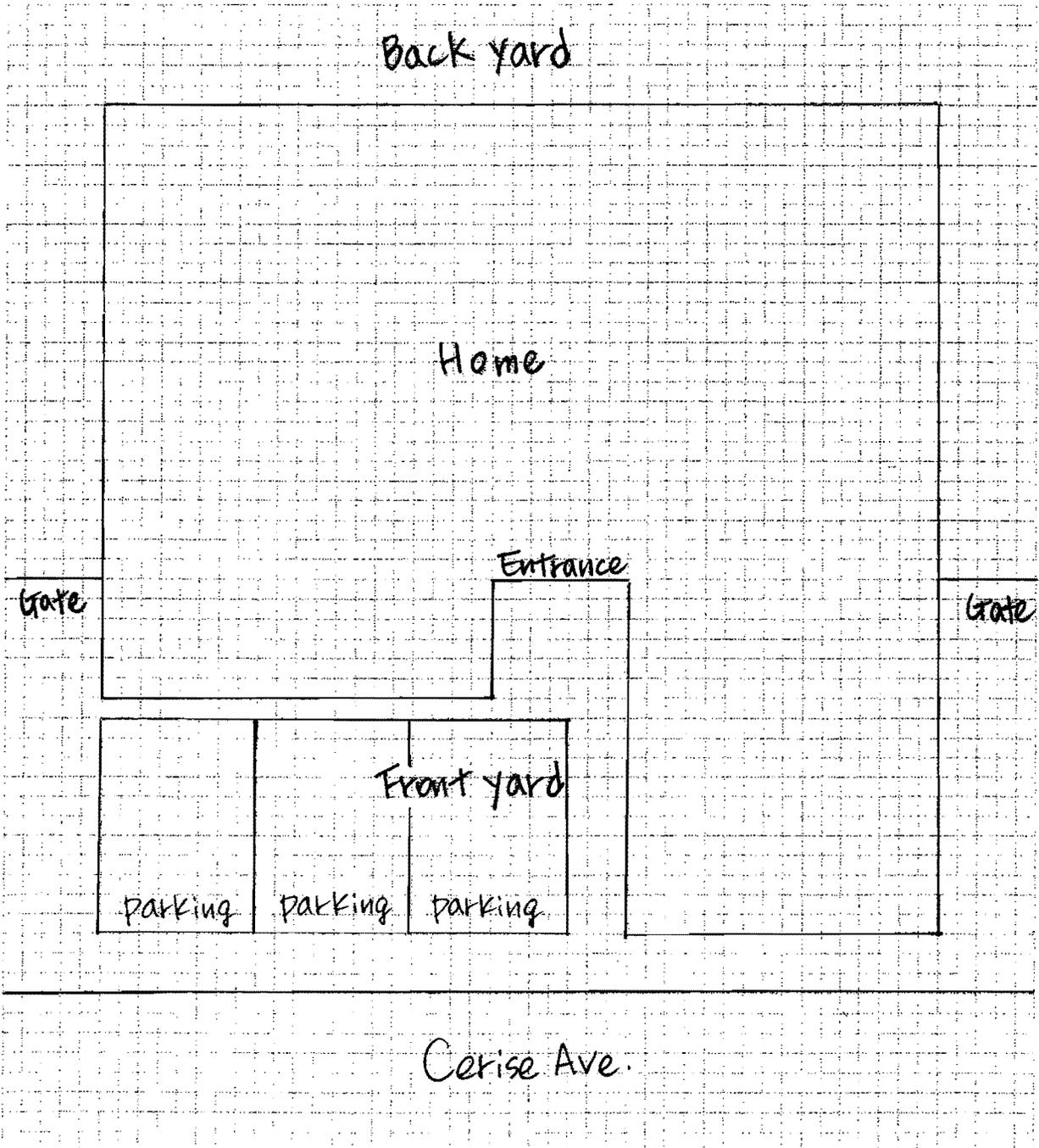
The yard sketch should show all buildings in the yard including the home (with no detail), garage and storage building. Include walks, driveways, play area, fences, gates. Please identify areas which will be "off limits" to children. Show any potential hazardous areas such as pools, garbage storage, animal pens, etc. Show the overall yard size. Try to keep the sizes close to scale. Use the space below.

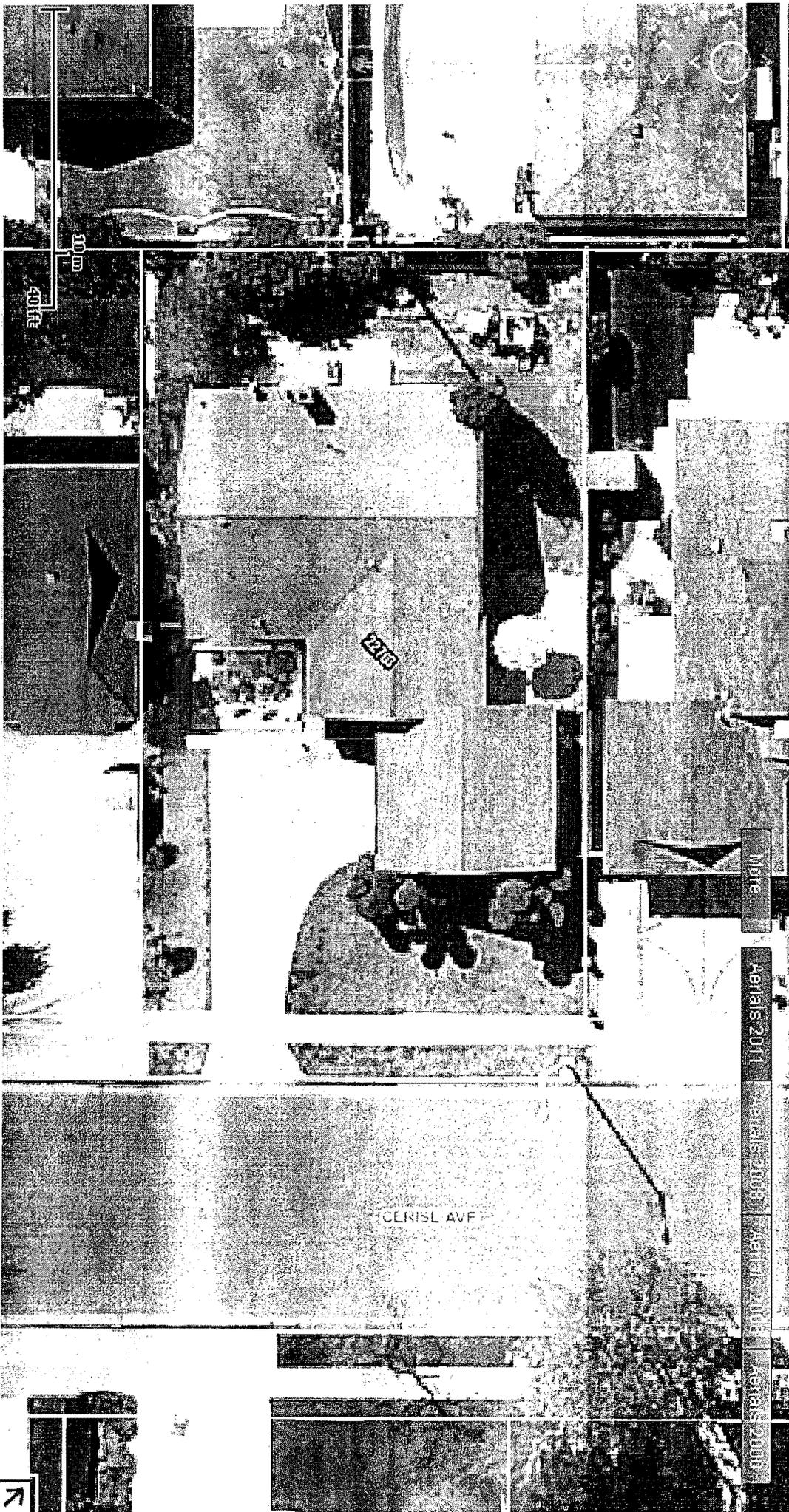
FACILITY NAME:

Takei Family Child Care

ADDRESS:

22703 Cerise Ave, Torrance, CA 90505





None

Aerials 2011

Aerials 2008

Aerials 2006

Aerials 2000

CERISE AVF

100
400 ft

Aerials

FIRE SAFETY INSPECTION REQUEST

STD. 850 (REV. 4-2000)

See instructions on reverse.

AGENCY CONTACT'S NAME DEPARTMENT OF SOCIAL SERVICES	TELEPHONE NUMBER 310-337-4344	REQUEST DATE 1/28/2013	PROGRAM CCL
EVALUATOR'S NAME VERONICA WHEATLEY-Z201 for Z3B6	REQUESTING AGENCY FACILITY NUMBER 197417374		REQUEST CODE 1A 3
LICENSING AGENCY NAME AND ADDRESS DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION L. A. NORTHWEST CHILD CARE 6167 BRISTOL PARKWAY SUITE 400 CULVER CITY, CA 90230 FAX: 310-337-4350			CODES 1. ORIGINAL A. FIRE CLEARANCE 2. RENEWAL B. LIFE SAFETY 3. CAPACITY CHANGE 4. OWNERSHIP CHANGE 5. ADDRESS CHANGE 6. NAME CHANGE 7. OTHER

AMBULATORY		NONAMBULATORY		BEDRIDDEN		TOTAL CAPACITY
CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	
14	8					14
FACILITY NAME TAKEI FAMILY CHILD CARE						LICENSE CATEGORY 810-FCC
STREET ADDRESS (Actual Location) 22703 CERISE AVENUE						NUMBER OF BUILDINGS
CITY TORRANCE, CA 90505						RESTRAINT
FACILITY CONTACT PERSON'S NAME MAKI MONICA TAKEI				FACILITY CONTACT PERSON'S TELEPHONE NUMBER 310-530-0011		HOURS
SPECIAL CONDITIONS						

TO BE COMPLETED BY INSPECTING AUTHORITY

FIRE AUTHORITY NAME AND ADDRESS TORRANCE FIRE DEPARTMENT 3031 TORRANCE BLVD. TORRANCE, CA 90503 310-618-2973				CLEARANCE / DENIAL CODE <u>1</u>
INSPECTOR'S NAME (Typed or Printed) MELISSA NOVAK				CODES 1. FIRE CLEARANCE GRANTED 2. FIRE CLEARANCE DENIED A. EXITS B. CONSTRUCTION C. FIRE ALARM D. SPRINKLERS E. HOUSEKEEPING F. SPECIAL HAZARD G. OTHER
TELEPHONE NUMBER 310 781 7646	CFIRS NUMBER 19-200	OCCUPANCY CLASS I 4	INSPECTOR'S SIGNATURE (Typed or Printed) / [Redacted]	
INSPECTION DATE 3/4/2013				EXPLAIN DENIAL OR LIST SPECIAL CONDITIONS



City of Torrance, Community Development Department Jeffery W. Gibson, Director
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829
**Instructions for Filing an Application
for a Large Family Day Care Permit**

Pursuant to Article 37, Chapter 2, Division 9, Torrance Municipal Code

FILING FEE

The filing fee is \$519.00. Make checks payable to "City of Torrance."

BUSINESS LICENSE

Following approval of a Large Family Day Care Permit, a business license must be obtained from the Revenue Division, Finance Department, City Hall, in order to conduct a business in the City of Torrance.

STANDARDS AND REQUIREMENTS

The proposed large family day care home must comply with the standards and criteria as listed in the attached Ordinance (Article 37, Chapter 2 of Division 9 of the Torrance Municipal Code).

SUPPLEMENTAL MATERIAL REQUIRED

The following items must be submitted along with the application form at the time of filing:

1. **PROOF OF STATE LICENSING** to operate large family day care from the State Department of Social Services;
lined in the Ordinance and agrees to meet the requirements.
2. **SIGNATURE** of the applicant attesting to the following information:
 - The proposed location is the principal residence of the applicant;
 - The applicant has researched that there are no existing large family day care homes within 1000' radius of the proposed location;
 - The applicant is the property owner. If applicant is not the property owner, then the applicant must provide number 3 listed opposite;
 - The applicant has read the standards and requirements of the Large Family Day Care Permit as out-
3. **WRITTEN PROOF** that the applicant has provided 30 days notice to the landlord or owner of the property regarding the commencement of the large family day care home;
4. **8.5" x 11" PLOT PLAN** indicating location of the following: (*see attached diagram as sample.*)
 - Any proposed **child play area and/or child play structures**;
 - Location and dimension of wall or fence enclosing the proposed play area (including description of wall or fence materials), and**
 - Required **parking and passenger loading/unloading spaces.**

Please note: A City of Torrance Community Development Department Representative will make an onsite visit to verify the information outlined on the requested Plot Plan.

PERMIT ISSUANCE

If all the requirements of Article 37 are satisfied, the Community Development Director will issue a Large Family Day Care permit within ten (10) days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

APPEAL PROCESS

Pursuant to Section 92.30.11 of Article 30, Chapter 2 of Division 9 of the Torrance Municipal Code, the determination of the Community Development Director may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the Planning Commission within fifteen (15) days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.