

August 22, 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 **August 19 - 22, 2013.**

EVENTS:

Applicant: Barbara Fake, representing **St. Catherine Laboure Church** **APPROVED**
08/22/13

Case No.: EVN13-00050

Location: 3846 Redondo Beach Boulevard

Zoning: R-3/C-2

Summary: Request for an Administrative Approval to allow for an outdoor gathering of people for a carnival, to include food, games, entertainment, and a silent auction on 09/27/13 from 6:00PM-midnight, 09/28/13 from 12:00PM-midnight, and 09/29/12 from 12:00PM-10:00PM on property located in the R-3/C-2 Zone at 3846 Redondo Beach Boulevard.

Applicant: Kitwana Lyles, representing **Sport Chalet** **APPROVED**
08/20/13

Case No.: EVN13-00051

Location: 21305 Hawthorne Boulevard, #205

Zoning: H-DA1

Summary: Request for an Administrative Approval to allow for a promotional outdoor event for a Labor Day Sale on 08/27/13 to 09/02/13 from 7:00AM-10:00PM on property located in the H-DA1 Zone at 21305 Hawthorne Boulevard, #205.

Applicant: Jacob Shahler, representing **Ortho Mattress** **APPROVED**
08/21/13

Case No.: EVN13-00052

Location: 22724 Hawthorne Boulevard, #A & B

Zoning: HBCSP

Summary: Request for an Administrative Approval to allow a promotional outdoor event for a parking lot sale, to include a 10' x 10' foot canopy on 08/30/13 to 09/02/13 from 9:00AM-8:00PM on property located in the HBCSP Zone at 22724 Hawthorne Boulevard, #A & B.

EVENTS:

Applicant: Jacob Shahler, representing **APPROVED**
Ortho Mattress 08/21/13
Case No.: EVN13-00053
Location: 18225 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval to allow a promotional outdoor event for a parking lot sale, to include a 10' x 10' foot canopy on 08/30/13 to 09/02/13 from 9:00AM-9:00PM on property located in the HBCSP-NT Zone at 18225 Hawthorne Boulevard.

Applicant: Jacob Shahler, representing **APPROVED**
Ortho Mattress 08/21/13
Case No.: EVN13-00054
Location: 18605 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval to allow a promotional outdoor event for a parking lot sale, to include a 10' x 10' foot canopy on 08/30/13 to 09/02/13 from 9:00AM-9:00PM on property located in the HBCSP-NT Zone at 18605 Hawthorne Boulevard.

LARGE FAMILY DAY CARE PERMIT:

Applicant: Jennifer D. Balestreri **APPROVED**
Balestreri Family Child Care 08/22/13
Case No.: LFD13-00002
Location: 2441 W. 231st Street
Zoning:
Summary: Request for approval of a Large Family Day Care Permit at property located in the R-1 (Single Family Residential) Zone at 2441 W. 231st Street.

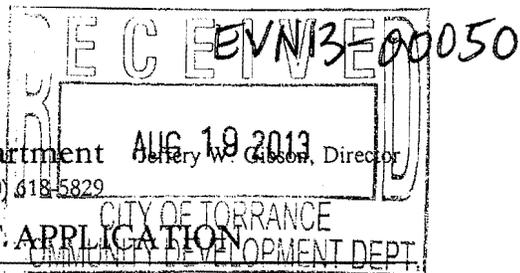
SPECIAL DEVELOPMENT PERMIT:

Applicant: Mary Feuer (Cracked Vessel Vintage) **APPROVED**
Case No.: SDP13-00005 08/19/13
Location: 1213 Engracia Avenue
Zoning: Downtown Project Area, Commercial Sector
Summary: The applicant proposes to operate a shop for the retail sale of antique furniture and houseware items in an existing 1,160 square foot space in a 1,850 square foot multi-tenant commercial building located at 1213 Engracia Avenue in the Downtown Project Area, Commercial Sector.



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

AUG 19 2013
 Jerry W. Gibson, Director



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 BARBARA FAKE, representing ST. CATHERINE LABOURE FIESTA			
Name of Business ST. CATHERINE LABOURE CHURCH			
Property Address (proposed parking lot event location)	City	State	Zip Code
3846 REDONDO BEACH BLVD	TORRANCE	CA	90504
Name of Business Owner	Contact Phone Number	Email	
ARCHDIOCESE OF LOS ANGELES	310-323-8900, 310-515-6033	Barbara@STCATCHURCH.ORG	
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: FUNDRAISING CARNIVAL with rides, entertainment, food, + games + silent auction. We expect 3,000 to 5,000 people to attend.

Date(s) and Hours of event:

Date:	From: SEPT 27, 2013	To: SEPT 29, 2013	Hours:	FRI 6PM	MIDNIGHT
	Set Up Date(s): SEPT 25, 2013	To: SEPT 27, 2013		Clean Up Date: SEPT 29 and SEPT 30	From: SAT NOON

Site Information:

Zoning R-3/C-2	Total Lot Area (in sq. ft) 217,800	Total Number of Parking Spaces On-Site 225	Number Parking Spaces Displaced by the Event 155
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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 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>BARBARA FAKE</i>		Print Name of Business Owner and/or Property Owner <i>ST. CATHERINE LABOURE CHURCH</i>	
Mailing Address [REDACTED]	City, State, Zip <i>TORRANCE 90504</i>	Mailing Address <i>3846 REDONDO BEACH BLVD, TORRANCE 90504</i>	City, State, Zip
Contact Phone Number [REDACTED]	Email <i>Barbara@STCATCHURCH.ORG</i>	Contact Phone Number [REDACTED]	Email <i>MCHEW@STCAT.ORG</i>
Signature [REDACTED]	Date	Signature [REDACTED]	Date <i>August 12, 2013</i>

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

Plot Plan Attached Other Information Attached: *Fee waiver request letter*

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN13-00050</i>	<i>8/19/13</i>		[REDACTED]
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>8/20/13</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>08/20/13</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>8/20/13</i>
Police	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [REDACTED] Date: <i>8/21/13</i>

REMARKS
Please log comments in Permit Plan

Fire	<p>PERMITS INSPECTION REQUIRED. Do NOT Block FIRE Access OR EQUIPMENT. Tent permit MAY BE Required IF they EXCEED 200 sq ft (TENT or canopy)</p>
Building	<p>- DO NOT BLOCK EGRESS OR ACCESS. PATH - OBTAIN SAFETY INSPECTION/ PERMIT FOR TENT > 120 SQ. FT</p>
Environmental	<p>See permit plan for comments</p>
Police	<p>Any food truck used in this event MUST be properly licensed by the City of Romance. Advise of number of security guards and contact information for supervisor.</p>

*Approved security
 information
 Noted!*

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 <i>Peepal Suresh</i>	Title <i>Planning Assistant</i>
Recommended By:	
Name	Title

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN13-00050

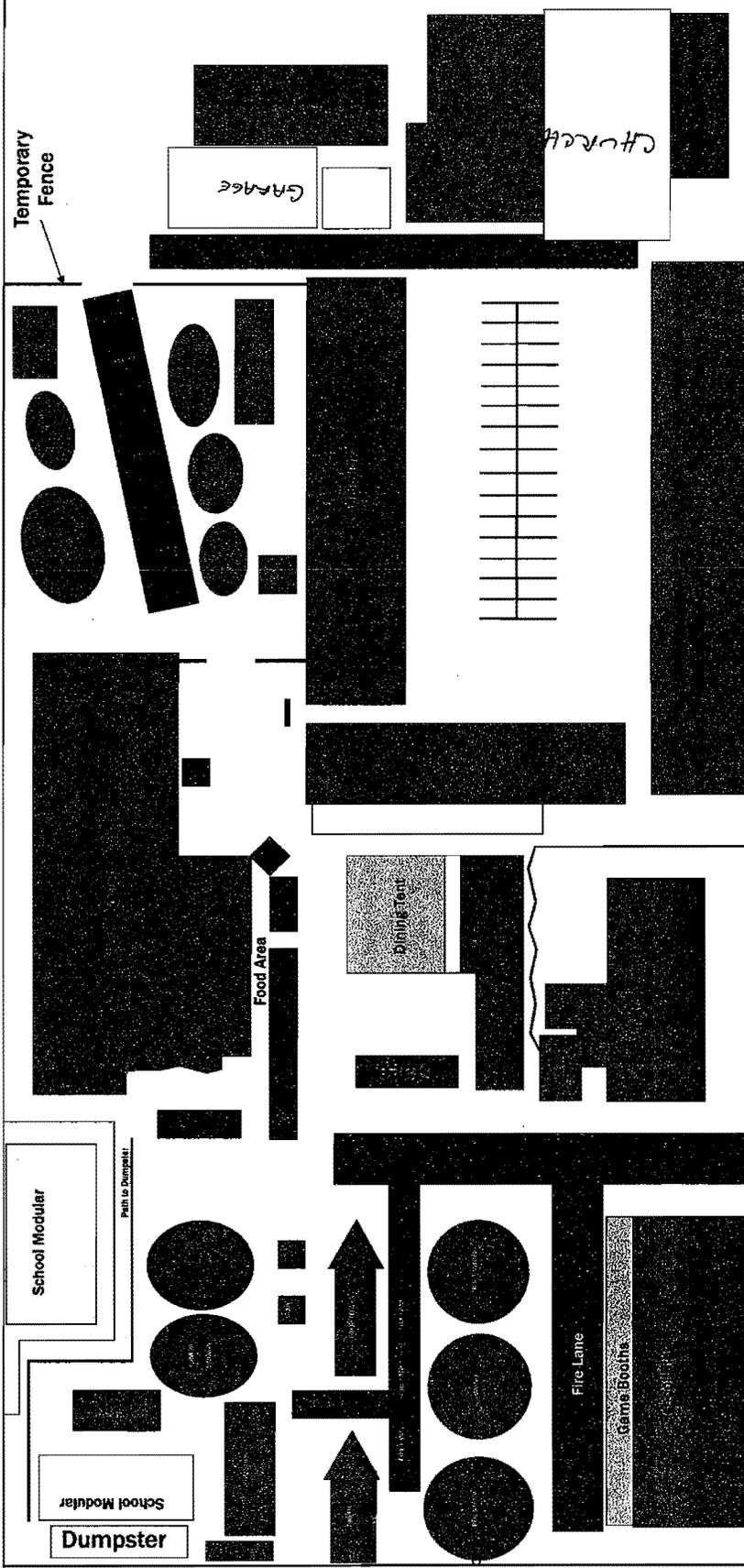


Jeffery W. Gibson
 Community Development Director

22 Aug 13
 Date: _____

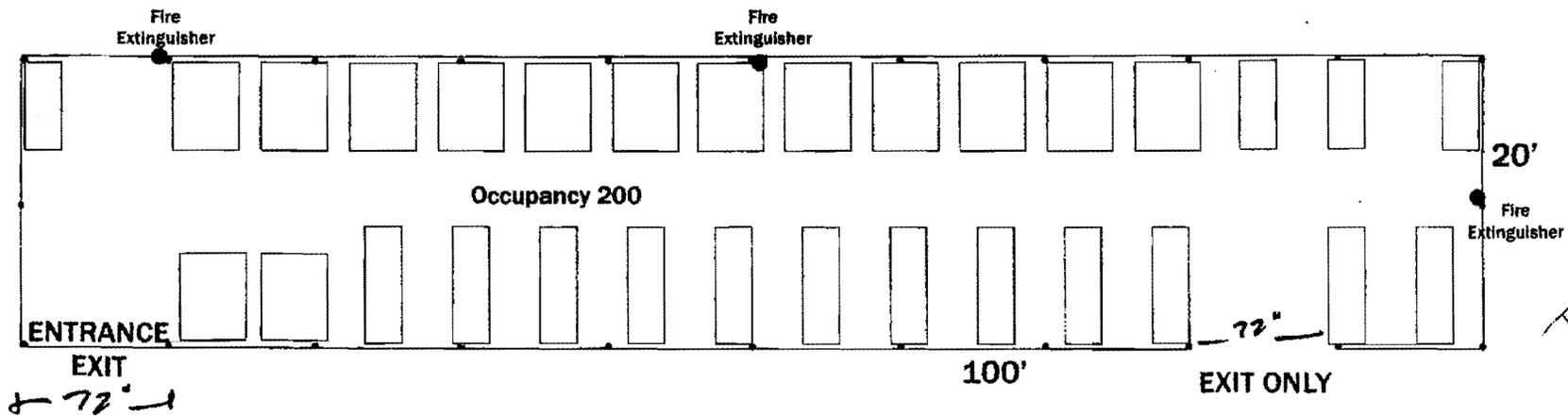
Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

Redondo Beach Blvd.

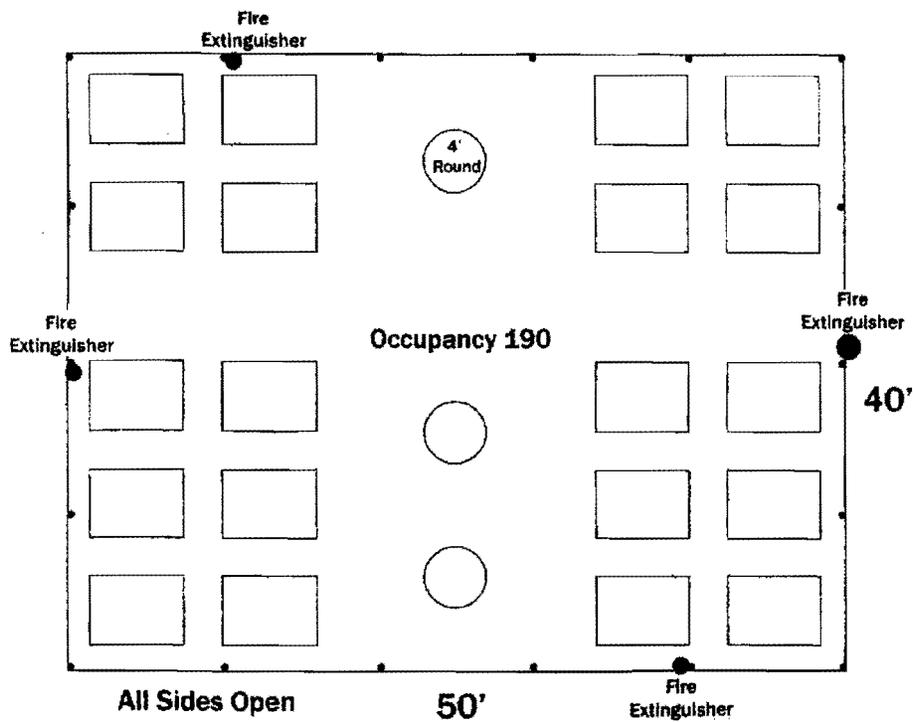


Ainsworth

Blue - RIDES



BEER GARDEN



EATING TENT

August 19, 2013

Director
City of Torrance Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Dear Sir:

Regarding:

St. Catherine Laboure Fiesta to be held on September 27th, 28th, and 29th, 2013
St. Catherine Laboure Church
3846 Redondo Beach Blvd.
Torrance, CA 90504
Nonprofit tax ID# 95-3490633

St. Catherine Laboure Church has held an annual fundraising Fiesta for over 30 years. Our parishioners are feeling the effects of the economic recession, and our weekly collections are barely meeting our expenses. Our Fiesta raises funds for our school and the surrounding community as well as for the maintenance of our church and general operating expenses.

Based on last year's expenses, we estimate that we will pay the following for permits and inspection fees for our Fiesta:

Parking Lot Permit	\$204
Fire permit and inspection	\$181
Sound permit	\$239
Safety inspection	\$289

This brings our City of Torrance fees to \$913, just for permission to hold our Fiesta.

The City has been generous with us in the past, and we appreciate your help. This year our church is in even greater economic hardship, and we respectfully request to have the parking lot permit fee waived.

Sincerely,



Barbara Fake
Fiesta Treasurer

St. Catherine Laboure Fiesta

Head of Security: [REDACTED]
[REDACTED]

We hire 7 unarmed and 2 armed security personnel from:

California Panther Security, Inc.
5777 W. Century Blvd., Ste. 1601
Los Angeles, CA 90045

We schedule additional men and women volunteers at all times during the Fiesta to help out with security, and we make use of 2 way radios for communication.

**Conditions Associated With
Case #: EVN13-00050**

Condition Code	Title	Hold	Status	Status		Tag	Updated		
				Changed	By		Date	By	
Building & Safety									
10	ENVIRONMENTAL CONDITION	None	Not Met				08/20/2013	SJ	
	1. Obtain a separate permit and approval for amplified sound. 2. If amplified sound is approved, it must cease by 9:00 p.m. on each day of the carnival. 3. Provide trash and recycle cans in the area of the event. 4. If generators will be used, locate them away from residential property. Generator noise shall not exceed 55 dba at property line. 5. If a banner is used to advertise this event, obtain a permit and attach the banner to the building. 6 Prohibited signage includes: a-frame or freestanding signs, bow or flag banners; inflatable signs; signs attached to trees, utility and light poles; signs attached to vehicles. 7. Lighting used for the event must be directed away from neighboring residential properties.								
10	PLANNING CONDITION	None	Not Met				08/20/2013	PS	
	-No encroachment permitted into public R-O-W, fire lane or drive aisles/parking areas other than area(s) shown on attached plot plan -All event activities shall be contained within noted areas on attached plot plan. -No blocking of any handicap access of parking spaces is permitted -Clean up of the site shall take place per date/time on application and the site shall be returned to its previous state prior to the event.								



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>Kitwana Lyles</i>			
Name of Business <i>SPORT Chalet</i>			
Property Address (proposed parking lot event location)	City	State	Zip Code
<i>21305 Hawthorne Blvd #205</i>	<i>Torrance</i>	<i>CA</i>	<i>90503</i>
Name of Business Owner	Contact Phone Number	Email	
		<i>(310)316-6634</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: *LABOR DAY Sale Event*

Date(s) and Hours of event:

Date:	From: <i>8/27/13</i>	To: <i>9/2/13</i>	Hours:	From: <i>7⁰⁰ AM</i>	To: <i>10⁰⁰ PM</i>
Set Up Date(s):	From: <i>8/27/13</i>	To: <i>9/2/13</i>	Clean Up Date:	<i>9/2/13</i>	

Site Information:			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
			<i>None</i>

III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- a) No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- b) The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- c) The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 93.1.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant KITWANA LYLES		Print Name of Business Owner and/or Property Owner Del Amo Associates, LLC	
Mailing Address 21305 Hawthorne Blvd Torrance		Mailing Address 7777 Edinger Ave #133, Huntington Beach 926	
City, State, Zip Torrance		City, State, Zip Huntington Beach 926	
Contact Phone Number 310-310-6634		Contact Phone Number 714-897-2534	
Email [Redacted]		Email sbowlay@djmcapital.com	
Signature [Redacted]		Signature [Redacted]	
Date 8/16/13		Date 8/10/13	

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

Plot Plan Attached Other Information Attached: _____

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
EVN13-00051	8/20/13	\$221	[Redacted]
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By	Date: 8/20/13
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By	Date: 8/20/13
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By	Date: 8/20/13
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	Do Not Block Fire Access or Equipment.
Building	- Do NOT BLOCK EGRESS - Do NOT BLOCK ACCESS PATH - OBTAIN SAFETY PERMIT/INSPECTION FOR TENT > 120 SQ. FT.
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	[Redacted] Title <i>Planning Assistant</i>
Recommended By:	
Name	[Redacted] Title <i>Planning Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

- Approved Denied

Temporary Parking Lot Permit Number: *EVNB-00051*

20 Aug 13
Date:

Jeffery W. Gibson
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.

EVN Development Review Comments and Special Conditions of Approval

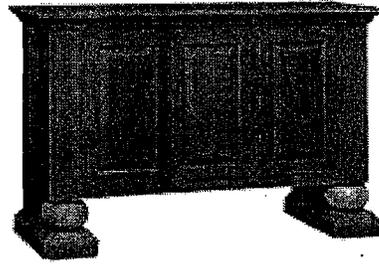
- No encroachment permitted into public R-O-W, fire lane, or drive aisles/parking areas, other than area/s shown on attached plot plan.
- No blocking of any handicap access or parking spaces is permitted.
- Displayed merchandise shall not block vehicle or pedestrian circulation.
- All event activities 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.



Map of:
21305 Hawthorne Blvd
Torrance, CA 90503-5602

Notes

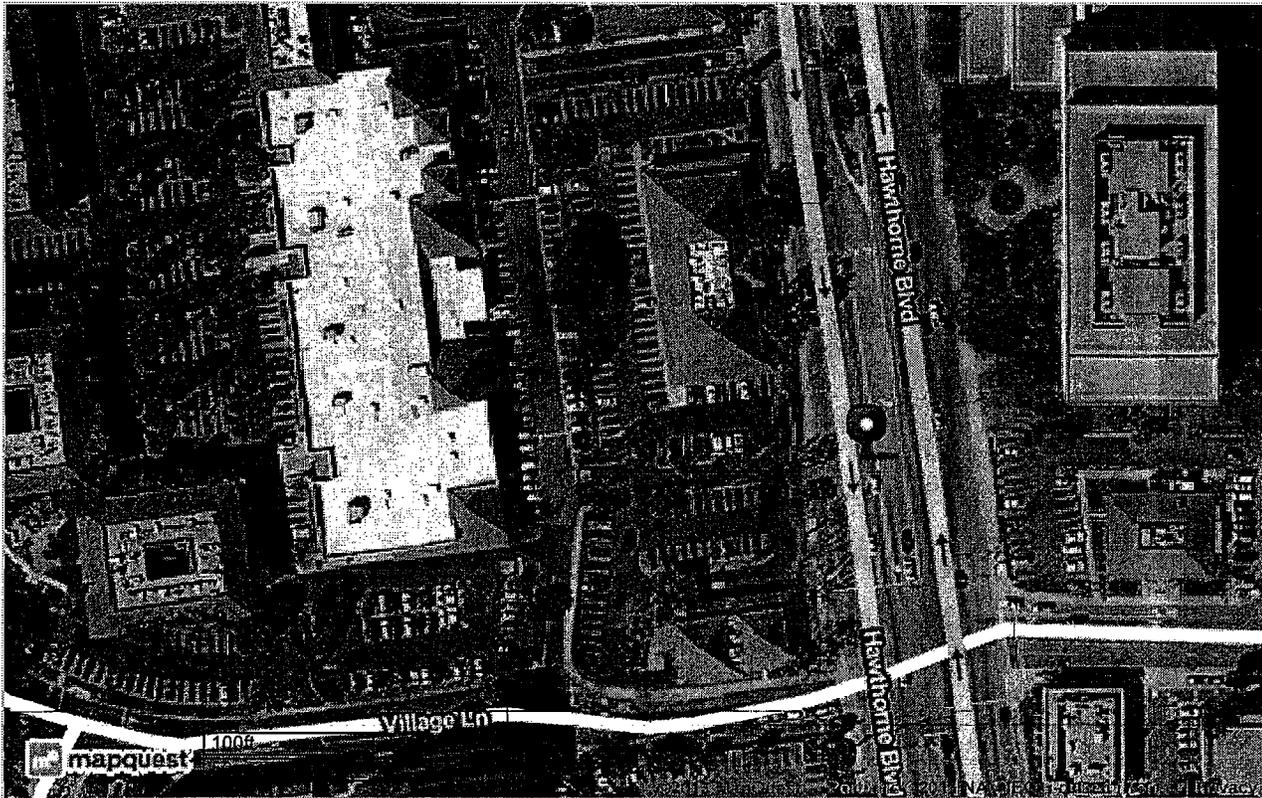
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City of Torrance, Community Development Department Jeffery W. Gibson, Director
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

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				Jacob Stahl					
Name of Business				Ortha Matters					
Property Address (proposed parking lot event location)		City		State		Zip Code			
22724 thestone #A+B		Torrance		CA		90505			
Name of Business Owner		Contact Phone Number		Email					
Ken Harmin		562 499 6744							
Mailing Address (if different from above)				City		State		Zip Code	
[Redacted]				La Mirada CA		90638			

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: 10 x 20 Open Campy

Date(s) and Hours of event:

Date:	From: 8/30	To: 9/2	Hours:	From: 9	To: 8
Set Up Date(s):	From: 8/29	To: 9/3	Clean Up Date:	9/3	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
HBCSP			2

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:

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- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
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- 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>Jacob Stahl</i>		Print Name of Business Owner and/or Property Owner <i>Ken Karan</i>	
Mailing Address <i>2224 Hawthorne Torrance</i>	City, State, Zip <i>Torrance CA</i>	Mailing Address [Redacted]	City, State, Zip <i>La Brea, CA</i>
Contact Phone Number [Redacted]	Email <i>jacob.stahl@stahl.com</i>	Contact Phone Number [Redacted]	Email [Redacted]
Signature [Redacted]	Date <i>8-10-13</i>	Signature [Redacted]	Date <i>8-10-13</i>

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

Plot Plan Attached Other Information Attached:

Application/Case No. <i>EVN13-0052</i>	Date of Acceptance <i>8/20/13</i>	Fee Amount <i>\$221.00</i>	Accepted By:
---	--------------------------------------	-------------------------------	--------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>E. Aleman</i>	Date: <i>8-21-13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>J. Noll</i>	Date: <i>8/21/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: _____
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS

Please log comments in Permit Plan

Fire	2007 canopy - No comments requirements
Building	- All tents larger than 10'x12' require safety w/pn. - No obstructions allowed @ any h.c. paths. (permits)
Environmental	No illegal banners, balloons, or sign holders
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:

- no encroachments into ADA path of travel or any FIRE LANES
- return site to previously permitted state within 24 hours of event completion

Assessment Made By:

Name Danny Santana	Title Senior Planner
------------------------------	--------------------------------

Recommended By:

Name [Redacted]	Title Planning Manager
--------------------	----------------------------------

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

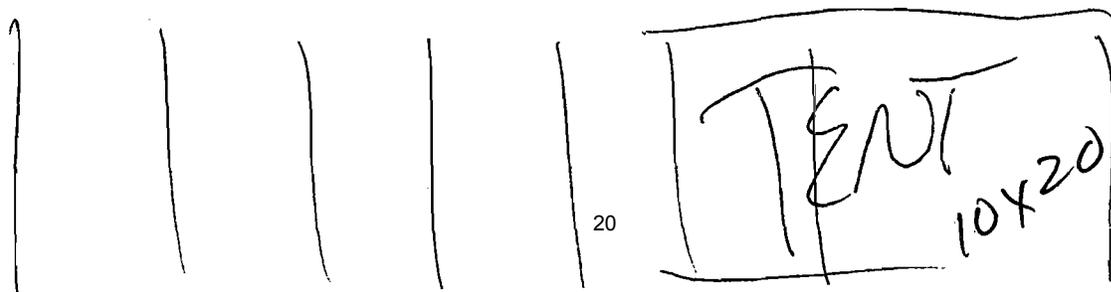
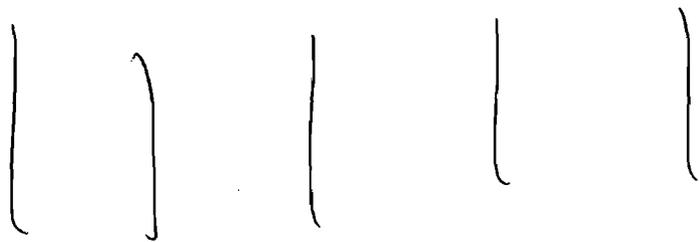
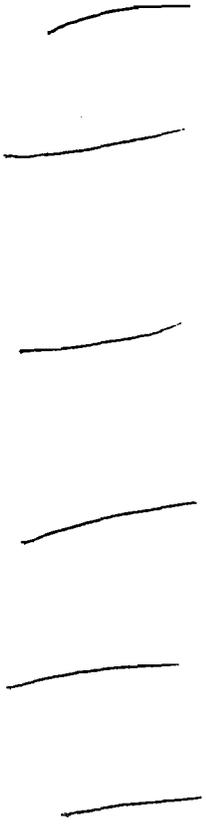
Approved Denied Temporary Parking Lot Permit Number: **EVN13-00052**

21 Aug 13
Date:

Jeffrey W. Gibson
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.

DIRTY
MATTRESS



22724 Hawthorne

Aerial Photo Viewing



Copyright, City of Torrance, 2011; LARIAC, 2011 Tue Aug 20 2013 12:15:29 PM.



EVN13-00053

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>Jacob Stahler</i>			
Name of Business <i>Ortho Mattress</i>			
Property Address (proposed parking lot event location) <i>18225 Hawthorne Blvd</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90504</i>
Name of Business Owner <i>Ken Karmin</i>		Contact Phone Number <i>888-459-6784</i>	
Mailing Address (if different from above) <i>15300 Valley View</i>	City <i>La Mirada</i>	State <i>CA</i>	Zip Code <i>90638</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: *10 x 20 Open Canopy*

Date(s) and Hours of event:

Date:	From: <i>8/30</i>	To: <i>9/2</i>	Hours:	From: <i>9</i>	To: <i>9</i>
Set Up Date(s):	From: <i>8/25</i>	To: <i>9/3</i>	Clean Up Date:	<i>9/3</i>	

Site Information:			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
<i>MBCSANT</i>	<i>25,760</i>	<i>28</i>	<i>2</i>

III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Jacob Stahl</i>		Print Name of Business Owner and/or Property Owner <i>Ken Brown</i>	
Mailing Address <i>18225 Hawthorne Pl. Torrance, CA</i>		Mailing Address <i>La Mirada, CA 90638</i>	
City, State, Zip		City, State, Zip	
Contact Phone Number <i>[Redacted]</i>		Contact Phone Number <i>[Redacted]</i>	
Email <i>Jacob@orthomallas.com</i>		Email <i>[Redacted]</i>	
Signature <i>[Redacted]</i>		Signature <i>[Redacted]</i>	
Date <i>8-10-13</i>		Date <i>8-10-13</i>	

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

Plot Plan Attached Other Information Attached: _____

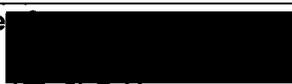
Application/Case No. <i>EUN13-00053</i>	Date of Acceptance <i>8/20/13</i>	Fee Amount <i>221.00</i>	Accepted By: <i>[Redacted]</i>
--	--------------------------------------	-----------------------------	-----------------------------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>8-21-13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>8/21/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: _____
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	200 to No Comments -
Building	- All tents larger than 10' x 12' require safety insp. permits. - No obstructions allowed @ any H.C. paths.
Environmental	No illegal banners, balloons or sign holders.
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:
 - No encroachments into ADA path of travel, or fire lanes.
 - Return site to previously permitted state ~/in 24 hrs of event completion.

Assessment Made By:	
Name <i>Danny Santana</i>	Title <i>Senior Planner</i>
Recommended By:	
Name 	Title <i>Planning Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

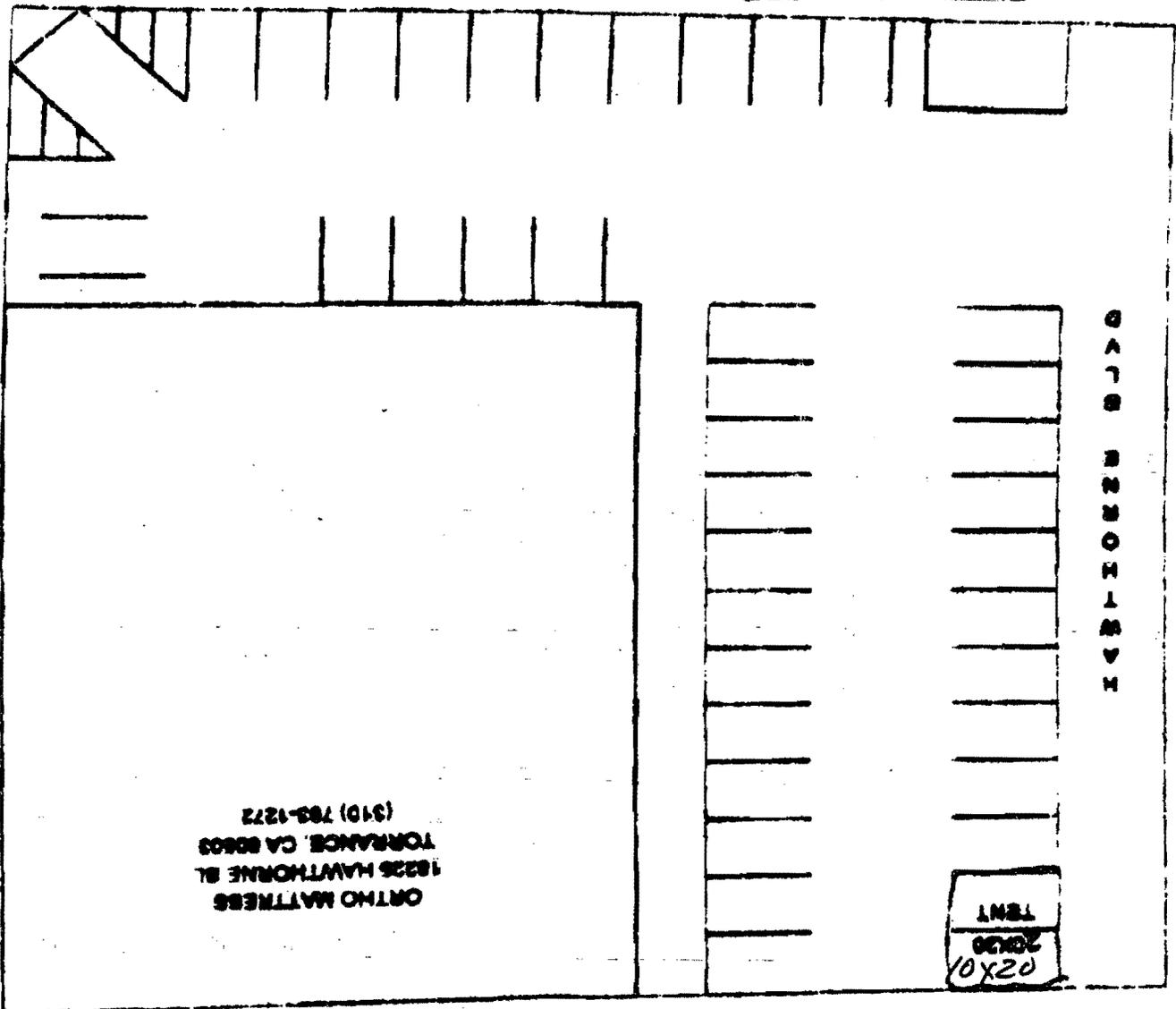
This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: _____


 Jeffery W. Gibson
 Community Development Director

21 Aug 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.



SPECIAL EVENT TENT SET UP



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>Jacob Stahler</i>			
Name of Business <i>Ortho Mattress</i>			
Property Address (proposed parking lot event location) <i>18605 Hawthorne Blvd</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90504</i>
Name of Business Owner <i>Ken Karmin</i>	Contact Phone Number <i>888-499-6784</i>	Email	
Mailing Address (if different from above) [Redacted]	City <i>La Mirada</i>	State <i>CA</i>	Zip Code <i>90638</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:

10 x 20 Open Canopy

Date(s) and Hours of event:

Date:	From: <i>8/30</i>	To: <i>9/3</i>	Hours:	From: <i>9</i>	To: <i>9</i>
Set Up Date(s):	From: <i>8/29</i>	To: <i>9/3</i>	Clean Up Date:	<i>9/5</i>	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
<i>H-NT</i>	<i>0.42 AC</i>	<i>38</i>	<i>3</i>

III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- a) No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- b) The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- c) The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
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- 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).
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- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10th and end no later than October 31st.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25th.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Jacob Stahlke</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Ken Karmel</i>	City, State, Zip
Mailing Address <i>18605 Hawthorne Blvd Torrance, CA 90504</i>	City, State, Zip	Mailing Address <i>15300 Valley View La Mirada, CA 90638</i>	City, State, Zip
Contact Phone Number <i>310-422-0415</i>	Email <i>Jacob.orthomall@torranceca.gov</i>	Contact Phone Number <i>562-175-6784</i>	Email
Signature <i>[Redacted]</i>	Date <i>8-10-13</i>	Signature <i>[Redacted]</i>	Date <i>8-11-13</i>

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

Plot Plan Attached Other Information Attached:

Application/Case No. <i>CVNB-00054</i>	Date of Acceptance <i>8/20/13</i>	Fee Amount <i>\$221.00</i>	Accepted By:
---	--------------------------------------	-------------------------------	--------------

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>8-21-13</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: <i>8/21/13</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: _____
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Redacted]</i>	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	No Comments - 200' Canopy.
Building	- All TENTS LARGER THAN 10'x12' REQUIRE SAFETY WSPND. - No OBSTRUCTION ALLOWED @ ALLY H.C. PATH.
Environmental	No illegal banners, balloons, or sign holders.
Police	

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

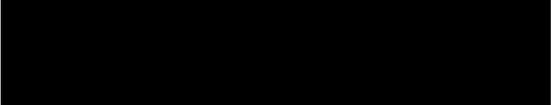
- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
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- No encroachments into ADA path of travel or fire lane.
- Return site to previously permitted state w/in 24 hrs of event completion.

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

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: _____

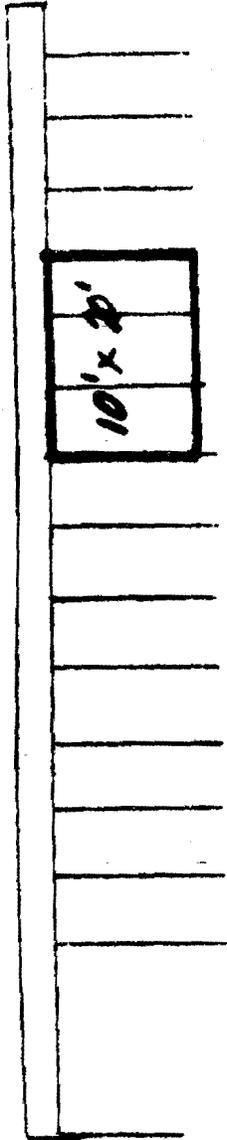


Jennifer W. Gibson
Community Development Director

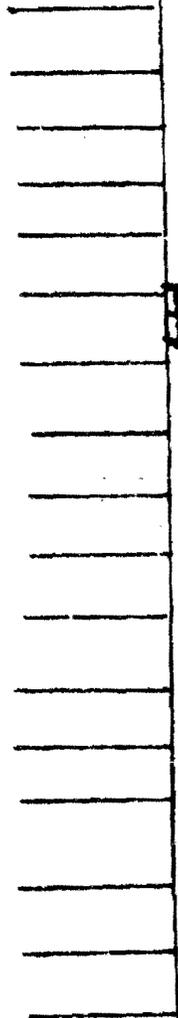
21 Aug 13
Date:

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.

HAWTHORNE BLVD



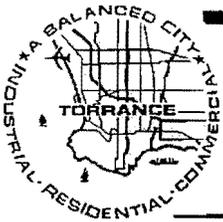
PARKING LOT



ORTHO ADDRESS
 18605 HAWTHORNE BL
 TORRANCE, CA 90605

← S-Hawthorn →

HL 981



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	PHONE NUMBER
JENNIFER D. BALESTRERI	310 386 2546
ADDRESS OF PROPOSED LFDC HOME	
[Redacted] Torrance CA 90501	
MAILING ADDRESS OF APPLICANT (IF DIFFERENT FROM LFDC HOME LOCATION)	
ASSESSOR PARCEL NUMBER (OF LFDC HOME LOCATION)	
7370-019-045	

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, Jennifer D Balestrieri, 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

[Redacted Signature]

Applicant's Signature

7-19-13 JDB

Date

I, Jennifer D Balestrieri, as the applicant for the Large Family Day Care Permit, hereby attest to

Please print name

the following information:

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. I have attached [Redacted] as 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

7-19-13

Date

Continued on next page

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
07/19/2013	LFD13-00002	\$ 523.00	01201100000000000879
APPLICATION ACCEPTED BY: Ana Fernandez		DATE:	ACCEPTED BY:

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

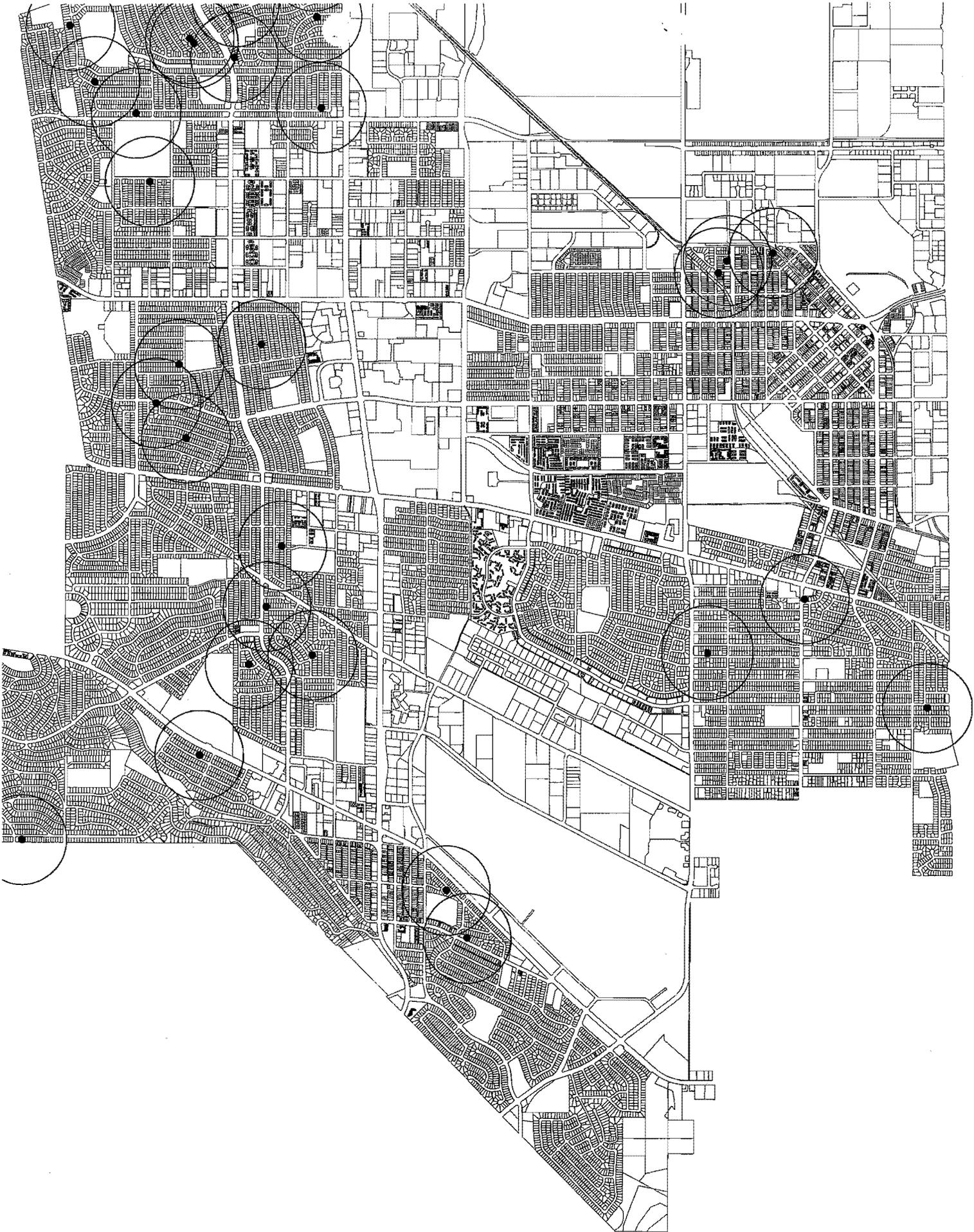
- At least one (1) paved parking space is provided for each non-resident employee;
- Such spaces are not located in the front yard setback areas.
- If the driveway area is used for parking area, it does not conflict with any required child drop-off or pick-up area and does not block the public sidewalk 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~~ ^{523.00} has been submitted along with the application. Checks made payable to "City of Torrance".





State of California

Department of Social Services

Facility Number: 197417550

Effective Date: 03/23/2011

Total Capacity: 8

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

BALESTRERI, JENNIFER DESHOTELS

to operate and maintain a

FAMILY DAY CARE HOME

Name of Facility

BALESTRERI FAMILY CHILD CARE

TORRANCE, CA 90501

This License is not transferable and is granted solely upon the following:

MAX. CAP: 6 - NO MORE THAN 3 INFANTS OR 4 INFANTS ONLY. CAP 8 - NO MORE THAN 2 INFANTS, 1 CHILD IN KINDERGARTEN OR ELEMENTARY SCHOOL AND 1 CHILD AT LEAST AGE 6.

Client Groups Served:

CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(310) 337-4333

Jeffrey Hiratsuka
Deputy Director,
Community Care Licensing Division

Authorized Representative of Licensing Agency

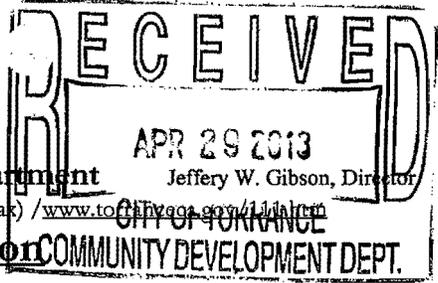
POST IN A PROMINENT PLACE



City of Torrance, Community Development Department

3031 Torrance Blvd., Torrance, CA 90503/310) 618-5990/310-618-5829 (fax) / www.torranceca.gov

Special Development Permit Application



SDP 13 - 00005

PLEASE PRINT OR TYPE

NAME OF APPLICANT CRACKED VESSEL VINTAGE	ADDRESS 2266 TORRANCE BLVD, SUITE 1, TORRANCE CA 90501
STREET ADDRESS/LOCATION OF PROPERTY 1213 ENGRACIA AVENUE, TORRANCE CA 90501	

PROPOSED USE OF PROPERTY (BRIEFLY DESCRIBE BUSINESS): RETAIL ANTIQUE/VINTAGE SHOP

HOURS/DAYS OF OPERATION: 11AM - 7pm TUES - SUN NUMBER OF EMPLOYEES: 1

DESCRIBE ALL PROPOSES EXTERIOR BUILDING CHANGES: PAINT BUILDING, REDO PARKING LOT, REDO SIGNAGE

SUBMIT A SITE PLAN SHOWING ACCESS, LOCATION AND NUMBER OF OFF-STREET PARKING SPACES. INDICATE EXTENT OF PAVEMENT, STRIPING, LANDSCAPING AND LOCATION OF TRASH ENCLOSURE. (SUBMIT ON AN 8-1/2" BY 11" SHEET/INCLUDE SCALE)

SUBMIT DIMENSIONED FLOOR PLAN INDICATING HOW THE SPACE WILL BE UTILIZED, INCLUDE SQUARE FOOTAGE OF BUILDING OR TENANT SPACE

PREVIOUS PROPERTY USE: Muffler shop DATE VACATED: _____

PROPERTY OWNER	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER)
PRINT NAME OF PROPERTY OWNER NADIA AHMEDO	PRINT NAME OF APPLICANT/REPRESENTATIVE MARY FEUER
ADDRESS 2068 TORRANCE BLVD	ADDRESS 2271 TORRANCE BLVD #8, 90501
PHONE 310-480-6643	PHONE (310) 320-5457 / (323) 327-7347
SIGNATURE OF PROPERTY OWNER 	SIGNATURE OF APPLICANT/REPRESENTATIVE

FOR COMMUNITY DEVELOPMENT STAFF USE ONLY - DO NOT WRITE BELOW THIS LINE

DATE ACCEPTED 4/29/13	ACCEPTED BY Kevin Joe
END OF 15-DAY COMMENT PERIOD	PLANNING COMMISSION APPEAL FEE \$80.00

FILL IN BELOW THE NAMES AND ADDRESS OF TENANTS AND CORRESPONDING PROPERTY OWNERS OF SURROUNDING PROPERTIES (ATTACH ADDITIONAL SHEETS IF NECESSARY)

TENANT NAME, ADDRESS AND TYPE OF BUSINESS	PROPERTY OWNER'S NAME/ADDRESS
NAME AMERICA'S TIRE	NAME SMD Investments
ADDRESS 2026 TORRANCE BOULEVARD	ADDRESS 2716 Via Elevado
TYPE OF BUSINESS TIRES/AUTOMOTIVE	Palos Verdes Estates CA 90274
NAME DOVE HOME FURNITURE	NAME Gerald + Mary Butler
ADDRESS 2047 TORRANCE BOULEVARD	ADDRESS 10 Eastfield Dr.
TYPE OF BUSINESS FURNITURE	Rolling Hills CA 90274
NAME VACANT	NAME
ADDRESS 2068 TORRANCE BOULEVARD	ADDRESS
TYPE OF BUSINESS	
NAME ADVENSIO PROPERTY MANAGEMENT	NAME same
ADDRESS 2071 TORRANCE BOULEVARD	ADDRESS
TYPE OF BUSINESS REAL ESTATE MANAGEMENT	
NAME HARBOE ANIMAL HOSPITAL	NAME Ann Smith
ADDRESS 2078 TORRANCE BOULEVARD	ADDRESS 34 Harbor Sight Dr.
TYPE OF BUSINESS VETERINARIAN	Rolling Hills Estates CA 90274
NAME VOLUNTEER CENTER	NAME same
ADDRESS 1230 CRAVENS AVENUE	ADDRESS
TYPE OF BUSINESS VOLUNTEER COORDINATION	
NAME WORKSOURCE CALIFORNIA	NAME same
ADDRESS 1220 ENGRACIA AVENUE	ADDRESS
TYPE OF BUSINESS JOB CENTER	
NAME	NAME Michael Kawada
ADDRESS 1226 Engracia	ADDRESS 1226 Engracia Ave
TYPE OF BUSINESS Residence	Torrance 90501
NAME	NAME Raymund Adloc
ADDRESS 1230 Engracia	ADDRESS 1230 Engracia Ave
TYPE OF BUSINESS Residence	Torrance 90501

CATEGORICALLY EXEMPT PER CEQA SECTION 15301

SIGNATURE



DATE 8/19/13

RECOMMENDATION MADE BY

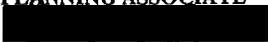
NAME Kevin Joe

TITLE Planning Associate

DATE 8/19/13

CONCUR

SR. PLANNING ASSOCIATE



DATE 8/19/13

RECOMMENDATION

APPROVAL, subject to conditions on attached page.

DENIAL, for reasons noted in staff comments.

NOTES SDPB-00005 cracked vessel vintage retail sales antiques

THIS REQUEST FOR A SPECIAL DEVELOPMENT PERMIT IS:

APPROVED

DENIED



Jerry W. Gibson, Community Development Director

Date

17 Aug 13

**SDP13-00005
Cracked Vessel Vintage (Retail Sales)
1213 Engracia Avenue**

STAFF COMMENTS: The applicant is proposing to operate a shop for the retail sale of antique furniture and houseware items in an existing 1,160-square foot space in a 1,850-square foot multi-tenant commercial building located at 1213 Engracia Avenue in the Downtown Project Area, Commercial Sector. The Commercial Sector permits retail sales uses. The previous business at this location was an automotive repair shop.

The 1,160-square foot first floor will primarily consist of merchandise display area with the remaining area used for office, storage, and restroom. The retail shop will have a total of one employee on premises at a single time. The proposed hours of operation will be 11:00 a.m. to 7:00 p.m. Tuesday through Sunday.

The surrounding businesses include America's Tire (2026 Torrance Blvd.), Dove home Furniture (2067 Torrance Blvd.), Ascensio Property Management (2071 Torrance Blvd.), Harbor Animal Hospital (2078 Torrance Blvd.), The Volunteer Center (1230 Cravens Ave.) and Worksource California (1220 Engracia Ave.). An approximately 700-square foot commercial tenant space (2068 Torrance Blvd.) on this property is currently vacant.

Based on the parking ratio standard of one parking space per 570 square feet of modified gross floor area for structures constructed prior to the adoption of the Downtown Development Standards in 1980, a total of two parking spaces are required for the proposed business and approximately seven spaces can be accommodated on the property. The other tenant space, which is currently vacant, on this property is approximately 680 square feet in area would require two parking spaces as well. The proposed business is not anticipated to generate a significant demand for parking. The seven parking spaces should be sufficient. The applicant will be required to restripe the parking lot to City standards.

This Special Development Permit will require the applicant to obtain a sign permit for any new exterior signage. The applicant and property owner will be required to keep the business storefront, including sidewalk and windows, clean and clear of trash and debris. Planning Division staff recommends approval of this Special Development Permit subject to the attached conditions.

AGREEMENT TO MEET CONDITIONS OF SPECIAL DEVELOPMENT PERMIT

The following conditions have been imposed by the Community Development Director in approving Special Development Permit No. 13-00005:

1. The subject property at 1213 Engracia Avenue shall be used for the following purpose:

Cracked Vessel Vintage (Retail Sales-Antiques)

2. That all changes to the building facade, including but not limited to paint color, security bars and gates shall be approved by Planning staff and, if necessary by the Building and Safety Division. Exterior colors shall be consistent with the Downtown Color Palette.
3. That a business license shall be obtained prior to commencement of operation at this location. (Planning)
4. That the applicant and/or property owner shall obtain all necessary Building and Safety Permits for interior tenant improvements and exterior modifications prior to construction. (Building & Safety)
5. That the applicant and property owner agrees to be bound by, to abide by, and to act in accordance with, the Downtown Development Standards approved by the City of Torrance and the Torrance Redevelopment Agency, and any amendments thereto. (Planning)
6. That the applicant and property owner shall restripe the parking lot in accordance with City standards. A striping plan shall be submitted for review and approval by the Planning Division and Building & Safety Division. (Planning, Building & Safety)
7. That parking stalls shall be double lined striped and a minimum eight feet six inches (8'6") wide by 19 feet deep in dimension. (Planning)
8. That concrete wheel stops shall be installed at the head of each parking stall. (Planning)
9. That secondhand and previously-owned merchandise to be sold at this store shall be acquired off-site and not on the premises. The business shall not accept donations of secondhand or previously owned merchandise from the public on-site. The business shall be prohibited from operating as a pawnbroker, defined as any person carrying on the business of receiving goods in pledge as security for a loan (Planning).
10. That merchandise shall not be sold on consignment at this location. (Planning)

2137
23. Compliance is required within 60 days after receiving this approval for all conditions stated above, or this Special Development Permit (SDP) will be automatically revoked.

I understand and agree to meet the above conditions.

[Redacted Signature]

Signature of applicant

8/19/13
Date

Mary Fever
Printed name of applicant

[Redacted Signature]

Signature of property owner

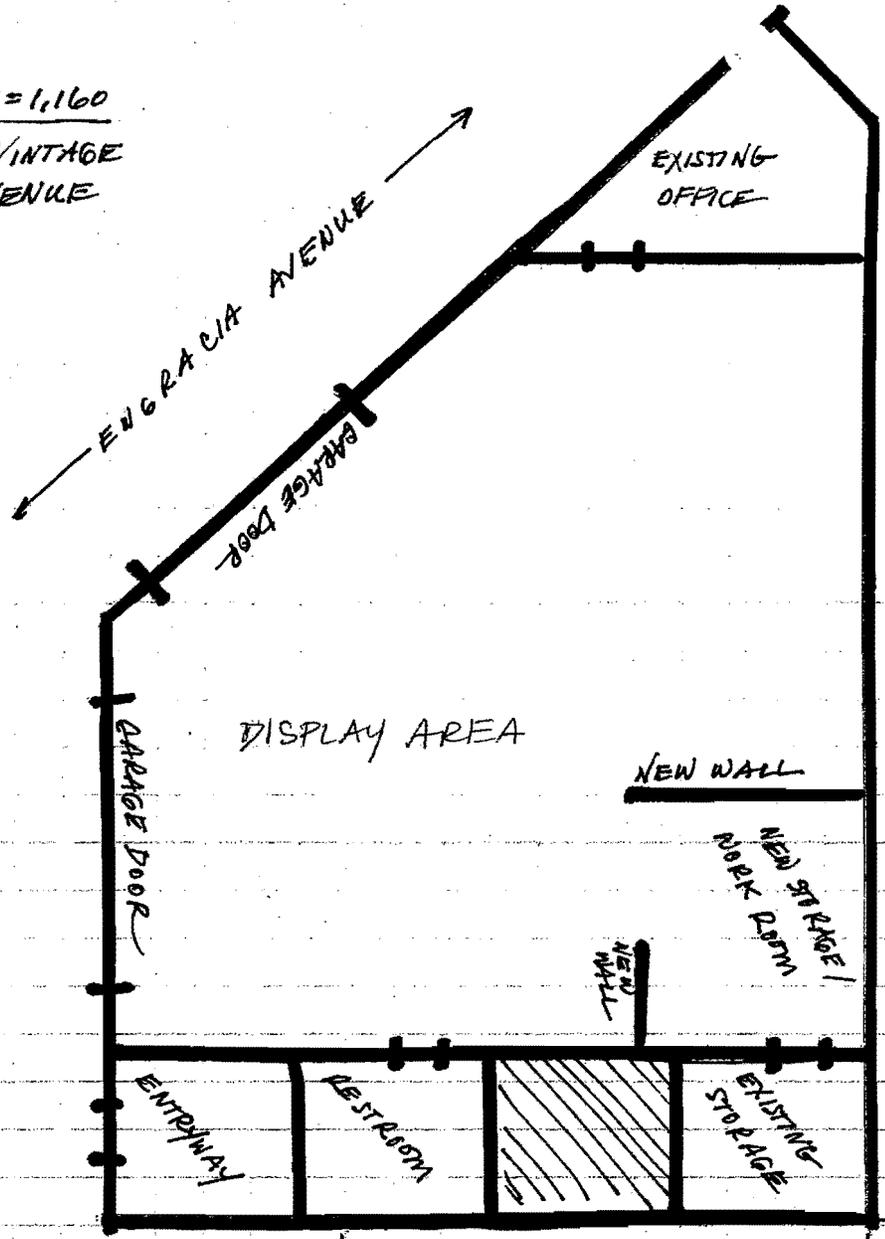
8/19/13
Date

NADIR AHMED
Printed name of property owner

1 INCH = 8 FEET

APPRX. TOTAL SQ. FT = 1,160

CRACKED VESSEL VINTAGE
1213 ENGRACIA AVENUE



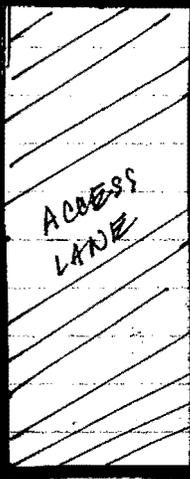
MAIN SPACE to be kept open
for changing displays.

← 2068 TORRANCE BLVD. →

← TORRANCE BLVD. →

1213 ENERACIA AVENUE

2068 TORRANCE BOULEVARD

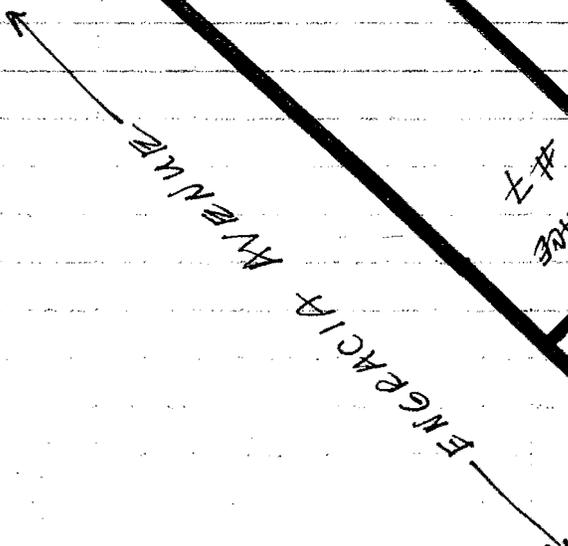


SPACE #4
(HANDICAPPED - VAN)

SPACE #3
(STANDARD)

SPACE #2
(STANDARD)

SPACE #1
(STANDARD)



SPACE #7

SPACE #6

SPACE #5

SIGN