

November 1, 2012

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:

October 29, 2012

REQUEST

EVENTS:

Applicant: Laura L. Schenasi, representing
Torrance Memorial Medical Center

APPROVED
10/29/12

Case No.: **EVN12-00078**
Location: 3330 Lomita Boulevard
Zoning: HMD

Summary: Request for approval to allow for a 29th Annual Holiday Festival at Torrance Memorial Medical Center Lot E on 11/27/12 to 12/02/12 from 9:00AM-9:00PM (9:00PM-12:00AM on 11/30/12), on property located in the HMD Zone at 3330 Lomita Boulevard.

Applicant: Karen Schwartz, representing
South Bay Christian Center

APPROVED
10/31/12

Case No.: **EVN12-00079**
Location: 2150 Sepulveda Boulevard
Zoning: C-3

Summary: Request for approval to allow for a one day craft fair on 11/03/12 from 9:00AM-3:00PM, on property located in the C-3 Zone at 2150 Sepulveda Boulevard.

EVENTS:

Applicant: Kathleen Gorze, representing
St. Catherine Laboure Church

APPROVED
10/31/12

Case No.: EVN12-00080
Location: 3846 Redondo Beach Boulevard
Zoning: R-3/C-2

Summary: Request for approval to allow for an outdoor food truck event gathering of 300-400 people on 11/16/12 from 5:00PM-9:30PM, on property located in the R-3/C-2 Zone at 3486 Redondo Beach Boulevard.

MINOR DEVELOPMENT PERMIT:

Applicant: Jourdanne Cadavona

APPROVED
10/29/12

Case No.: MDP12-00009
Location: 4310 Artesia Boulevard
Zoning: HBCSP (NT)

Summary: Request for approval of a Minor Development Permit to allow exterior renovations to an existing commercial building on property located within the Hawthorne Boulevard Corridor Specific Plan Zone, North Torrance Sub-District at 4310 Artesia Boulevard.

Applicant: Aria Shafiee

APPROVED
10/31/12

Case No.: MDP12-00008
Location: 3673 Torrance Boulevard
Zoning: HBCSP (DA-2)

Summary: Request for approval of a Minor Development Permit to allow the expansion of a snack room within an existing hotel on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District Two (DA-2) at 3673 Torrance Boulevard.

MISCELLANEOUS PERMIT:

**Applicant: Simon Property Group, Inc. (Charles Davis)/
Manatt, Phelps & Phillips, LLP (Susan Hori)**

APPROVED
10/31/12

Case No.: MIS12-00293

**Location: Property West of Madrona Avenue between Carson
Street and Fashion Way**

Zoning: HBCSP (DA-1)

**Summary: Request for approval of a Minor Modification to allow
changes to existing entitlements for the Del Amo
Fashion Center (Center) in order to allow
modifications to the approved configuration on
property located in the Hawthorn Boulevard Corridor
Specific Plan, Del Amo Business Sub-District One
(DA-1) at property located West of Madrona between
Carson and Fashion Way.**



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>LAURA L. SCHEDIASI, Executive Vice President, Healthcare Foundation</i>			
Name of Business			
<i>Torrance Memorial Medical Center</i>			
Property Address (proposed parking lot event location)		City	State Zip Code
<i>3330 Lomita Blvd. Torrance, CA 90505</i>			<i>310-517-4708</i>
Name of Business Owner		Contact Phone Number	
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
- Outdoor Gathering Of People
- Christmas Tree Sales Lot
- Includes Amplified Sound
- Other (Please Describe): _____

Describe the proposed event: *29th ANNUAL HOLIDAY FESTIVAL AT TORRANCE MEMORIAL MEDICAL CENTER - LOT E. NOV. 27- DEC. 2, 2012*
FASHION SHOW NOV. 27- FESTIVAL GALA DINNER, NOV. 30th -

Date(s) and Hours of event:

Date:	From: <i>NOV 27, 2012</i>	To: <i>DEC 2, 2012</i>	Hours:	From: <i>9 AM</i>	To: <i>9 p.m.</i>
Set Up Date(s):	From: <i>NOV 17, 2012</i>	To: <i>DEC 4, 2012</i>	Clean Up Date:	<i>DEC. 4, 2012</i>	<i>NOV. 30 9 AM - MIDNIGHT</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>HMD</i>	<i>394.653</i>	<i>2.060</i>	<i>166</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 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>LAURA L. SCHENASI</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>TORRANCE MEMORIAL MED. CTR.</i>	City, State, Zip
Mailing Address <i>3330 LOMITA BLVD, TORRANCE, CA</i>		Mailing Address <i>SAME</i>	
Contact Phone Number <i>310-577-4708</i>		Contact Phone Number <i>SAME</i>	
Signature 	Date <i>10-16-12</i>	Signature 	Date <i>10-16-12</i>

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

Plot Plan Attached Other Information Attached: *501(C)(3) NON-PROFIT FEE WAIVER CTR.*

Application/Case No. <i>EVN 12-0078</i>	Date of Acceptance <i>10-18-12</i>	Fee Amount <i>Waived</i>	Accepted By: <i>R. Cutting</i>
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Fire Approved Denied See Remarks By: *E. Alvarado* Date: *10/18/12*

Building Approved Denied See Remarks By: *J. Noh* Date: *10/18/12*

Environmental Approved Denied See Remarks By: *Jee* Date: *10/25/12*

Please log comments in Permit Plan
07/01/10

REMARKS	
Fire	OBTAIN NECESSARY PERMITS FROM FIRE DEPT. FIRE WATCH MAY BE REQUIRED.
Building	ANY TENTS LARGER THAN 10x12' REQUIRES SAFETY INSPECTION PERMIT.
Environmental	

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

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

- Event activities must not block handicap spaces.
- No encroachment into public r-o-w, fire lane, parking areas other than as shown.
- All event activities must be contained within noted areas.
- Site to be returned to previous state at end of event.

Assessment Made By:	
Name <i>Rebecca Cutting</i>	Title <i>Planning Associate</i>
Recommended By:	
Name <i>[Signature]</i>	Title <i>Planning Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: ERN 12-00078

[Signature]
 Jeffery W. Gibson
 Community Development Director

290912
 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.

Holiday  *Festival*

October 20, 2011

City of Torrance
Planning Department
3031 Torrance Blvd.
Torrance, CA 90503

Attention: Jeffery W. Gibson, Planning Director

RE: Torrance Memorial Medical Center
2012 "29th Annual Holiday Festival"

Dear Mr. Gibson,

Torrance Memorial Medical Center (TMMC) is requesting approval from the City of Torrance Planning Department to hold their 2012, 29th Annual Holiday Festival in the Skypark Parking Lot (Parking Lot E), located at the south end of the TMMC campus on property owned by TMMC. The facilities for the event include a tent for the festival itself along with a tent for cooking and temporary toilets. A plot plan indicating the location of these temporary facilities is attached.

This event is an annual fundraiser for the hospital that has been held in this location since 2002.

The schedule of events for the 2012 Holiday Festival is as follows:

- Installation of temporary facilities and festival preparations – Saturday, November 17, 2012 through Monday, November 26, 2012.
- Fashion Show – Tuesday, November 27, 2011 at 9:30 a.m.
- Public Viewing – Wednesday, November 28, 2012 through Sunday, December 2, 2012.
- Festival Night Dinner and Auction - Friday, November 30 at 6:00 p.m.
- Removal of tents – Tuesday, December 4, 2012.

During the 2012 Holiday Festival events, 166 parking spots in the Skypark Parking Lot (Parking Lot E) will be closed. These 166 parking spots represent 8 percent of the 2,060 parking spots on the campus. A site parking plan and matrix of existing parking spaces are attached. Please note that this event will not disrupt on-site circulation or be detrimental to other businesses or properties in the vicinity.



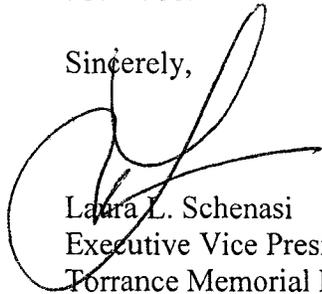
Mr. Jeffery W. Gibson, Planning Director
City of Torrance
RE: Torrance Memorial Medical Center 2008 Holiday Festival
October 15, 2012
Page 2

Food and beverages will be sold and served to the public from Tuesday, November 27, 2012 through Sunday, December 2, 2012.

A separate application has been filed with the Federal Aviation Administration for approval of the tent adjacent to the Torrance Municipal Airport.

If you have any questions regarding this matter, please don't hesitate to call me at (310) 517-4708.

Sincerely,



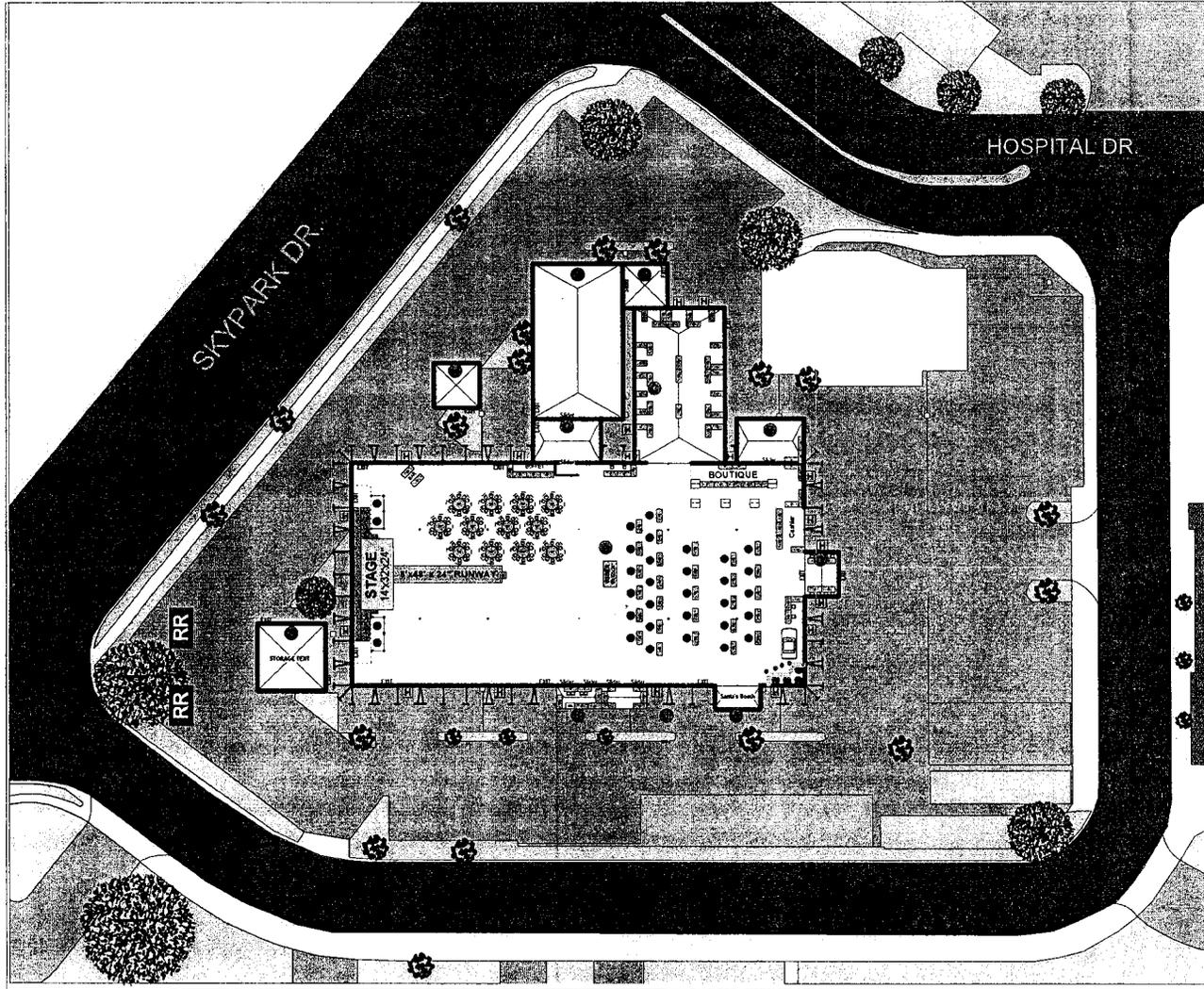
Laura L. Schenasi
Executive Vice President, Health Care Foundation
Torrance Memorial Medical Center

Thank You!

LLS/kr

Attachments

SPONSOR RECEPTION LAYOUT - Sunday



LEGEND

- = 100' x 200' TENT
- = 40' x 70' TENT
- = 40' x 70' TENT
- = 20' x 30' TENT
- = 20' x 30' TENT
- = 30' x 30' TENT
- = 15' x 20' TENT
- = 20' x 20' TENT (NO TOP)
- = 20' x 20' TENT
- = 10' x 20' TENT
- RR** = PORT-A-POTTIES & WASH BASINS
- = 66" ROUND TABLE WITH 10 CHAIRS EACH (55 TABLES TOTAL)
- = 6' TABLE (98 TABLES TOTAL)
- = 8' TABLE (5 TABLES TOTAL)
- H** = HEATER
- = LIGHT POLE

TORRANCE MEMORIAL HOLIDAY EVENT 2012

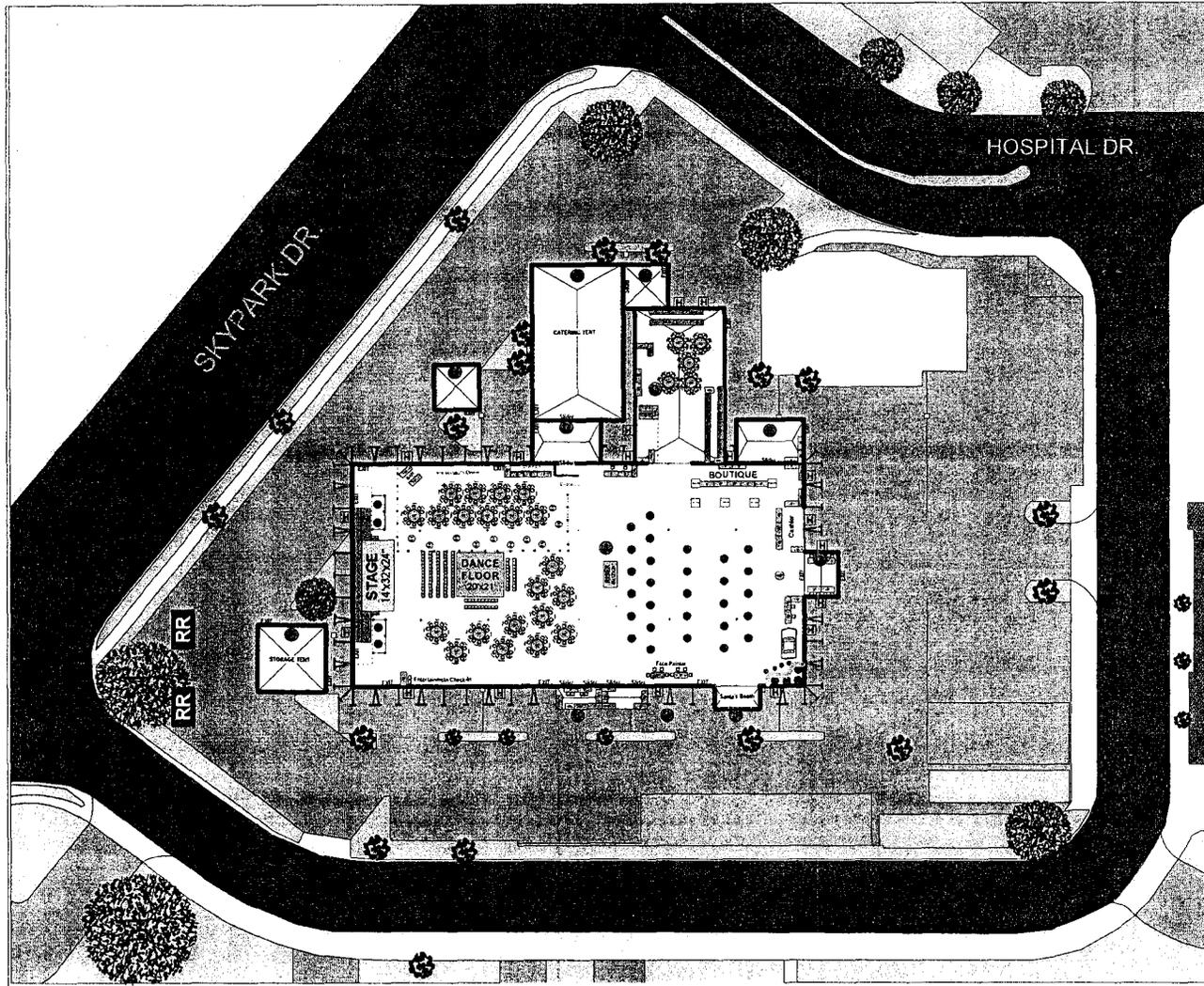


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OVERALL TENTING SITE PLAN

DATE: 09/07/12
 DRAWN: ML
 CHECKED: ML
 SURVEYOR: ML
 TYPE: SCHEMATIC
 REVISION: 0

PUBLIC HOURS LAYOUT - Wednesday



LEGEND

- = 100' x 200' TENT
- = 40' x 70' TENT
- = 40' x 70' TENT
- = 20' x 30' TENT
- = 20' x 30' TENT
- = 30' x 30' TENT
- = 15' x 20' TENT
- = 20' x 20' TENT (NO TOP)
- = 20' x 20' TENT
- = 10' x 20' TENT
- = PORT-A-POTTIES & WASH BASINS
- = 66" ROUND TABLE WITH 10 CHAIRS EACH (55 TABLES TOTAL)
- = 6' TABLE (98 TABLES TOTAL)
- = 8' TABLE (5 TABLES TOTAL)
- = HEATER
- = LIGHT POLE

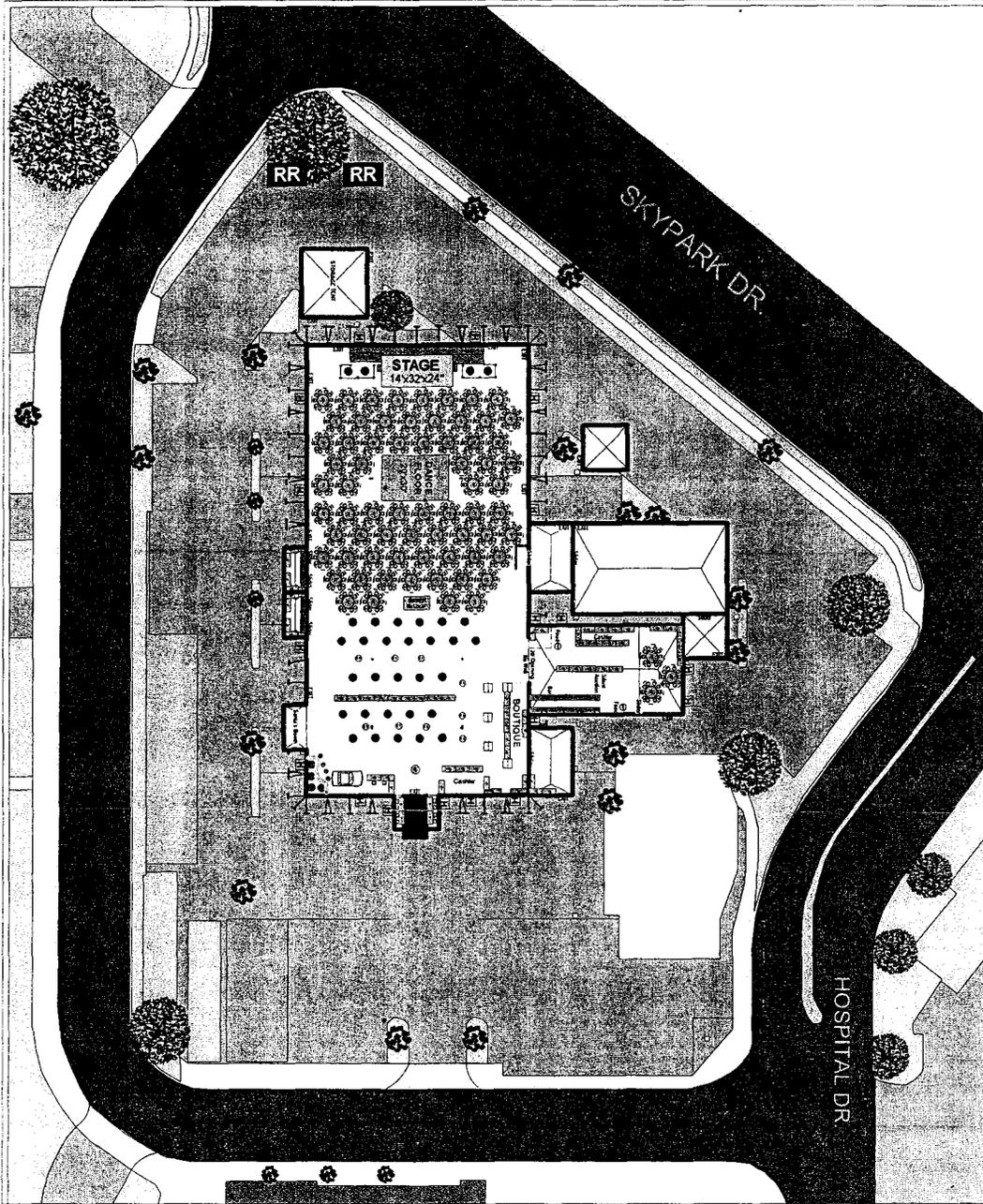
TORRANCE MEMORIAL HOLIDAY EVENT 2012
 OVERALL TENTING SITE PLAN



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DATE	09/07/12
CHECKED	
DRAWN	ML
SCALE	
PROJECT	TORRANCE MEMORIAL HOLIDAY EVENT 2012
TYPE	SCHEMATIC
NO.	0

GALA LAYOUT - Friday



LEGEND	
	= 100' x 200' TENT
	= 40' x 70' TENT
	= 40' x 70' TENT
	= 20' x 30' TENT
	= 20' x 30' TENT
	= 30' x 30' TENT
	= 15' x 20' TENT
	= 20' x 20' TENT (NO TOP)
	= 20' x 20' TENT
	= 10' x 20' TENT
	= PORT-A-POTTIES & WASH BASINS
	56" ROUND TABLE WITH 10 CHAIRS EACH (56 TABLES TOTAL)
	6' TABLE (98 TABLES TOTAL)
	8' TABLE (5 TABLES TOTAL)
	HEATER
	LIGHT POLE

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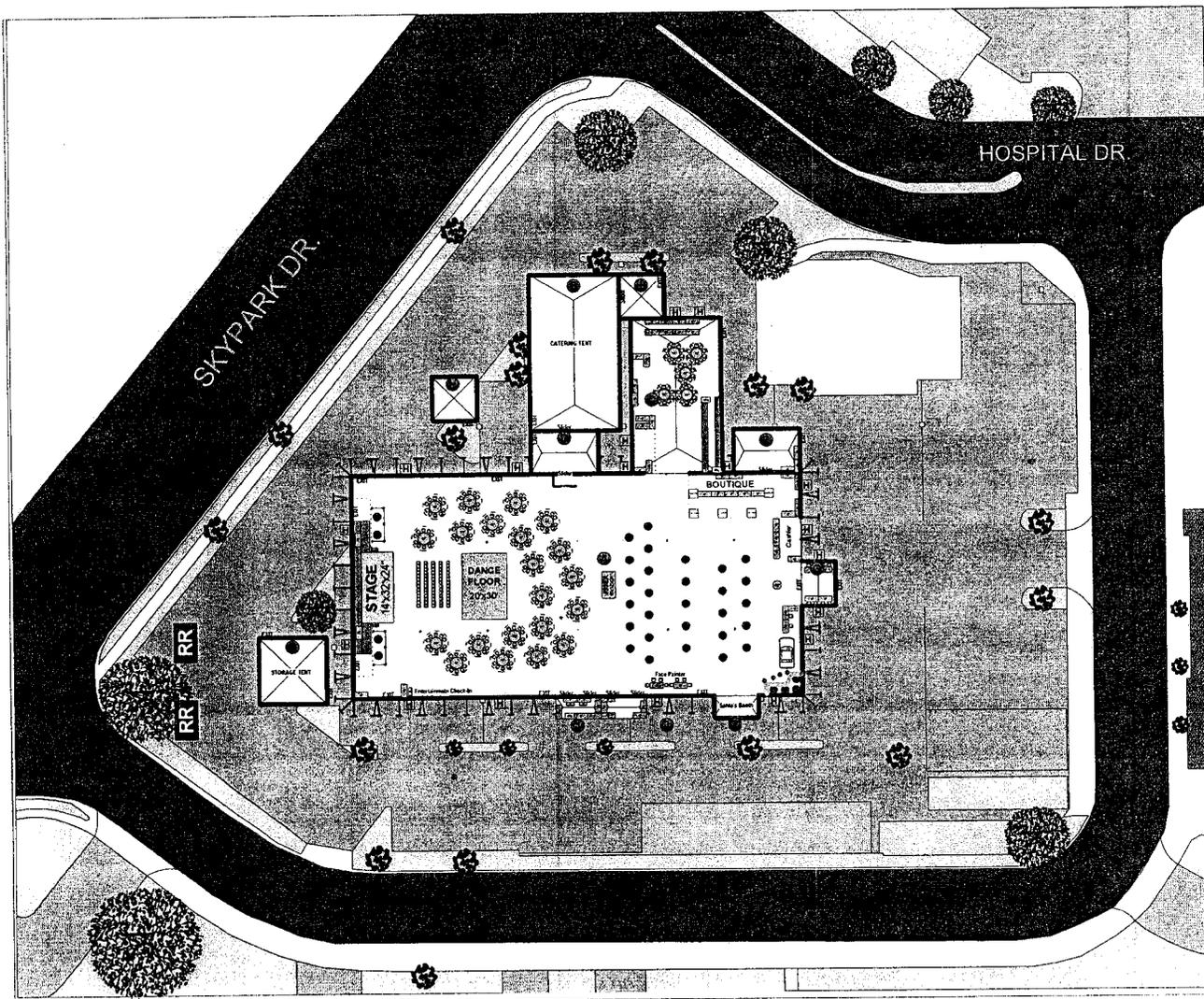


TORRANCE MEMORIAL HOLIDAY EVENT 2012

OVERALL TENTING SITE PLAN

DRAWING LOCATION	CHECKED	DATE	ML	DRAWING TYPE	CODE	SIZE	TYPE	REV
	CHECKED	09/07/12		SCHEMATIC				0

PUBLIC HOURS LAYOUT - Saturday & Sunday



LEGEND

- = 100' x 200' TENT
- = 40' x 70' TENT
- = 40' x 70' TENT
- = 20' x 30' TENT
- = 20' x 30' TENT
- = 30' x 30' TENT
- = 15' x 20' TENT
- = 20' x 20' TENT (NO TOP)
- = 20' x 20' TENT
- = 10' x 20' TENT
- RR** = PORT-A-POTTIES & WASH BASINS
- = 66" ROUND TABLE WITH 10 CHAIRS EACH (55 TABLES TOTAL)
- = 6' TABLE (98 TABLES TOTAL)
- = 8' TABLE (5 TABLES TOTAL)
- H** = HEATER
- = LIGHT POLE

TORRANCE MEMORIAL HOLIDAY EVENT 2012



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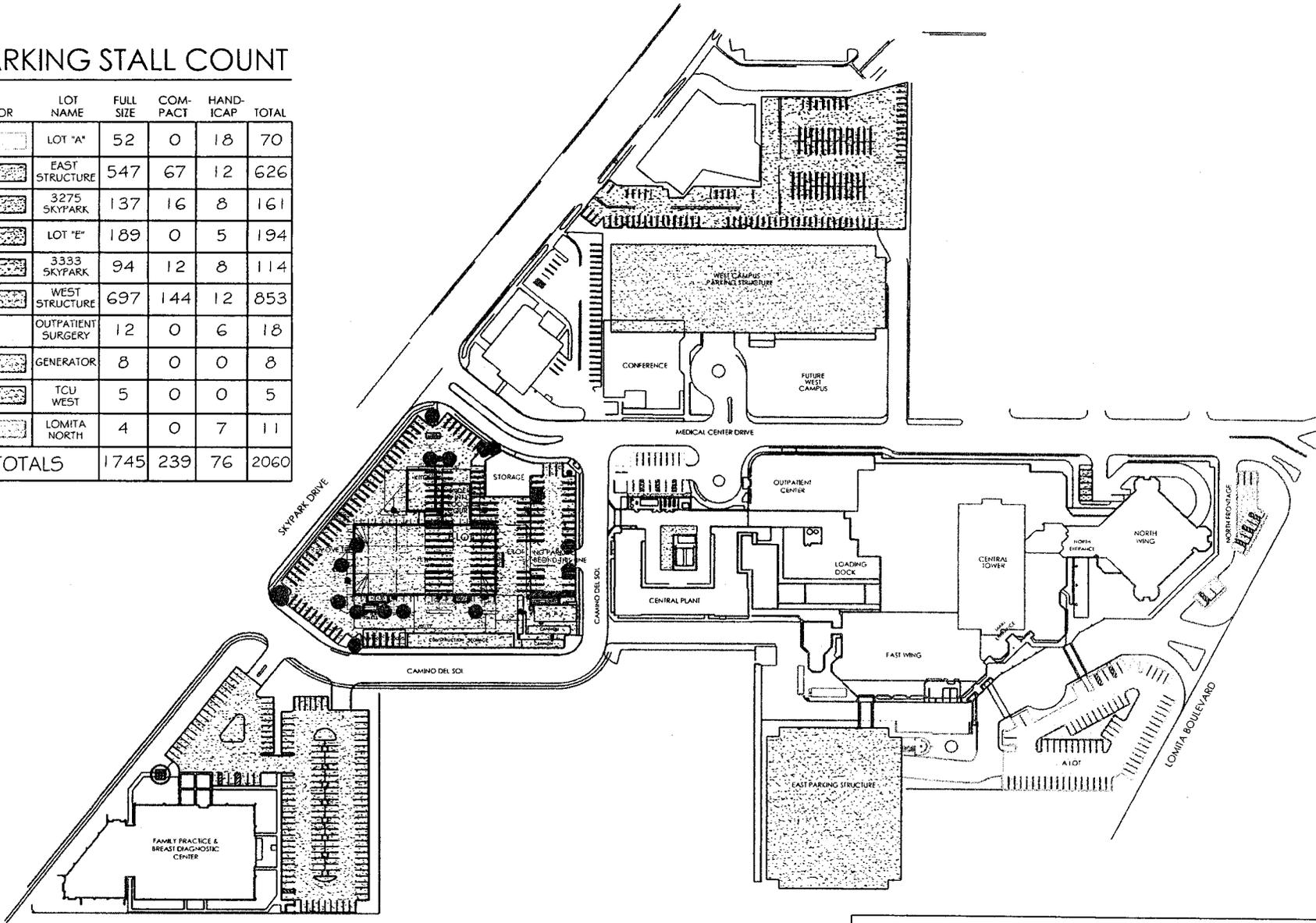
OVERALL TENTING SITE PLAN

DRAWING NO.	DATE	BY	0
DRAWING TYPE	DATE	BY	0
OWNER	DATE	BY	0
DESIGNER	DATE	BY	0
CHECKED	DATE	BY	0
DRAWING LOCATION	DATE	BY	0

SCHEMATIC

PARKING STALL COUNT

COLOR	LOT NAME	FULL SIZE	COM-PACT	HAND-ICAP	TOTAL
[Pattern]	LOT "A"	52	0	18	70
[Pattern]	EAST STRUCTURE	547	67	12	626
[Pattern]	3275 SKYPARK	137	16	8	161
[Pattern]	LOT "E"	189	0	5	194
[Pattern]	3333 SKYPARK	94	12	8	114
[Pattern]	WEST STRUCTURE	697	144	12	853
[Pattern]	OUTPATIENT SURGERY	12	0	6	18
[Pattern]	GENERATOR	8	0	0	8
[Pattern]	TCU WEST	5	0	0	5
[Pattern]	LOMITA NORTH	4	0	7	11
TOTALS		1745	239	76	2060



TORRANCE MEMORIAL MEDICAL CENTER

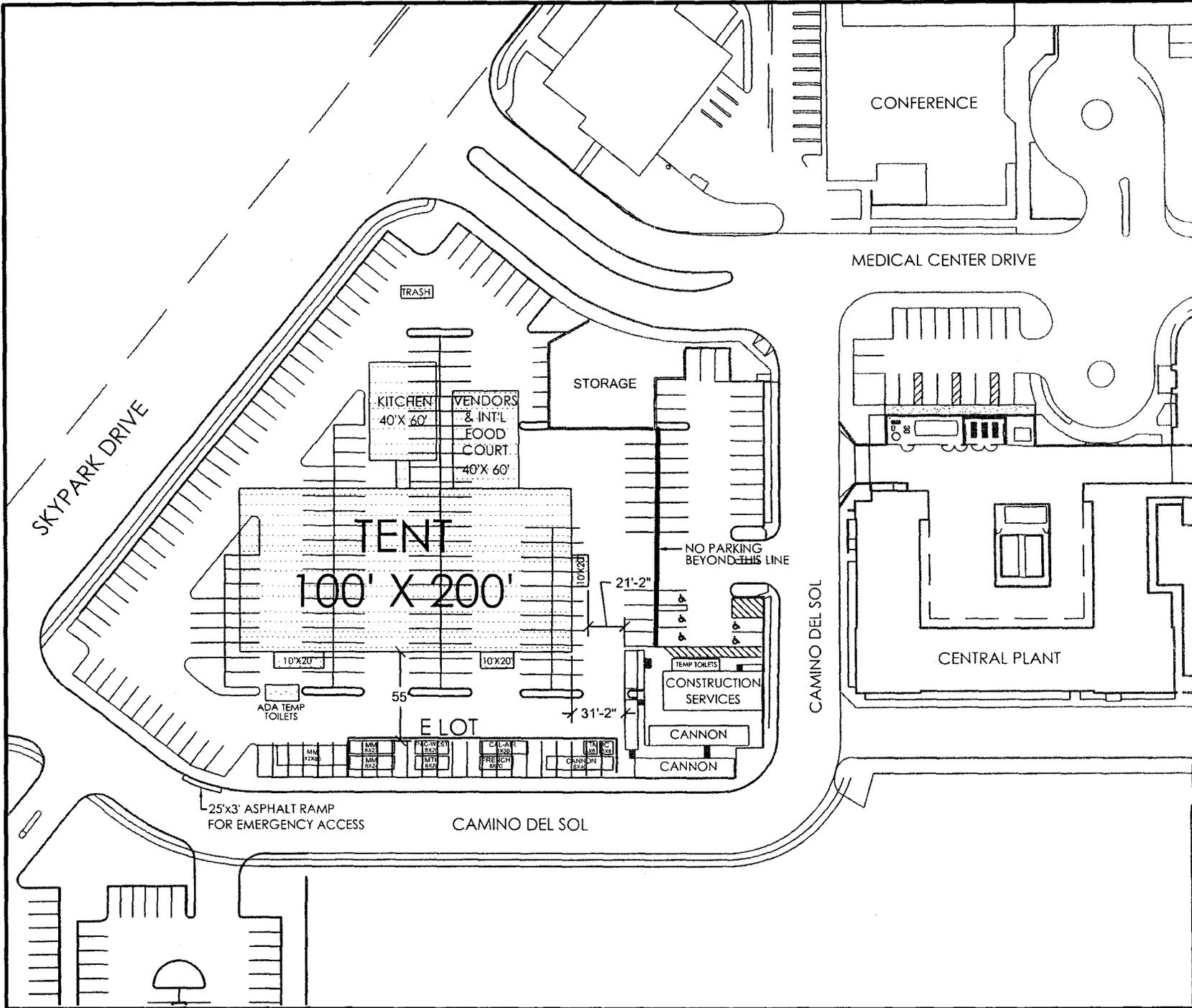
SCALE

N.T.S.

DATE

10-17-06

SITE PARKING



TORRANCE MEMORIAL
MEDICAL CENTER
3330 Lomita Blvd.
Torrance, CA 90505

FOR COORDINATION
USE ONLY



TMMC
HOLIDAY FESTIVAL TENT

SCALE:
N.T.S.
DATE:
10-17-06
DRAWING #

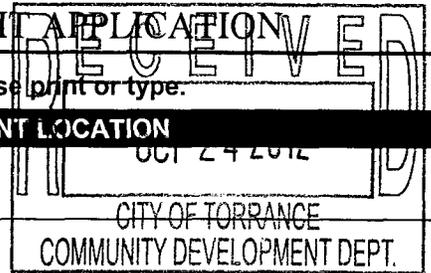


EVN12-00079

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>Karen Schwartz cell (310) 753-1153</i>		City of Torrance	
Name of Business <i>South Bay Christian Center</i>		COMMUNITY DEVELOPMENT DEPT.	
Property Address (proposed parking lot event location) <i>2150 W. Sepulveda Blvd.</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90501</i>
Name of Business Owner <i>same as above</i>	Contact Phone Number <i>[REDACTED]</i>		
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

One day craft fair (Please see attached)

Date(s) and Hours of event:

Date:	From: <i>11-03-12</i>	To: <i>11-03-12</i>	Hours:	From: <i>9 a.m.</i>	To: <i>3 p.m.</i>
Set Up Date(s):	From: <i>11-03-12</i>	To: <i>11-03-12</i>	Clean Up Date:	<i>11-03-12</i>	

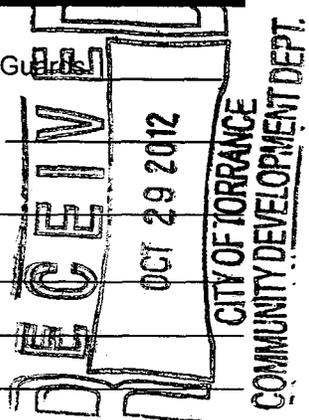
Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
<i>C3</i>	<i>40,136</i>	<i>45</i>	<i>12</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 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Karen Schwartz</i>		Print Name of Business Owner and/or Property Owner <i>South Bay Christian Center</i>	
Mailing Address <i>2150 Sepulveda Blvd. Torrance, CA 90501</i>		Mailing Address <i>same</i>	
City, State, Zip		City, State, Zip	
Contact Phone Number <i>310-326-2072</i>		Contact Phone Number <i>310-326-2072</i>	
Signature <i>Karen Schwartz</i>	Date <i>10/24/12</i>	Signature <i>Karen Schwartz</i>	Date <i>10/24/12</i>

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

Plot Plan Attached Other Information Attached: *letter (fee waiver)*

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN12-00079</i>	<i>10/24/12</i>	<i>0</i>	<i>Perezgal</i>
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>S. Hastings</i>	Date: <i>10.25.12</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By: <i>J. Noh</i>	Date: <i>10/26/12</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>Chance</i>	Date: <i>10/25/12</i>
Police	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>James</i>	Date: <i>10/29/12</i>

REMARKS Please log comments in Permit Plan	
Fire	No indication on site plan - if tents are being used. Use of tents may require fire permit *contact fire dept w/ detail *
Building	- No OBSTRUCTION To H.C. PARKING / PATHS ALLOWED. - Any TENTS LARGER THAN 10'x12' REQUIRE SAFETY INSPECTION PERMIT.
Environmental	
Police	Event will be held on private property. No officers needed. Plenty of parking in the lot. <i>Approved 1/17/12</i>

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 conditions

Assessment Made By:	
Name <i>Perseph Swice</i>	Title <i>Planning Assistant</i>
Recommended By:	
Name <i>[Signature]</i>	Title <i>Planny Manager</i>

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN12-00079

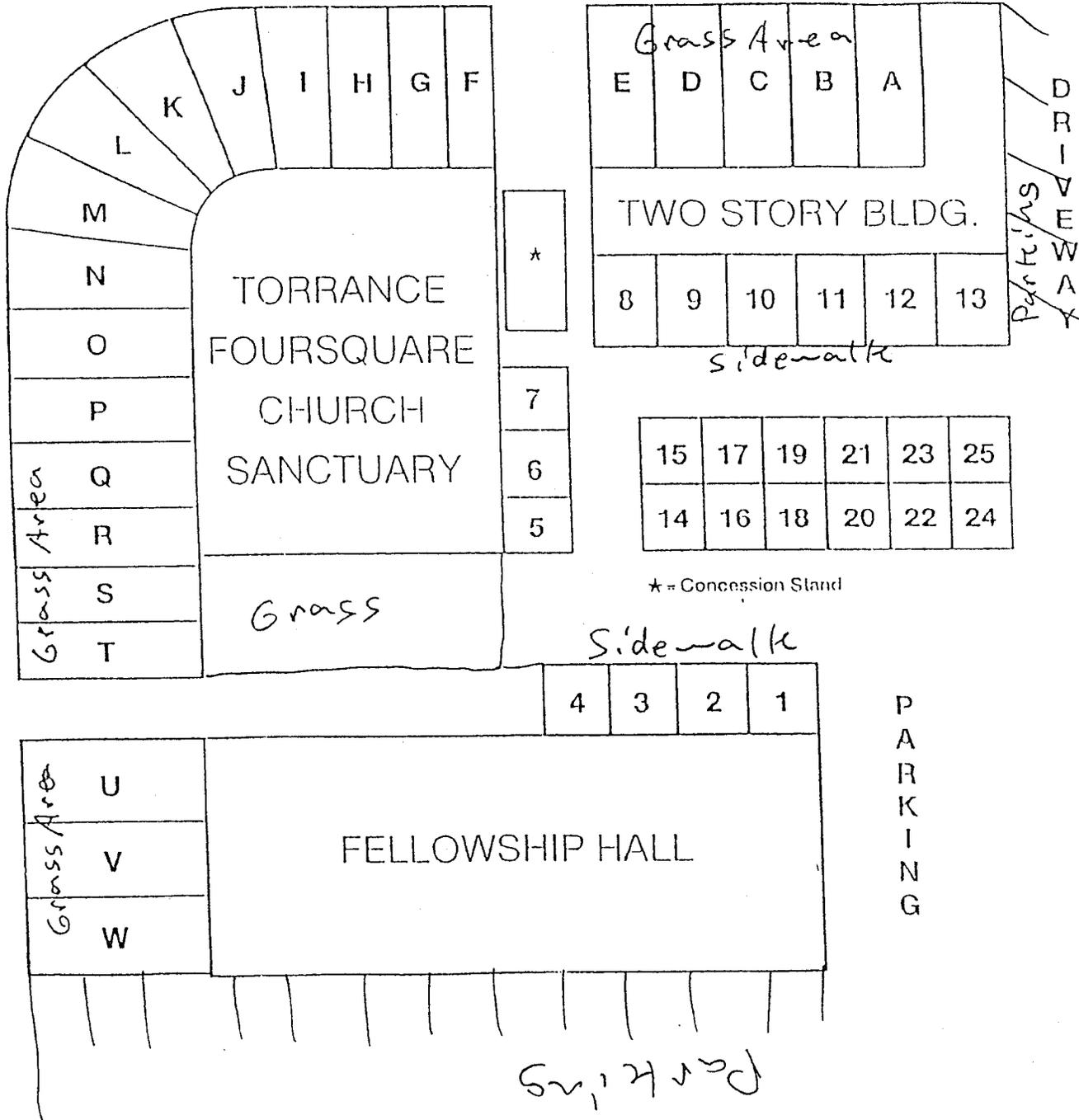
[Signature]
 Jeffery W. Gibson
 Community Development Director

310912
 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.

Sepulveda

Arlington



**Conditions Associated With
Case #: EVN12-00079**

10/30/2012
10:28:07AM

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By
10	PLANNING	None	Not Met				10/30/2012	PS
<p>Building & Safety</p> <ul style="list-style-type: none"> -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. -Prohibited signs include: a-frame or freestanding signs; bow or flag banners; signs attached to light or utility poles, trees or vehicles; persons holding signs. -A banner may be used to advertise this event. Obtain a permit prior to installing the banner. The banner must not exceed 60 sq ft in size and must be affixed securely to the the building wall. -If amplified sound will be used, a separate approval and permit are required. 								



City of Torrance, Community Development Department ⁰⁰¹ 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			
KATHLEEN GORZE			
Name of Business			
ST Catherine Labouré Church			
Property Address (proposed parking lot event location)		City	State Zip Code
3846 West Redondo Beach Blvd		TORRANCE CA	90504
Name of Business Owner		Contact Phone Number	
ARCHDIOCESE of Los Angeles / ST. Catherine Labouré Church		[REDACTED]	
Mailing Address (if different from above)		City	State Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

Food Truck Event

We expect 300-400 people to attend

Date(s) and Hours of event:

Date:	From: Nov. 16, 2012	To: Nov. 16, 2012	Hours:	From: 5:00 PM	To: 9:30 PM
Set Up Date(s):	From: Nov. 16, 2012	To: Nov. 16, 2012	Clean Up Date:	Nov. 17, 2012	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
R-3/C-2	217,800	225	100

III. STANDARDS AND REQUIREMENTS

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

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

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

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Kathleen Gorze</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>St. Catherine Labore Church</i>	City, State, Zip
Mailing Address <i>3846 West Redondo Beach, TOR, 90504</i>		Mailing Address <i>3846 W Redondo Beach Blvd TOR, CA 90504</i>	
Contact Phone Number <i>[REDACTED]</i>		Contact Phone Number <i>310-323-8900</i>	
Signature <i>Kathleen Gorze</i>	Date <i>10/24/12</i>	Signature <i>Rev. Alfred J. Hernandez</i>	Date <i>10/29/12</i>

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

Plot Plan Attached Other Information Attached: Letter (fee waiver)

Application/Case No. <i>EVN12-00080</i>	Date of Acceptance <i>10/29/12</i>	Fee Amount <i>0</i>	Accepted By <i>Ronald Sures</i>
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>E. Aleman</i>	Date: <i>10-29-12</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>JAMES NOK</i>	Date: <i>10-29-12</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: _____
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>10/30/12</i>

REMARKS Please log comments in Permit Plan	
Fire	No Comments at this time.
Building	- ANY TENTS LARGER THAN 10'x12' REQUIRE SAFETY INSPECTION PERMITS. - No OBSTRUCTION allowed To Any H.C. PATHS.
Environmental	
Police	The three Food Truck chosen are: Dogtarn Dogs, Don Chow Tacos and Bancho a Gogo. All three vendors have ^{valid} permits. No other issues. <i>[Signature]</i> 1/17/14

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 conditions

Assessment Made By:	
Name <i>Percepel Surce</i>	Title <i>Planning Assistant.</i>
Recommended By:	
Name <i>[Signature]</i>	Title <i>Planning Manager</i>

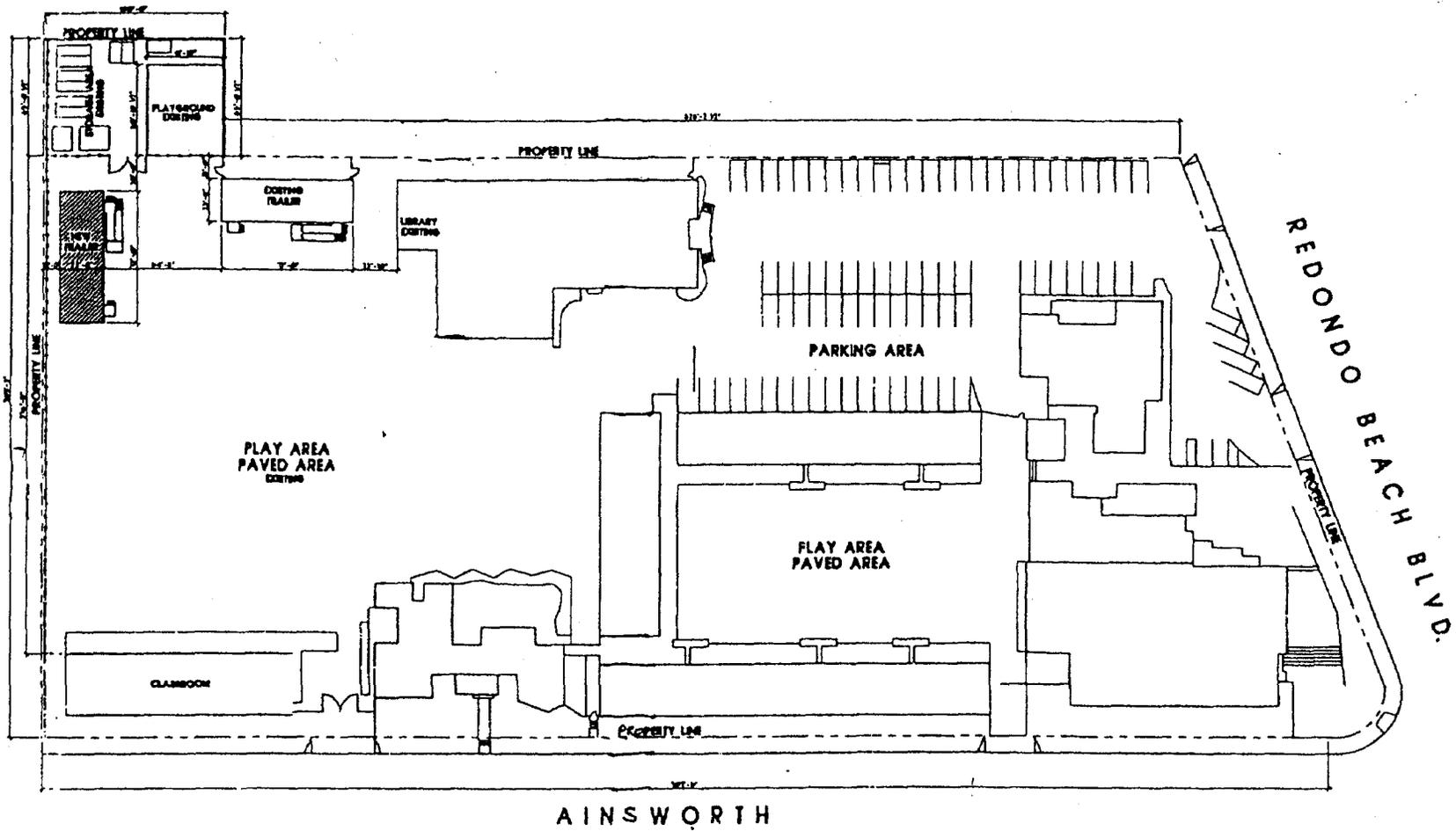
COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN12-00080

[Signature]
Jeffery W. Gibson
 Community Development Director

11 OCT 12
 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.



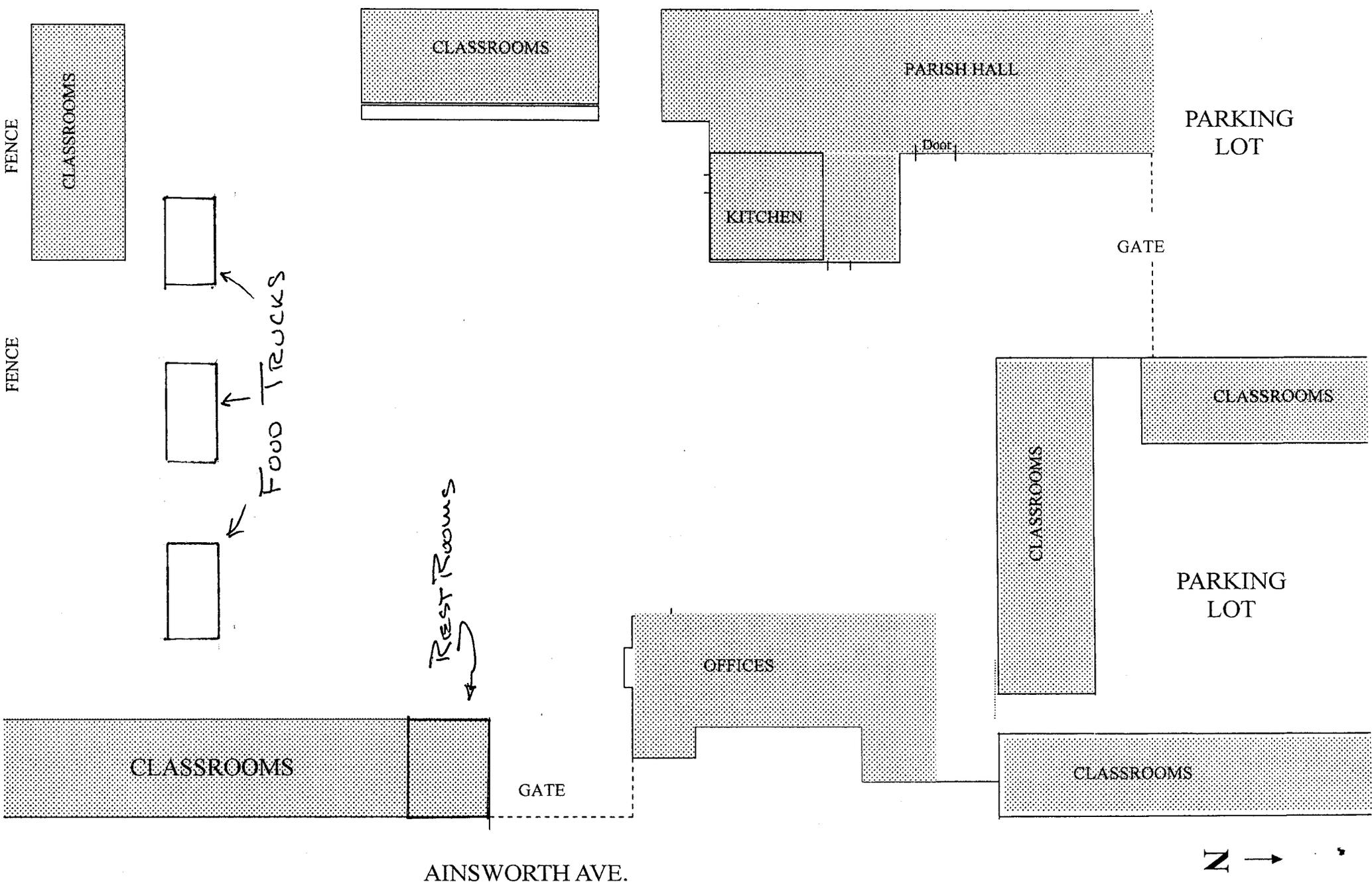
St. Catherine Laboure Church
3846 Redondo Beach Blvd.
Torrance, CA 90504

August 2012

FENCE

FENCE

FENCE



FENCE

FENCE

FOOD TRUCKS

REST ROOMS

GATE

GATE

PARKING LOT

PARKING LOT

N →

**Conditions Associated With
Case #: EVN12-00080**

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By

Building & Safety

10	PLANNING	None	Not Met				10/30/2012	PS
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- 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.
- Prohibited signs include: a-frame or freestanding signs; bow or flag banners; signs attached to light or utility poles, trees or vehicles; persons holding signs.
- A banner may be used to advertise this event. Obtain a permit prior to installing the banner. The banner must not exceed 60 sq. ft. in size and must be affixed securely to the the building wall.
- If amplified sound will be used, a separate approval and permit are required.

All participating food trucks must:

- a) have a valid business license with the City of Torrance
- b) have a valid approval from the LACO Department of Public Health
- c) be located a minimum of 100 feet from residentially-zoned properties
- d) be inspected by the Torrance Police Department.
- e) comply with all other requirements listed in the attached Ordinance (No.3756)

ORDINANCE NO. 3756

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING A NEW SECTION 93.1.8
TO THE TORRANCE MUNICIPAL CODE RELATING TO
MOBILE FOOD VENDORS

NOW, THEREFORE, the City Council of the City of Torrance ordains as follows:

SECTION 1

Section 93.1.8 of the Torrance Municipal Code is added to read in its entirety as follows:

"SECTION 93.1.8 – Mobile Food Vendors on Public or Private Property

a) Definitions

- 1) Mobile Food Vendor means any person or entity operating a vehicle, trailer, car, wagon, bicycle, conveyance or structure on wheels, not firmly fixed to a permanent foundation and which is required to be registered with the California Department of Motor Vehicles, that offers the sale of food or beverage.
- 2) Mobile Food Vendor Event means a gathering of one or more Mobile Food Vendors.
- 3) Food Caterer means a person or entity that prepares food at a kitchen facility approved by the County of Los Angeles Department of Public Health that is pre-ordered and served at a private event which is not open to the general public.

b) Mobile Food Vendors operating on public or private property will be required to obtain a Temporary Parking Lot Event Permit as required by Section 93.1.7 as well as be required to comply with the Mobile Food Vending Event requirements found in Section 93.1.8(c) and the General Operating Requirements found in Section 93.1.8(d).

1) Exemptions from Temporary Parking Lot Event Permit Requirement

- a) Mobile Food Vendor events on Torrance Unified School District property are exempt from obtaining a Temporary Parking Lot Event Permit. But, the Mobile Food Vendors attending a Mobile Food Vendor Event on Torrance Unified School District property are still required to obtain all of the following:
 - i) valid approvals from the County of Los Angeles Department of Public Health including but not limited to a food handling permit or other health permit required by law shall possess and at all times display such required permit(s) in conspicuous view upon such vehicle and must also display the Letter Grade issued by the County of Los Angeles Department of Public Health (a Mobile Food Vendor will post the most recent vehicle inspection report from the County of Los Angeles Department of Public Health in lieu of the Letter Grade if the City where the Mobile Food Vendor's commissary is located has not adopted the Los Angeles County Code regarding the posting of Letter Grades);
 - ii) a City business license issued to the vehicle (tracked by the Vehicle Identification Number) of that Mobile Food Vendor that includes a vehicle inspection by the Police Department; and
 - iii) proof of current registration and insurance for each Mobile Food Vendor vehicle operating in the City.

- b) Temporary Parking Lot Event Permits also do not apply to:
 - i) Food Caterers delivering food to private events;
 - ii) Ice cream trucks as defined in California Vehicle Code section 22456(c); or
 - iii) Mobile Food Vendors that operate on non-residential construction and/or industrial sites for less than 20 minutes.
 - iv) Any event that has received a Special Event Permit.

c) Mobile Food Vending Requirements

- 1) A Mobile Food Vendor, with the exception of Torrance Unified School District property, shall be subject to Temporary Parking Lot Event Permit if a Mobile Food Vendor or Vendors will be operating on site for a period exceeding 20 minutes.
- 2) A Mobile Food Vendor and Mobile Food Vendor Events are not permitted on properties used or zoned for residential purposes.
- 3) Authorization from the property owner (or authorized agent) of the site/location on which the event is taking place on shall be required.
- 4) Mobile Food Vendor Events shall be located a minimum of 100 feet from property zoned or used for residential purposes as measured from the event perimeter to residential property line.
- 5) Mobile Food Vendor Events shall be limited to no more than 26 days per calendar year per site or location as determined by the Community Development Director or his/her designee.
- 6) No more than 10% of the total number of parking spaces provided on the site/location shall be displaced by Mobile Food Vendor Event and no more than 10 vendors per Mobile Food Vendor event. A Mobile Food Vendor Event that displaces more than 10% of the total parking may be approved on a case by case basis with Fire Department and Police Department concurrence based upon circulation, public health, safety and welfare.
- 7) A detailed and dimensioned site plan of the Mobile Food Vendor Event layout shall be provided with the Temporary Parking Lot Event Permit application. The plan of the Mobile Food Vendor Event layout shall include the location of each Mobile Food Vendor, adequate space for customer queues and safe pedestrian movement without interfering with circulation outside of the designated Mobile Food Vendor Event area, and location of all other activities or temporary structures associated with the Mobile Food Vendor Event.
- 8) Temporary Parking Lot Event Permit application shall include a list of each Mobile Food Vendor participating, their active business license identification number, and Vehicle Identification Number for each Mobile Food Vendor vehicle that will be present.
- 9) Mobile Food Vendor Event hours of operation shall be between 9:00 a.m. to 10:00 p.m. daily.
- 10) All Mobile Food Vendor vehicles shall remain parked and stationary during the Mobile Food Vendor Event. There shall be no Mobile Food Vendor vehicle movement during the Mobile Food Vendor Event.
- 11) On and off site vehicular and pedestrian circulation shall be maintained at all times during the Mobile Food Vendor Event.

- 12) Handicap parking spaces and accessibility shall be maintained at all times during the Mobile Food Vendor Event.
 - 13) The applicant shall demonstrate that there will be sufficient access to on-site restroom facilities provided for customers of the Mobile Food Vendor Event. Portable restroom facilities are not permitted.
 - 14) Temporary tables and seating for patrons may be permitted within the Mobile Food Vendor Event area as part of the approved Temporary Parking Lot Event Permit application and plan.
- d) General Operating Requirements
- 1) Vending shall be from vehicle duly registered and licensed by the State of California Department of Motor Vehicles.
 - 2) Each Mobile Food Vendor shall be equipped with a trash receptacle of a size adequate to accommodate all trash and refuse generated by such vending.
 - 3) Each Mobile Food Vendor shall pick up and deposit in the trash receptacle on the vehicle any paper, cups, wrapper, litter or other refuse of any kind which were a part of the goods or merchandise supplied from the Mobile Food Vendor vehicle and which have been left or abandoned within 25 feet of the Mobile Food Vendor vehicle on any public property other than in a trash receptacle provided for such purposes. No Mobile Food Vendor or operator shall dispose of any trash or refuse in any such public or private trash receptacle other than a trash receptacle owned, operated or otherwise provided by and under the control of such Mobile Food Vendor.
 - 4) Each Mobile Food Vendor causing the sale of or offering for sale any produce or other food item for which a food handling permit or other health permit is required by law shall possess and at all times display such required permit(s) in conspicuous view upon such vehicle and shall also display the Letter Grade issued by the County of Los Angeles Department of Public Health (a Mobile Food Vendor will post the most recent vehicle inspection report from the County of Los Angeles Department of Public Health in lieu of the Letter Grade if the City where the Mobile Food Vendor's commissary is located has not adopted the Los Angeles County Code regarding the posting of Letter Grades).
 - 5) Each Mobile Food Vendor shall have obtained valid approvals from the County of Los Angeles Public Health Department, and a City of Torrance Business License which includes review of proper registration, proof of insurance and a vehicle safety inspection by the Police Department prior to operation.
 - 6) Each Mobile Food Vendor and Mobile Food Vendor Event shall be subject to the Torrance Municipal Code Noise Ordinance.
- e) The issuance of a permit, certification, or approval under the provisions of this Section or Section 93.1.7 shall not constitute a waiver of any other requirement contained in the Torrance Municipal Code or any other law, ordinance or regulation, and all such requirements shall be complied with in addition to the obtaining of a permit, certification, or approval under the provisions of this Section.

- f) The issuance of a permit, certification, or approval under the provisions of this Section or Section 93.1.7 shall not constitute an approval of any violation of any provision of this Section, or any law, ordinance or regulation, and a permit, certification, approval, or other document purporting to give authority to violate any law or ordinance shall not be valid with respect thereto.
- g) Violations
 - 1) Any person who violates any provision of this Section is guilty of a misdemeanor.
 - 2) Any violations of this Section, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in civil, criminal and/or administrative enforcement actions, immediate suspension of Temporary Parking Lot Event Permit and denial of an application for future Temporary Parking Lot Event Permits by the Mobile Food Vendor and/or the Property Owner."

SECTION 2

Any inconsistent provisions of the Torrance Municipal Code, or any other inconsistent ordinances of the City, are repealed, to the extent of the inconsistencies.

SECTION 3

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then the decision will not affect the validity of the remaining portion of the ordinance. The City Council declares that it would have passed this ordinance and each of its sections, subsections, sentences, clauses and phrases, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases might be declared invalid or unconstitutional.

SECTION 4

This ordinance will take effect thirty days after the date of its adoption. Within fifteen days following adoption, this ordinance or a summary of this ordinance, if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

INTRODUCED and **APPROVED** the 6th day of March, 2012.

ADOPTED and **PASSED** this _____ day of March, 2012.

APPROVED AS TO FORM:
JOHN L. FELLOWS III, City Attorney

Mayor Frank Scotto
ATTEST:

by _____
Patrick Q. Sullivan, Assistant City Attorney

Sue Herbers, CMC
City Clerk

Ordinance Summary

TORRANCE CITY COUNCIL ORDINANCE NO. 3756

On _____, 2012, the City Council of the City of Torrance adopted Ordinance No. 3756 adding Section 93.1.8 the Torrance Municipal Code relating to Mobile Food Vendors. The Ordinance provides definitions of Mobile Food Vendors and Mobile Food Vendor Events. It sets forth various operating and vending requirements for Mobile Food Vendors including, but not limited to, hours of operation, the percentage of a parking lot that can be used for an event, a limitation of 24 events per year at one location, access to permanent restrooms at the location, and a prohibition on having events on residential sites or within 100 feet of residential sites. It provides that Mobile Food Vendors operating on public or private property for a period exceeding 20 minutes will be required to obtain a Temporary Parking Lot Event Permit as required by Torrance Municipal Code section 93.1.7. Temporary Parking Lot Event Permits would not be required for events that occur on Torrance Unified School District property. All Mobile Food Vendors must have a permit from the County of Los Angeles Department of Public Health, proof of current registration and insurance, and a City of Torrance business license that includes a vehicle inspection by the Police Department. Violation of this Ordinance is a misdemeanor.

******City Clerk to add a paragraph stating that copies of the ordinance are available at the City Clerk's office and stating the names of the City Council members that voted in favor and those that voted against.******

DATE: October 26, 2012
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: MINOR DEVELOPMENT PERMIT (MDP12-00009)
Jourdanne Cadavona (The Rosalinde and Arthur Gilbert Foundation)

A request for approval of a Minor Development Permit to allow exterior renovations on property located within the HBCSP-NT Zone at 4310 Artesia Boulevard.

Applicant: Jourdanne Cadavona
Case No: MDP12-00009
Location: 4310 Artesia Boulevard
Zoning: HBCSP (NT) – Hawthorne Boulevard Corridor Specific Plan Zone (North Torrance Sub-District)

The applicant requests an Administrative Approval of a Minor Development Permit to allow exterior renovations to an existing commercial building. A Minor Development Permit is required because the proposal involves exterior modifications to property located within the Hawthorne Boulevard Corridor Specific Plan area.

The subject parcel is located on the south side of Artesia Boulevard between Hawthorne Boulevard and Amie Avenue. Although its own parcel, the subject site functions as part of a larger shopping center comprised of a large multi-tenant building with smaller pad buildings. The subject building was originally built in 1963.

The applicant proposes interior tenant improvements and minor exterior modifications associated with the change from furniture store to retail tool shop. The project consists of interior work that includes removing walls, and constructing new offices, new accessible restrooms, and a new break room. Exterior work includes a new concrete receiving pad, trash enclosure, accessible ramp, and replacing the storefront doors. A new six-inch thick concrete pad that measures 20 feet by 30.83 feet will be built at the southwest corner of the building. The trash enclosure will also be built in this area, just south of the building. Staff notes that the proposed trash enclosure lacks a decorative trellis with solid liner. A condition has been added to address this. The new accessible ramp will be closer to the entrance than the existing ramp. Finally, the existing storefront swinging doors will be replaced with a new automatic bi-part door system.

As part of the project, the applicant is also proposing to remove the existing storefront awnings that feature the Sub-district color. As such, staff is adding a condition that Forest Green be incorporated into the project.

The project does not involve additional square footage; therefore, no additional parking is required at this time.

Staff conducted a site visit of the property and noted it was generally well maintained and in good repair.

The proposed modifications, as conditioned, are consistent with the Specific Plan and General Plan designation. Staff finds that this proposal satisfies the findings for approval of a Minor Development Permit. As conditioned, all of the applicable provisions of the design guidelines in the Hawthorne Boulevard Corridor Specific Plan are being complied with. The applicant is not

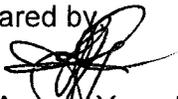
proposing to alter the existing location of the building and the proposed project will maintain existing pedestrian and vehicular circulation. The project will not be detrimental to existing development. The proposed changes will upgrade the existing site and contribute to the overall design quality and visual character of the Hawthorne Boulevard Corridor and the North Torrance Sub-District within which it is located.

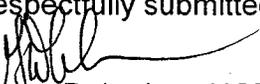
In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

1. The proposed project is permitted within the Hawthorne Boulevard Corridor Specific Plan, North Torrance Sub-district. The building, as conditioned, complies with all of the applicable conditions of the previous approvals and is consistent with purpose and requirements of the Zoning Ordinance;
2. The proposed modifications to the existing structure conform to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. The applicant is proposing minor exterior alterations to the existing building;
3. The building and surrounding parking lot are physically suitable for the existing use and will not be affected by the proposed exterior modifications
4. By virtue of a high quality design and construction, the proposed modifications will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. The proposed exterior improvements shall incorporate high quality finishes to retain a high quality appearance and complimentary design;
5. The proposed improvements will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area.
6. Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections;
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed modifications are not detrimental to public health and safety because the building and use exist;
8. The proposed exterior modifications are consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The existing retail use encourages a balanced distribution of commercial development in the Torrance community and promotes the economic health of North Torrance Sub-District;
9. The proposed exterior modifications will not be materially detrimental to the public interest, health, safety, convenience or welfare; and
10. Minor alterations of existing structures are Categorical Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301, Class 1. Since the proposed exterior modifications are for a similar use (retail to retail), the modifications are not deemed an expansion of use and conforms to this exemption.

Based on the preceding findings, staff recommends APPROVAL of the request subject to the following conditions;

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code;
2. That the applicants shall incorporate the use of the District Color of Forest Green (Pantone Matching System Reference #561) to the satisfaction of the Community Development Director; (Development Review)
3. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Development Review)
4. That the trash enclosure shall provide a decorative trellis with solid liner to prevent windblown litter, dumping, and rain water from infiltrating into the receptacles to the satisfaction of the Community Development Department; (Development Review)
5. That the applicant shall provide a sign program which details the wall, ground, directional signs and menu boards proposed for this use. Signage requires a separate review and approval; (Environmental)
6. The prohibited signs for this use includes: A-frame or freestanding signs; bow or flag banners; air-assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
7. The applicant shall post signage on the site which prohibits deliveries, trash pick-ups, and parking lot sweeping between 10pm and 7am per Torrance Municipal Code Section 92.30.4 and shall not schedule deliveries between 10pm and 7am; (Environmental)
8. That the existing six foot wide concrete sidewalk adjacent to the curb on Artesia Boulevard shall be removed and and shall be landscaped with an irrigation system in the parkway along property frontage on Artesia Boulevard; and (Engineering).
9. That the applicant shall show proof of or grant an easement for ingress and egress purposes with adjacent property(ies) to the south and west. (Engineering)

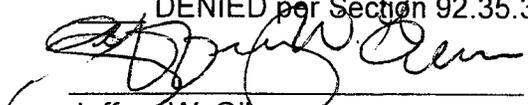
Prepared by

Soc Angelo Yumul
Planning Assistant

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Code Requirements
2. Site Plans, Floor Plans, and Elevations

This request for a Minor Development Permit 12-00009 has been APPROVED
~~DENIED~~ per Section 92.35.3 of the Torrance Municipal Code.


Jeffery W. Gibson
Community Development Director

29 Oct 12
Date

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

CODE REQUIREMENTS

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

Building and Safety:

- Comply with the State energy requirements.
- Comply with the State handicap requirements.

Engineering (Permits and Mapping):

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

Fire Prevention:

- No storage on second floor.

DATE: October 29, 2012
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: MINOR DEVELOPMENT PERMIT (MDP12-00008)

A request for approval of a Minor Development Permit to allow the expansion of a snack room within an existing hotel on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Zone, Del Amo Business Sub-District Two (DA-2) at 3673 Torrance Boulevard.

Applicant: Aria Shafiee
Case No.: MDP12-00008
Location: 3673 Torrance Boulevard
Zone: HBCSP (DA-2)

The applicant, Aria Shafiee, requests an approval of a Minor Development Permit to allow an expansion of an existing meeting room currently being used as a snack room of the hotel property. A Minor Development Permit is required because the proposal involves exterior elevation changes to an existing building within the Hawthorne Boulevard Corridor Specific Plan area.

On November 5, 1986, the Planning Commission approved CUP86-48 (EA86-15) to allow the construction and operation of a 53-unit 3-story motel on the property located at 3673 Torrance Boulevard. The property is situated on the north side of Torrance Boulevard approximately 600 feet east of Hawthorne Boulevard. As approved, the building was constructed with a main lobby, office, manager's unit and parking located on the ground level. The second floor consists of guest units and a patio/Jacuzzi that extends over the parking and driveway.

In 2007, a Minor Modification request (MIS07-00184) was granted to allow a conversion of the patio/Jacuzzi area located on the second level to a meeting room and an expansion of the Manager's office located on the ground floor.

For the purpose of this application, the applicant is requesting an addition to the south side of the existing meeting/snack room. The proposed area is currently an open patio space. The size of the proposed expansion will be approximately 289 square feet.

In the judgment of staff, the proposed 289 square foot addition will not alter the overall physical characteristic of the hotel building. The addition will be constructed with similar architectural design, materials and colors to match the existing building. No existing landscape and planter areas will be affected as a result of this proposed addition.

Furthermore, there will be no additional off-street parking spaces required as a result of this addition since occupancy is not being increased.

In order to approve a Minor Use Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

- A) The hotel use is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan as the use encourages a balanced distribution of commercial development and promotes the economic health of the Del Amo Sub-district.
- B) Minor alterations of existing structures are Categorically Exempted by the 2012 CEQA Guidelines in Article 19, Section 15301, Class 1.
- C) The hotel is conditionally permitted within the Hawthorne Boulevard Corridor Specific Plan, Del Amo Business Sub-district Two. The building, as conditioned, complies with all of the applicable conditions of the previous approvals and provisions of the Zoning Ordinance.
- D) The proposed addition to the existing hotel building, as conditioned, conforms to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan.
- E) The proposed addition will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area. The proposed addition will add to the design and screen mechanical components of the building within the Del Amo Business Sub-district Two.
- F) The continued operation of a hotel business will not be materially detrimental to the public interest, health, safety, convenience or welfare.
- G) The operation of a hotel business on the property is physically suitable for a hotel operation because it will continue the existing use of the property. Sufficient parking for this use is immediately available and the proposed modifications to the existing structure will not interfere with the existing uses and vehicular traffic
- H) By virtue of a high quality design and construction, the proposed addition will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City.

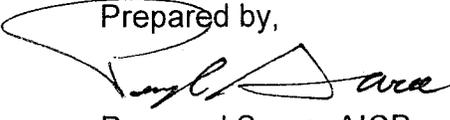
- I) Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections.
- J) Furthermore, there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed expansion is not detrimental to public health and safety because the building currently exists.

Based on the preceding findings, staff recommends approval of the request subject to the following conditions;

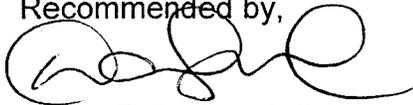
1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Development Review)
2. That the use of the subject property for a hotel building be subject to all conditions imposed in Planning Commission case CUP86-48 (EA86-15), MIS07-00184 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said facility shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval; (Development Review)
3. That the architectural design, materials and colors of the proposed addition shall be identical to that of the existing hotel structure to the satisfactory of the Community Development Director; (Development Review)

4. That all exterior, roof mounted and ground level equipment shall be screened from view with materials and architectural design that are compatible with the structure to the satisfaction of the Community Development Director; (Development Review)

Prepared by,


Peerapol Suree, AICP
Planning Assistant

Recommended by,


for: Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Prior Resolutions of Approval
2. Code Requirements
3. Site Plans, Floor Plans and Elevations (file)

This request for a Minor Development Permit (MDP12-00008) has been APPROVED
 DENIED per Section 92.35.3, of the Torrance Municipal Code.


Jeffery W. Gibson
Community Development Director

Date

31 Oct 12

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

DATE: September 5, 2007
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: MINOR MODIFICATION MIS07-00184 – Howard Johnson Inn

Request for approval of a Minor Modification of a previously approved Conditional Use Permit 86-48 (EA86-15) to enclose the spa area for the purposes of a meeting room and add 390 square feet to the manager's unit for purposes of an office.

Applicant: Howard Johnson Inn
Location: 3673 Torrance Boulevard
Zone: HBCSP - DA2 Subdistrict

The applicant, Howard Johnson Inn, is requesting an Administrative Approval to allow modifications to the floorplan of the existing hotel previously approved by CUP86-48 (EA86-15). The applicant is proposing to add 390 square feet to the existing manager's unit on the ground floor and convert the spa area on the second floor into a meeting room.

The Planning Commission, on November 5, 1986, approved CUP86-48 (EA86-15) to allow the construction and operation 53-unit motel at 3673 Torrance Boulevard.

When approved, the project featured three stories with the guest rooms on the second and third floors. The ground level consists of a lobby, office, manager's unit and tuck-under parking. The second floor also had the Jacuzzi and patio that extended over the parking and driveway. The manager's unit is approximately 800 square feet. The applicant has modified the plans to reflect construction that was done without permits on the ground floor to enlarge the manager's unit on the ground level by approximately 390 square feet to add an office space. This resulted in a loss of 2 parking stalls as the new area encroached into the required parking area. The plans also reflect the Jacuzzi/spa area on the second floor that is being converted to a meeting room.

When the project was approved, a total 55 parking spaces were required and a total of 57 spaces were proposed. Building permits and Certificate of Occupancy show that a total of 51 units plus a manager's unit were constructed with a total of 53 parking spaces. The addition on the ground would remove a total of two required parking spaces for the site. The applicant has worked with Staff to replace the two parking stalls on the other side of the driveway by removing an area of landscaping and two light standards. Staff recommends that a new landscape plan and lighting plan be submitted to ensure the landscaping material and lighting will complement the site.

In the judgment of staff, the 355 square foot Jacuzzi/spa area that is to be used as a meeting room is incidental and will improve the hotel's amenities. The proposed conversion will take place in an area that is not visible from the street and will not take up any parking or landscaping. For these reasons, staff recommends that this request be approved, allowing a minor modification of CUP86-48 (EA86-15) subject to the following conditions:

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community

Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code;

2. That the use of the subject property for a hotel building be subject to all conditions imposed in Planning Commission case 86-48 (EA86-15) and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said facility shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval; and
3. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy; (Development Review)
4. That a lighting plan shall be submitted to the Community Development Department, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)

Prepared by,



Oscar Martinez
Planning Associate

Recommended by,

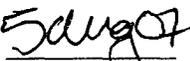


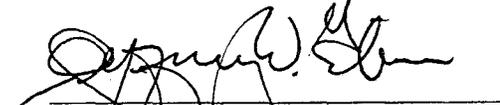
Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Development Application
2. Original Resolution of approval 05-171
3. Certificate of Occupancy (Copy)
4. Code Requirements
5. Site Plans, Floor Plans and Elevations (file)

This request for an Administrative Approval of minor site revisions (MIS07-00184) is APPROVED DENIED per Section 92.28.1, Modification of Conditions, of the Torrance Municipal Code.


Date


Jeffery W. Gibson
Community Development Director

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

PLANNING COMMISSION RESOLUTION NO. 86-134

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 53-UNIT 3-STORY MOTEL ON PROPERTY LOCATED IN THE C-2 AND C-5 ZONES AT 3673 TORRANCE BOULEVARD
CUP 86-48: A. R. SALBI

WHEREAS, at its meeting of August 20, 1986, the Environmental Review Board determined that the construction of the project would not have a significant impact on the environment and issued a Negative Declaration on EA 86-15; and

WHEREAS, the Planning Commission at its meeting of November 5, 1986, considered a Conditional Use Permit application filed by A. R. Salbi to allow the construction of a 53-unit 3-story motel on property located in the C-2 and C-5 zones at 3673 Torrance Boulevard; and

WHEREAS, the above described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with the provisions of the Official Land Use Plan; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED Conditional Use Permit 86-48, subject to certain conditions:

AYES: COMMISSIONERS: Brewster, Cortada, Horwich,
Mars, Messerlian and Rizzardi

NOES: COMMISSIONERS: Chairman Ritchie

ABSENT: COMMISSIONERS: None

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit 86-48 filed by A. R. Salbi to allow the construction of a 53-unit, 3-story motel on property located in the C-2 and C-5 zones at 3673 Torrance Boulevard, as shown on Planning Commission Identification No. 86-119, on file in the Planning Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a 53-unit motel shall be subject to all conditions imposed in Planning Commission case CUP 86-48 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Planning Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, drawings, specifications, applications, or other documents presented by the applicant to the Planning Department and upon which the Planning Commission relied in granting approval;

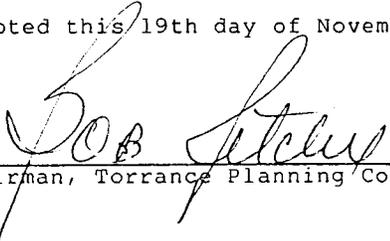
Planning Commission Resolution No. 86-134: (continued)

2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period as provided for in Section 92.27.1;
3. That ingress and egress may be restricted to "Right Turn Only" at the discretion of the Director of Transportation;
(Transportation)
4. That all on-site signing, striping and pavement markings shall be installed in accordance with CalTrans Traffic Manual;
(Transportation)
5. That a minimum 24-foot driveway shall be maintained throughout the project; (Transportation)
6. That a minimum 20-foot driveway throat, as measured from property line, shall be provided; (Transportation)
7. That approval of the Los Angeles County Health Department shall be obtained for the spa prior to issuance of a spa installation permit; (Building and Safety)
8. That all units shall be prewired for Cable T.V.; (Building and Safety)
9. That mains and hydrants must be in prior to construction beginning; (Fire)
10. That a master plan of the water system shall be submitted to the Fire Department for review; (Fire)
11. That sprinklers shall be required throughout the building due to limited access; (Fire)
12. That the driveway shall be a minimum 24' wide S-11 (radius type minimum 10' radius) with depressed back of walk and wheelchair ramps; (Engineering)
13. That wheelstops shall be provided at least 4' back from the building and other walls adjacent to parking spaces;
(Environmental)
14. That an energy conservation plan shall be submitted to the Building and Safety Department for approval prior to the issuance of any building permits; (Environmental)
15. That all signs shall be approved by the Torrance Environmental Quality and Energy Conservation Commission; (Environmental)
16. That noise attenuation measures shall be implemented to the satisfaction of the Building and Safety Department;
(Environmental)
17. That exterior color and material samples shall be submitted to the Planning Department for approval prior to the issuance of any building permits; (Planning)

Planning Commission Resolution No. 86-134: (continued)

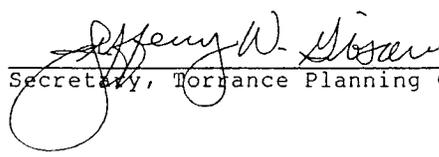
18. That a landscaping plan shall be submitted to the Planning Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy; (Planning)
19. That the location of the electrical transformer, if any, shall be shown on the final plans, that it shall not be located in the front setback area, and that it shall be screened from public view or undergrounded to the satisfaction of the Planning Department; (Planning)
20. That the final working drawings shall include a detail of the trash enclosure, subject to approval by the Planning Department prior to the issuance of any building permits; (Planning)
21. That the final working drawings shall include a roof section which shows the location of roof equipment and illustrates the method of screening, subject to approval by the Planning Department, prior to the issuance of any building permits; (Planning)
22. That the final working drawings shall include a detail of the spa equipment enclosure, subject to approval by the Planning Department prior to the issuance of any building permits; (Planning)
23. That the building plans shall incorporate the design standards of the class of hotel or motel equivalent to the Comfort Inn and that a compilation of such standards shall be provided to the Planning Department. Further, that confirmation of affiliation with a nationally recognized motel organization shall be submitted to the Planning Department prior to occupancy; (Planning) MODIFIED BY THE PLANNING COMMISSION
24. That the rooms shall not be rented by the hour. ADDED BY THE PLANNING COMMISSION

Introduced, approved, and adopted this 19th day of November, 1986.



Chairman, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

Planning Commission Resolution No. 86-134 : (continued)

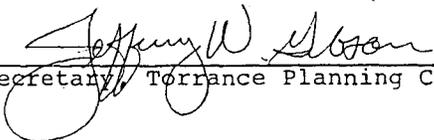
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, JEFFERY W. GIBSON, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of November 1986 by the following roll call vote:

AYES: COMMISSIONERS: Brewster, Cortada, Horwich,
Mars, Messerlian, Rizzardi,
and Chairman Ritchie

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None


Secretary, Torrance Planning Commission

Certificate of Occupancy

CITY OF TORRANCE

DEPARTMENT OF BUILDING AND SAFETY

Certificate No. 89-63

Date May 16, 1989

Building Address 3673 Torrance Boulevard

Legal Description Portion of Lot #3, Tract #3458

Owner A. B. Galbi Address 3673 Torrance Boulevard
National Syndicate Realty, Inc. Torrance, California 90503

This certifies that, so far as ascertained by or made known to the undersigned, the building complies with the requirements of the Code of the City of Torrance and State Laws for the group and division of occupancy and the use for which the occupancy is classified.

No alterations or additions or changes to the building or in the character of occupancies or use of this building shall be made which would place the building in a different division of the same group of occupancy or in a different group of occupancies without obtaining a new Certificate of Occupancy.

Description of Occupancy: **51 UNIT MOTEL + MANAGER'S UNIT**

THIS OCCUPANCY REQUIRES 53 PARKING SPACES AND 53 ARE PROVIDED.

Special Conditions: **Comply with all Conditions of Conditional Use Permit 86-48.**

Type V 1 Hr. Spr. Group R1/B1/B2 Use Zone C2/C5 Permit No. 031516-B
034553-B
037696-B

APPROVED:

N/A
Environmental Quality Officer


Building and Safety Director

This certificate must be posted and maintained in a conspicuous place within the building or structure referred to above.

CODE REQUIREMENTS

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

Building & Safety:

- Comply with the state handicap requirements
- Comply with the state energy requirements
- Obtain all necessary permits

Environmental:

- A total of 3 handicap accessible parking spaces are required. One of three must be van accessible with an 8' loading zone.
- Provide documentation that the meeting room will be attenuated from noise sources per the Torrance Noise Ordinance

Fire Prevention:

- Fire sprinklers and fire alarm shall be modified to protect the new tenant improvements

CODE REQUIREMENTS

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

Building & Safety:

- Shall comply with all State Handicap requirements

Fire:

- Fire sprinkler alteration/modification requires a separate permit.

DATE: October 31, 2012

TO: Jeffery W. Gibson, Planning Director

FROM: Development Review Division

SUBJECT: MINOR MODIFICATION PERMIT (MIS12-00293)
Simon Property Group, Inc. (Charles Davis)/Manatt, Phelps & Phillips, LLP
(Susan Hori)

Applicant requests approval of a Minor Modification Permit to allow changes to existing entitlements for a regional retail and commercial center in order to respond to a reconfigured layout and related design adjustments.

Applicant: Simon Property Group, Inc. (Charles Davis)/
Manatt, Phelps & Phillips, LLP (Susan Hori)

Case No: MIS12-00293 (MOD05-00011 and DVP05-00004)

Location: Property West of Madrona between Carson and Fashion
Way

Zoning: Hawthorne Blvd. Corridor Specific Plan Del Amo Business
Sub-District One (DA-1)

The applicant requests approval of a Minor Modification Permit to allow changes to existing entitlements for the Del Amo Fashion Center (Center) in order to allow modifications to the approved configuration. A Minor Modification Permit is required because the Center has two existing development entitlements (MOD05-00011 to DVP 96-0001, and DVP05-00004) which remain valid and in effect until May 13, 2014 pursuant to MIS12-00125, dated May 10, 2012. The Center as a whole is currently governed by a series of existing entitlements, including a parking variance (VAR79-3 modified by MOD96-0024) that established a single parking standard for the entire Center.

In 1998, the City Council approved DVP96-0001 which authorized expansion and redevelopment of that portion of the Center north of Carson Street which housed a former Montgomery Wards store with an additional 369,845 square feet of retail area that encompassed the addition of a new food court, a department store, a theater, a market and two parking structures at the north end of the mall that would bring the total square footage of the Center to 2,868,840 square feet.

The Center property was purchased by The Mills Corporation in 2003. In 2004, the City Council reviewed Mills' proposed modifications to the 1998 entitlements in order to allow a reconfiguration of the proposed addition to reflect contemporary trends in retailing. This plan was approved by the City Council on April 6, 2004 (MOD04-0001 through MOD04-0004), and established a total buildout of 2,585,118 square feet of gross leasable area (gla). This entitlement subsequently went through two additional

modifications via MIS05-00049 and MOD05-00011/DVP05-00004, both of which involved modifications to the placement of structures, minor revisions to the type and configuration of uses and a redistribution of square footages, all within the approved 2,585,118 square feet gla.

This request involves the Minor Modification of what has become known as the "Mills" plan to the recently submitted plan submitted by the Simon Property Group on behalf of the landowner, Del Amo Fashion Center Operating Company, LLC ("DAFC") who acquired the property in late 2007, and is now proposing to redistribute the approved gla within the same area north of Carson Street, and reconfigure the placement of building and parking structures that was approved under MOD05-0001 and DVP05-00004.

The current proposal also involves the demolition of the existing 57,775sf medical office building located immediately to the west of the Center structure at 21320-21350 Hawthorne Boulevard and replacing it with surface parking. The applicant intends to incorporate the medical office building square footage into the Center. The existing pad buildings at the corners at Hawthorne Boulevard and Fashion Way and Hawthorne Boulevard and Del Amo Circle North, currently occupied by Chipotle/Coffee Bean and Tea Leaf and Charles Schwab, will remain.

The modification proposes to demolish the existing single-level mall portion north of the northernmost Macy's store and rebuild it as a two-level mall in the same area. The existing wing which extends to the west, currently anchored by Lucille's Smokehouse, will be demolished and replaced with surface parking. Restaurant pads are proposed to face surface parking along Hawthorne Boulevard. Prior approvals allowed the existing surface parking below the Center to be converted to retail area. The proposed modification will incorporate the approved square footage into the new two-level mall and the existing parking will remain.

MOD05-0001/DVP05-00004 approved an anchor store where the depressed surface parking lot is located along Fashion Way. The modification proposes to shift the placement of the anchor store to the west of the depressed parking area so that it aligns with the new two-level mall portion previously discussed. As proposed, the new anchor store is two levels and approximately 140,000sf.

MOD05-0001/DVP05-00004 also approved the construction of three parking structures, one west of the northernmost Macy's store, one west of the existing westerly parking structure and one to the east of the mall just north of Carson Street and west of Del Amo Circle East. The applicant is consolidating these structures to one structure, approximately 1,800 spaces, located within the depressed parking area along Fashion Way. The new structure will connect directly to the new anchor store and reconfigured mall and will be three levels above existing surface. The applicant also requests an option to allow the construction of the westerly parking structure originally approved in 2005 (west of Macy's) and reduce the size of the proposed structure in the depressed parking lot.

Based on the total approved gla of 2,585,118sf and VAR79-3 which established a single parking ratio for the center of 4.5 spaces per 1,000 square feet (or 1 space per 222 square feet), a total of 11,645 parking spaces are required. With implementation of the proposed modifications, the applicant has estimated that a total of 11,892 spaces will be provided throughout the Center. Staff notes that the final parking space count may be less as the new parking areas still need to be fully designed and engineered. Staff also notes that in keeping with City Council promotion of alternative fuel infrastructure, a condition has been added that at least twenty (20) Level 2 Electric Vehicle Supply Equipment units (otherwise known as EV-chargers) be provided on the site to the satisfaction of the Community Development Director.

This project as modified is consistent with the overall density of the previously approved entitlements and will not exceed the maximum development potential of the Center as provided for in those entitlements. This project is consistent with the 1998 and 2005 approvals. The potential environmental impacts of the 1998 and 2005 approvals were examined in the Initial Study/Negative Declaration EAS96-0012, and the 2005 Addendum to the Negative Declaration for DVP96-0001, dated December 2005.), The City Council adopted a Negative Declaration in 1998 in connection with the approval of DVP96-0001 indicating that the development authorized under DVP96-0001 would not have an adverse effect on the environment beyond the impacts previously assessed in the *Final Environmental Impact Report for the City of Torrance General Plan Update*. In 2005, the City prepared an Addendum to the Negative Declaration in connection with its consideration of MOD-05-0001 and DVP05-00004. Section 15164 of the State CEQA Guidelines provides the authority for preparing an Addendum to a previously certified Environmental Impact Report or adopted Negative Declaration.

With respect to the proposed modification, the environmental analysis presented in the attached Addendum evaluates the potential impacts of the proposed modification (Modification) to MOD05-00011 (DVP96-0001, CUP79-15, and CUP81-50) & DVP05-00004, specifically in relation to the current environmental conditions and in consideration of the environmental findings for the Del Amo Fashion Center Expansion Initial Study and Negative Declaration approval by the City in 1998, and 2005 Addendum to the Negative Declaration. The changes proposed by the Modification are relatively minor changes, and as demonstrated in the attached Addendum, the proposed changes do not result in any new significant environmental impacts or substantially increase the severity of previously identified environmental effects. Since the Modification does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects which would call, as provided in Section 15162 of the State CEQA Guidelines, for the preparation of a subsequent EIR, the attached Addendum serves as the appropriate form of documentation to meet the statutory requirements of CEQA.

The proposed Modifications to MOD05-0001 and DVP05-00004 would serve to enhance the design of the Center. The proposal meets or exceeds all previously imposed conditions of approval and will not be materially detrimental to existing

development. Therefore, staff finds that the minor modification request is in conformance with the following findings:

- a) That the property for which this Minor Modification of MOD05-00011 and DVP05-00004 is approved is located at on property bounded to the west by Hawthorne Boulevard, to the north by Fashion Way, to the east by Madrona Avenue between Torrance Boulevard and Carson Street and by Del Amo Circle East between Carson Street and Sepulveda Boulevard, and to the south by Sepulveda Boulevard.
- b) That the property for which this Minor Modification of MOD05-00011 and DVP05-00004 is approved is described as the portion of 1021.5 acre tract of land out of Rancho San Pedro allotted to Susana Dominguez;
- c) That the proposed reallocation of the square footage for the Del Amo Fashion Center is consistent with the purpose and requirements of the Del Amo Business Sub-District 1, complies with all applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of Commercial Center;
- d) That the proposed project as conditioned conforms will all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Further, the development has been designed to minimize possibly intrusive impacts on residential properties by retaining all parking requirements and as conditioned, abiding by the Torrance Noise Ordinance;
- e) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed, as the Del Amo District is identified in the Torrance General Plan as the center of shopping and commercial services in the City;
- f) That by virtue of a high quality design and construction, as conditioned, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City;
- g) That the proposed development will enhance the commercial development of the Del Amo Business District so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area;
- h) Traffic impacts, as conditioned, have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections;

- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
- j) The proposed development is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan, which lists the Del Amo Fashion Center as a prime example of an area with appropriate for a concentration of diverse and intense commercial uses;
- k) The proposed development would not be detrimental to the public interest, health, safety, convenience or welfare, as the project is within the previously approved maximum build-out of gross leasable area and has been appropriately and adequately reviewed under established CEQA guidelines;
- l) That the proposed development meets the requirements of the California Environmental Quality Act because an Addendum was prepared that evaluates the potential impacts of the Proposed Modification to MOD05-00011 and DVP05-00004, specifically in relation to the current environmental conditions and in consideration of the environmental findings for the Del Amo Fashion Center Expansion Initial Study and Negative Declaration approval by the City in 1998 and 2005 Addendum. The changes proposed by the Modification are relatively minor changes that do not result in any new significant environmental impacts. Since the Modification does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects which would call, as provided in Section 15162 of the State CEQA Guidelines, for the preparation of a subsequent EIR, the attached Addendum serves as the appropriate form of documentation to meet the statutory requirements of CEQA.

Based on the preceding findings, staff recommends approval of the request subject to the following conditions;

1. That the physical development and use of the subject property for a regional shopping center shall be subject to all conditions imposed in Planning Commission case MOD05-00011 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Minor Modification is not used within one-year, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That all applicable conditions imposed by Resolution on the Del Amo Fashion Center shall be complied with; (Development Review)
4. That all necessary requirements of the State Department of Alcoholic Beverage Control shall be satisfied prior to the sale of alcoholic beverages in each individual restaurant; (Environmental)
5. That all external visible address numbers shall be installed to the satisfaction of the Community Development Director; (Environmental)
6. That a Refuse Mitigation Plan that is consistent with the requirements of AB 939 for implementation on the mall property shall be submitted to the Building and Safety Department, Environmental Division for review and approval; (Environmental)
7. That in conjunction with the expansion of the main mall building, improvements to the existing mall building located north of Carson Street shall be undertaken consistent with the approved Master Plan. These improvements shall include the renovation of all mall entrances, that existing landscaping shall be augmented, and that the common area amenities shall be replaced or improved; and further, that all improvements shall be completed to the satisfaction of the Community Development Director; (Development Review)
8. That the trash enclosures and loading areas shall be maintained in a clean and orderly manner; and that they shall be screened to the satisfaction of the Community Development Director; (Development Review)
9. That a landscaping and irrigation plan for the Mall shall be submitted to the Community Development Department for approval prior to the issuance of any building permits related to the department store, and shall be implemented prior to occupancy to the satisfaction of the Community Development Director. In order to offset the mature trees being removed to make way for the parking structures and department store, replacement trees shall be 36 inch box in size and be provided at a ratio of 2 for 1; or that any mature trees now growing in the construction areas shall be boxed and relocated if feasible; (Development Review)
10. That a detailed vehicular circulation plan of the parking structures and surrounding drive aisles shall be submitted to the Community Development Department for approval prior to the issuance of a building permit for this structure; (Transportation)
11. That a plan showing all on-site signing, striping and pavement markings shall be submitted for approval by the Community Development Department prior to the issuance of a building permit for the north mall refurbishment including the parking structure; (Transportation and Development Review)

12. That a detailed parking plan for the Del Amo Fashion Center be provided to the Community Development Department prior to the issuance of a building permit for the expanded mall building; (Development Review)
13. That the parking structures shall be architecturally consistent with the design of the expanded mall structure and other parking structures in the area, that it shall be screened with landscaping; that it be designed to mitigate noise; and glare to the satisfaction of the Community Development Department; (Development Review)
14. That the applicant provide an update of the restaurant floor area within the Del Amo Fashion Center pursuant to the terms of CUP81-50 to the satisfaction of the Community Development Director prior to the issuance of any building permits related to a restaurant operation; (Development Review)
15. That all new buildings shall be designed such that the roof parapet will be of sufficient height to screen all roof equipment; (Development Review)
16. That construction activities related to the project shall be made to comply with the following list of measures:
 - a) that all fill materials shall be covered during transport;
 - b) that standard dust control measures be implemented to minimize the off-site migration of dust;
 - c) that construction areas and debris on the site shall be screened from view, and maintained in a clean and orderly fashion;
 - d) that on-site vehicle speed shall be limited to 15 mph;
 - e) that all public streets adjacent to construction areas shall be swept as needed so as to be kept free of silt;
 - f) that grading operations will be suspended during smog alerts;
 - g) that the applicant shall designate a liaison to keep the Madrona and Southwood Homeowners Associations apprised of the construction schedule or to register complaints. The telephone number of this individual shall be provided to the homeowners and shall be posted on-site;
 - h) that outdoor construction hours shall be limited to Monday through Saturday, between the hours of 7:00 a.m. and 8:00 p.m.
 - i) that the Building and Safety Department shall monitor construction for compliance with these conditions;
17. That the location of any electrical transformer or other types of equipment shall be shown on the final plans, that it not be located in the front setback area, and

that it be screened from public view or under grounded to the satisfaction of the Community Development Director; (Development Review)

18. That the final working drawings shall include a detail of all trash enclosures and loading areas, subject to the approval of the Community Development Department prior to the issuance of building permits; (Development Review)
19. That the applicant shall work with the Police Department and Community Development Department to develop a Safety Enhancement Plan in response to the Police Department Plan Review analysis and recommendations; (Development Review)
20. That stores which utilize shopping carts shall be required to develop a cart containment and recovery program to be approved by the Community Development Director; (Development Review)
21. That the applicant dedicate the right of way necessary for operational improvement at the intersection of Carson St. and Hawthorne Blvd. to the satisfaction of the Community Development Director; (Transportation)
22. That the applicant shall contribute funding to expand the City's proposed project to improve the traffic operation at the intersection of Hawthorne Blvd. and Sepulveda Blvd. to include a second northbound right turn lane and traffic signal control with right turn overlap for the northbound right turn lane and remove the existing stop signs; install right turn overlap signal modification for westbound direction; construct raised median on Sepulveda Blvd. to restrict left turn movement into Plaza driveway on the south side of Sepulveda Blvd; extend westbound left turn pocket for adequate storage; and modify the second easterly Mall driveway from Hawthorne Blvd. to right in and right out only; (Transportation)
23. The applicant shall dedicate the right of way necessary for operational improvement at the intersection of Del Amo Circle East at Carson Street, to the satisfaction of the Community Development Director; (Transportation)
24. That the applicant shall provide internal circulation plans, including pedestrian and bicycle linkage within the project; (Transportation)
25. That an internal pedestrian pathway circulation plan that connects public sidewalks to private property shall be submitted to the Community Development Department for review and approval. The plan shall indicate the method by which internal pedestrian pathways will be integrated with existing and proposed pathways along Hawthorne Boulevard, Fashion Way, Del Amo Circle East, Carson Street, and Madrona Avenue and include provisions for the safe and efficient movement of pedestrian and vehicular traffic on the Mall property in connection with the public transportation system. The pedestrian plan shall serve to promote alternative transportation choices to single-occupant

automobile trips, facilitate people to and from their vehicles, and implement the City's Transportation Demand (TDM) Program; (Transportation)

26. That the condition of the existing AC pavement along the construction routes on public streets, as identified on the Hauling Plan route associated with the Mall improvements, shall be evaluated before and after construction of this project and should it be necessary the developer shall make repairs that could include the resurfacing and/or reconstruction of impacted street segments in part or in whole to the satisfaction of the Community Development Director; (Engineering, Transportation)
27. That ingress/egress access points to the parking structures shall have adequate throating to the satisfaction of the Community Development Department, Transportation Division; (Transportation)
28. That a detailed vehicular circulation plan of the parking structures and surrounding drive aisles shall be submitted to the Community Development Department for approval prior to the issuance of a building permit for this structure; (Transportation)
29. That a plan showing all on-site signing, striping and pavement markings shall be submitted for approval by the Community Development Department prior to the issuance of a building permit for the north mall refurbishment including the parking structure; (Transportation / Development Review)
30. That a hauling plan for dirt being excavated from the site shall be submitted to the Community Development Department for review and approval prior to issuance of a grading permit; (Transportation)
31. That a Lot line adjustment to move the existing lot line (7366-019-111) under the proposed fashion anchor and parking garage shall be approved and a certificate of compliance recorded prior to issuance of building permits for those buildings. This lot line adjustment should coincide with proposed lot lines on approved tentative parcel map (see DIV07-00010) or obtain approval for revised tentative parcel map; (Engineering)
32. That the modifications to the existing, private, on-site sewer and storm drain system that are built to public standards, shall be to public standards. Plans shall be submitted by developer for review prior to issuance of building permits. Plans shall be approved by the Community Development Department Engineering Division; (Engineering)
33. That a subdivision map encompassing the parcels owned by the Simon Corporation shall be recorded prior to occupancy of first building. Provide proof of final map submittal to the County for map checking prior to issuance of building permits; (Engineering)

34. That a sewer study shall be submitted demonstrating that the public sewer main(s) can accept any additional flows from the proposed mall expansion area prior to issuance of building permits. The study shall include flow monitoring at locations specified by the Community Development Department, Engineering Division; (Engineering)
35. That the applicant/developer shall relocate the existing 8" private sewer line (SS-3115) and/or the 24" private storm drain (SD-3068) if the line(s) interferes with the proposed parking garage or mall expansion. No building loads shall be imposed on these facilities; (Engineering)
36. That the existing driveway on Hawthorne Blvd. near the medical building shall be reconstructed to a 30' wide commercial radius type driveway with depressed back of walk and wheelchair ramps; (Engineering)
37. That a new tentative subdivision map shall be submitted and approved prior to issuance of building permits if the lot lines need to be revised from DIV07-00010; (Engineering)
38. That the owner/developer shall replace the curb lane of asphalt pavement and base on the east side of Hawthorne Blvd from Fashion Way to Del Amo Circle Blvd. Construction of the lane is required prior to occupancy; (Engineering)
39. That the applicant shall remove the ramped berm on the north side of Carson street east of Hawthorne Blvd and reconstruct the parkway and sidewalk as per City standards. Provide required street easement for new parkway area and show on final parcel map. May require construction of a retaining wall along new property line; (Engineering)
40. That a conceptual lighting plan that includes the height, design, location and intensity of parking lot lights shall be submitted to the Environmental Division of Building and Safety Department and the Community Development Department for review and approval.; (Environmental/Development Review)
41. That a sign program for exterior mall signage shall be submitted to the Building and Safety Department, Environmental Division for review and approval with appeal rights to the Environmental Quality and Energy Conservation Commission, and all interior mall signage shall be submitted to the Building and Safety Department for review and approval; (Environmental)
42. That the condition of the existing AC pavement along the construction routes on public streets, as identified on the Hauling Plan route associated with the Mall improvements, shall be evaluated before and after construction of this project and should it be necessary the developer shall make repairs that could include the resurfacing and/or reconstruction of impacted street segments in part or in

whole to the satisfaction of the Community Development Director; (Engineering, Transportation)

43. That the applicant shall prepare a tree inventory for those areas located within the scope of work for the north mall refurbishment area and the inventory shall be submitted to the Community Development Department prior to the issuance of a grading permit; (Development Review)
44. That a copy of the grading plan shall be submitted to the Community Development Department for review prior to the issuance of a grading permit; (Development Review)
45. That Del Amo Circle East shall be a private street to public standards. Provide analysis as to the required street width and pavement design. Sidewalk shall be provided on both sides of the street. Developer to submit plans review and approval by the Community Development Department, Engineering Division; (Engineering)
46. That graffiti proof film shall be provided on lower level windows visible to the public right-of-way; (Environmental)
47. That no outdoor pay telephones or vending machines shall be permitted; (Development Review)
48. That the applicant shall locate an ideal placement for the installation and operation of at least twenty (20) Level 2 Electric Vehicle Supply Equipment units (otherwise known as EV-chargers) to the satisfaction of the Community Development Director; (Development Review)
49. That plans for the design and location of new bus benches and shelters for transit stop located on or around the perimeter of the mall property shall be submitted to the City for review and approval by the Community Development Director and Transit Director; (Development Review and Transit)
50. That the applicant shall clearly indicate the addresses of all structures at the mall at the entrances and that address numbers shall be painted on the rooftops of the department stores to the satisfaction of the Police Department; (Police)
51. That each aisle of parking shall have a unique identifier to the satisfaction of the Police Department; (Police)
52. That a public address system shall be installed throughout the property to the satisfaction of the Police Department; (Police)
53. That there shall be adequate bicycle racks at the entrances to the satisfaction of the Police Department; (Police)

54. That any secure or restricted areas shall be easily accessible to public safety personnel and vehicles to the satisfaction of the Police Department; (Police)
55. That all applicable conditions of MIS05-00049, DVP05-00004, and MOD05-00011 shall be met.

Prepared by,



Oscar Martinez
Planning Associate

Recommended by,

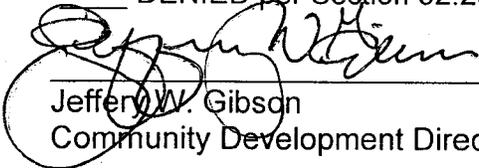


Gregg Lodan, AICP
Planning Manager

Attachments:

1. Exhibit "A" detailing proposed modifications
2. Code Requirements
3. Site Plan, Floor Plan, Elevations (File)

This request for a Minor Modification Permit (MIS12-00293) has been APPROVED
 DENIED per Section 92.28.1 of the Torrance Municipal Code.



Jeffrey W. Gibson
Community Development Director

31 Oct 12
Date

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

Exhibit A: Description of Project Modifications

I. BACKGROUND

Renovation and expansion of the Del Amo Fashion Center ("Center") is governed by DVP96-0001, as modified, and the related approvals that were adopted concurrent with DVP96-0001 and its subsequent modifications. DVP96-0001 was approved by the City of Torrance and authorized the expansion of the Del Amo Fashion Center ("Center") in accordance with a master plan of development submitted by the then-owner, The Torrance Company and allowed for a total of 2,868,840 square feet of development at the Center. In 2004, then-owner Del Amo Mills Limited Partnership ("Mills") requested a modification to DVP96-0001 to reflect its proposed expansion and renovation plans for the Center. In April 2004, the City Council approved modifications to DVP96-0001 and its related approvals to permit the development of a total of 2,585,118 square feet.

The Mills' 2004 approvals modified the original Torrance Company "Master Plan" which covered the entire Center site, including a parcel of land at Hawthorne Blvd and Fashion Way that is currently occupied by the Del Amo Medical Office building. The Torrance Company subsequently sold the Center to Mills, but retained ownership of the Medical Office parcel.

Subsequent to its 2004 approvals, Mills made additional modifications to the site plan, and in June 2005 and December 2005 received two additional modifications to DVP96-0001. In December, 2005, Mills also obtained a new development permit [DVP05-00004] for the free-standing Crate & Barrel, and a new parking structure west of Macy's facing Hawthorne Boulevard.) Minor Modification MIS05-00049 was approved in June 2005 and MOD05-00011 was approved by the City Council in December 2005. The maximum square footage that could be developed at the Center under the 2004-2005 modifications remains at 2,585,118 square feet.

The approvals resulted in completion, among other things, of the redevelopment of the former Montgomery Wards area of the mall (the Northeast Wing) that includes an open air retail mall, a new AMC theater and new restaurants, a five-story parking structure adjacent to the AMC theater along Fashion Way, and the Crate and Barrel store on Hawthorne Boulevard.

II. PROPOSED MODIFICATIONS TO THE PROJECT

Although portions of the 2005 expansion project have been completed (as outlined above), the remainder of the development entitled under the 2004-2005 approvals has not. Specifically, plans to create a north/south two level mall from Carson Street north to Fashion Way, by building (a) an at-grade mall under the current elevated mall just north of Carson Street, (b) a three level 120,000 sf Department Store in the current depressed parking lot along Fashion Way, (c) a two level mall section connecting back from the planned Department Store to the current mall, and (d) the demolition of the existing easterly end of the mall, and replacement with a two level mall cross court tying

the mall to the Outdoor Lifestyle Village have not been implemented. Combined, these development components represent approximately 200,000 square feet of approved, but not yet constructed, development. DVP 96-0001, as modified, and DVP05-00004 remain in effect until May 13, 2014, unless extended.

Simon wishes to complete the Mills approved project and utilize the remaining square footage authorized by MOD05-00011 to DVP 96-0001 and DVP05-00004 to expand and renovate the Center, but in slightly different areas of the Center than what was approved by the City in 2005 ("Proposed Modifications").

The Proposed Modifications would expand the Center northerly towards Fashion Way with a new Department Store and a two level mall as the Mills had proposed, but the location would shift westerly so as to align with the northerly mall entrance to the Macy's Women's Store (approximately 200' to 250' westerly), replacing the existing on-grade single level mall structure with a new two-level mall. In place of the three-level Department Store in the depressed parking field, a two-level Department Store is proposed to be located at the northerly terminus of the new two level mall, abutting Fashion Way. (This area was designated surface parking under the Mills' plan.) Structured parking proposed by Mills in a surface field along Carson Boulevard (necessitated by the removal of parking under the mall by the Mills planned mall expansion) will no longer be necessary, preserving the current parking and circulation system along Carson Street. A multi-story parking deck that would sit within the existing depressed parking field is proposed to replace the existing surface parking. The parking deck would be designed to allow shoppers to directly access from the parking structure both levels of the planned mall expansion and the lower level of the now completed outdoor "Lifestyle Village." The combination of improvements and parking all stay within the envelope of Carson Street on the south, Hawthorne Street to the west, Fashion Way to the north, and Del Amo Circle East to the east. Parking south of the Lifestyle Village and east of the existing elevated mall will be maintained as it exists today.

Although not a part of the Center square footage in the 2005 approvals, Simon is also planning to acquire and demolish the medical office building at the Hawthorne Boulevard/Fashion Way corner, convert that building's footprint to additional surface parking, and apply the square footage of that building to the Center proper. Parking for the Medical Office building is governed by the same parking ratio (4.5/1000 sf) as the Del Amo Fashion Center (MOD 96-0024 to VAR 79-3). Except for the demolition of the medical office building, the existing uses on the outparcels on the Medical Office parcel facing Hawthorne Boulevard (currently occupied by Charles Schwab, Chipotle and Coffee Bean & Tea Leaf) would remain unchanged.

In summary, the Proposed Modifications would re-allocate the approved, but unbuilt entitlement from the 2005 approvals to redevelop the northwest portion of the Center as follows:

1. Demolish and replace the existing single level mall, north of the northernmost Macy's store with a two-level mall in the same general area of the single-level mall it is replacing.
2. Demolish and replace the retail wing that extends west from the mall (Old Navy to Lucille's Smokehouse) with an extension of the two-levels described in (1), above, and some surface parking.
3. Construct a two-level, approximately 140,000 sf department store along Fashion Way, at the terminus of the two-level retail described in (1) and (2), above.
4. Demolish and replace the Medical Office building with new surface parking.
5. Construct a 3 to 4-level, approximately 1,800 car parking deck in the footprint of the current depressed parking lot such that the parking structure levels would connect directly to the new department store and mall.
 - a. An option to construction of the 3 to 4-level parking deck would be to construct the parking deck west of the Macy's Women's store that was entitled under the 2005 Approvals, and reduce the size of the parking deck proposed for the current depressed parking lot.

Simon will also maintain points of vehicular access along Fashion Way, between Hawthorne Boulevard and Del Amo Circle East, with the desire to add a fourth point of access to parking at an already controlled three-way intersection at Fashion Way and Amie Avenue.

Upon construction of the Proposed Modifications, the total square footage of the Center will not exceed the maximum square footage of the 2005 Approvals (2,585,118 sf) plus the square footage of the medical office building (approx. 58,000 sf). Parking as proposed would satisfy the requirements of Variance 79-3 (as modified by MOD 96-0024 and MOD 04-0004) establishing a parking ratio of 4.5 parking spaces per 1,000 sf.

CODE REQUIREMENTS

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

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way.
- Obtain an Encroachment Permit from CalTrans (213-897-3631) for any work (proposed or required by the City) in the public right-of-way on Hawthorne Blvd. Proof of CalTrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
- Install a street tree in the City parkway every 50' for the width of this lot on Hawthorne Blvd (City Code sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 and Jeff Yuen (CALTRANS) at 213-897-6381 for information on the type and size of tree for your area.
- Install missing sidewalk along the south side of Fashion Way east of Hawthorne Blvd per City of Torrance standards.
- A dedication of property for the purpose of street and highway improvements is required for the existing sidewalk which jogs onto private property on east side of Hawthorne Blvd. south of Carson Street. (adjacent to Crate and Barrel) Also on the east side of Hawthorne Blvd. north of Sepulveda Blvd. The dedications shall reflect on the Final Parcel Map.
- Replace existing broken, grinded and/or lifted sidewalk on the east side of Hawthorne Blvd and the north side of Carson Street along project frontage per City of Torrance Standards.
- Reconstruct existing wheel chair ramps to current City standards, including truncated domes, at the northwest and northeast corner of Del Amo Circle Blvd and Carson Street.

