

February 5, 2015

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 **February 2 – 5, 2015.**

EVENT PERMIT:

Applicant: Katie Clare, representing **Ralphs Grocery #132** **APPROVED**
02/02/15
Case No.: EVN15-00003
Location: 1770 Carson Street
Zoning: M1/M2
Summary: Request for an Administrative Approval of a promotional outdoor event for a Valentine's Day Floral Sale on 02/12/15 from 8:00AM-7:00PM on property located in the M1/M2 Zone (Light Manufacturing/Heavy Manufacturing) at 1770 Carson Street.

Applicant: Anthony Bartz, representing **Mattress Connection** **APPROVED**
02/04/15
Case No.: EVN15-00004
Location: 18521 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval of a promotional outdoor event for a Parking Lot Sale, to include two 20' x 20' ft. tents on 02/11/15 to 02/17/15 from 9:00AM-9:00PM on property located in the Hawthorne Boulevard Corridor Specific Plan Zone (North Torrance Sub-District) at 18521 Hawthorne Boulevard.

Applicant: Anthony Bartz, representing **Mattress Connection** **APPROVED**
02/04/15
Case No.: EVN15-00005
Location: 18521 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval of a promotional outdoor event for a Parking Lot Sale, to include two 20' x 20' ft. tents on 05/20/15 to 05/26/15 from 9:00AM-9:00PM on property located in the Hawthorne Boulevard Corridor Specific Plan Zone (North Torrance Sub-District) at 18521 Hawthorne Boulevard.

EVENT PERMIT (Continued):

Applicant: Anthony Bartz, representing **Mattress Connection** **APPROVED**
02/04/15
Case No.: EVN15-00006
Location: 18521 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval of a promotional outdoor event for a Parking Lot Sale, to include two 20' x 20' ft. tents on 07/01/15 to 07/07/15 from 9:00AM-9:00PM on property located in the Hawthorne Boulevard Corridor Specific Plan Zone (North Torrance Sub-District) at 18521 Hawthorne Boulevard.

Applicant: Anthony Bartz, representing **Mattress Connection** **APPROVED**
02/04/15
Case No.: EVN15-00007
Location: 18521 Hawthorne Boulevard
Zoning: HBCSP-NT
Summary: Request for an Administrative Approval of a promotional outdoor event for a Parking Lot Sale, to include two 20' x 20' ft. tents on 09/02/15 to 09/08/15 from 9:00AM-9:00PM on property located in the Hawthorne Boulevard Corridor Specific Plan Zone (North Torrance Sub-District) at 18521 Hawthorne Boulevard.

SPECIAL DEVELOPMENT PERMIT:

Applicant: Clarity Optometry **APPROVED**
Case No.: SDP15-00001 02/04/15
Location: 1640 Arlington Avenue
Zoning: Downtown Project Area, Commercial Sector
Summary: Administrative Approval of a Special Development Permit to allow the operation of an optometry office business at 1640 Arlington Avenue in the Downtown Project Area, Commercial Sector.



FIN15.00003

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

TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

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

I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant				Ralphs Grocery			
Name of Business				Ralphs #132			
Property Address (proposed parking lot event location)		City	State	Zip Code			
1770 Carson St		Torrance	CA	90501			
Name of Business Owner		Contact Phone Number		Email			
Ralphs Grocery Company		(310) 787-8786					
Mailing Address (if different from above)		City	State	Zip Code			
1100 W Carson		Compton	CA	90220			

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event: Valentine Day Floral Sale
20 x 40 Tent

Date(s) and Hours of event:

Date:	From: 2-12-15	To: 2-15-15	Hours:	From: 8:00 A	To: 7: PM
Set Up Date(s):	From: 2-12-15	To: 2-15-15	Clean Up Date:	5-15-15	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
M1/M2 TRP	196,997 sq ft 20x40	250	6

III. STANDARDS AND REQUIREMENTS

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

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

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

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Katie Clare</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Ralphs Grocery Company</i>	City, State, Zip
Mailing Address <i>1770 Carson St Torrance CA 90504</i>		Mailing Address <i>1100 W Artesia Compton CA 90220</i>	
Contact Phone Number <i>310 787 8784</i>	Email	Contact Phone Number <i>(310) 884-9000</i>	Email
Signature 	Date <i>1/13/15</i>	Signature 	Date <i>1/13/15</i>

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

Plot Plan Attached Other Information Attached: _____

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN15-00003</i>	<i>1/13/15</i>	<i>225.00</i>	

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By:	Date: <i>1/15/15</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By:	Date: <i>1/15/15</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By:	Date: <i>1/15/15</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By:	Date: <i>1/20/15</i>

REMARKS Please log comments in Permit Plan	
Fire	Pull a separate permit from Fire Dept. for the tent. 01-15-15 Comply w/conditions set forth. K. Daoumb #19282
Building	- SAFETY INSPECTION PERMIT REQ'D. - No OBSTRUCTION Allowed @ ANY H.C. PATH(S).
Environmental	See Agenda for comments
Police	Do not block handicap stalls. Event done on store property, do not block flow of traffic [redacted] /17149 [redacted] 1/20/15 @ 0750

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:

1) No encroachment permitted into public Right of way, Fire lane, or drive aisles/parking areas, other than areas shown on attached plan. 2) No blocking of any handicap access or parking spaces permitted 3) Displayed merchandise shall not block vehicle or pedestrian circulation 4) All event activities shall be contained within noted areas on attached plan. 5) Clean up of the site shall take place per date/time on application and the site shall be returned to previous state 6) No illegal signs, banners, balloons, signholders, etc. permitted.

Assessment Made By:

Name Ana Fernandez [redacted]	Title Planning Assistant.
Recommended By:	
Name [redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

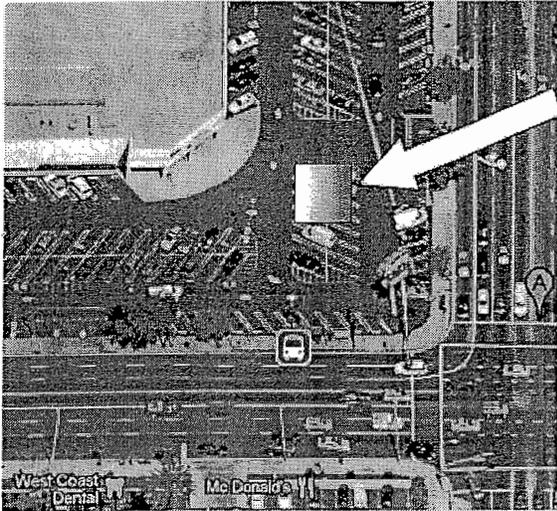
Approved Denied Temporary Parking Lot Permit Number: EVNIS-00003

[redacted]
Jennifer Gibson
Community Development Director

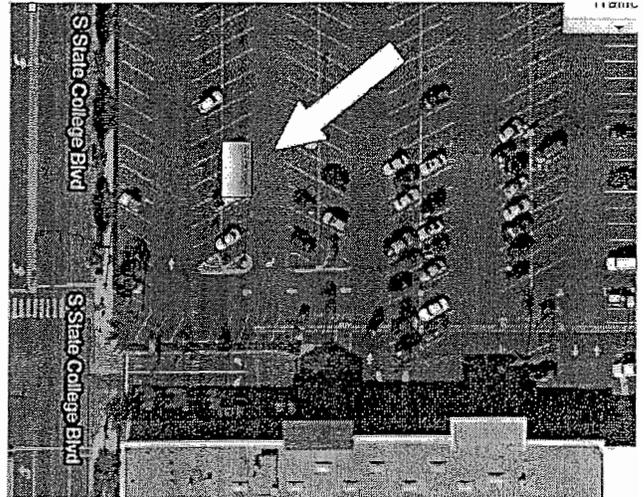
21 Jan 15
Date: [redacted]

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

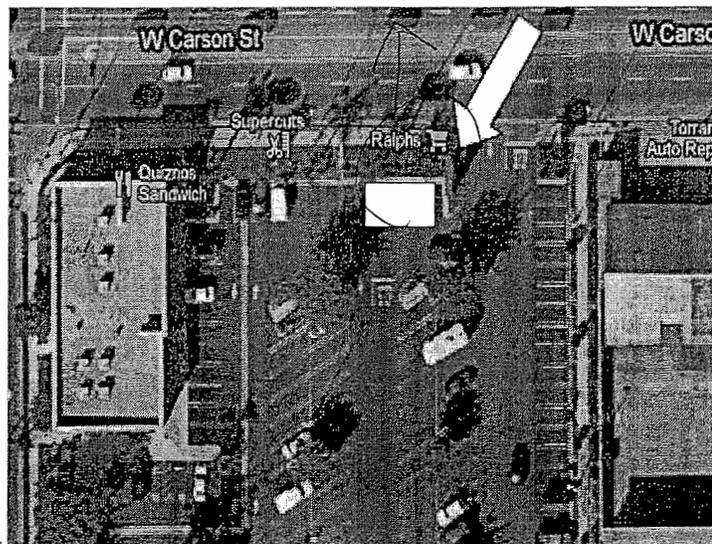
Store 47 Proposed Tent Site*



Store 116 proposed Tent Site*



Store 132 proposed Tent Site*



EVM15-00004.



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>Anthony Barte</i>			
Name of Business <i>Mattress Connection</i>			
Property Address (proposed parking lot event location) <i>18521 Hawthorne Blvd</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90504</i>
Name of Business Owner <i>Anthony Barte</i>	Contact Phone Number <i>818-749-7753</i>	Email <i>mattressconnection@gmail.com</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): _____
- Security # of Guards _____
- Armed (Y/N) _____

Describe the proposed event:

Parking lot sale
Test \$20x20 x2

Date(s) and Hours of event:

Date:	From: <i>2/11/15</i>	To: <i>2/17/15</i>	Hours:	From: <i>9am</i>	To: <i>9pm</i>
Set Up Date(s):	From: <i>2/11</i>	To: <i>2/11</i>	Clean Up Date:	<i>2/17/15</i>	

Site Information:

Zoning <i>H.N.T.</i>	Total Lot Area (in sq. ft.) <i>13,861</i>	Total Number of Parking Spaces On-Site <i>43</i>	Number Parking Spaces Displaced by the Event <i>8</i>
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III. STANDARDS AND REQUIREMENTS

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

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

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

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Anthony Bark</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	
Mailing Address [Redacted] Hawthorne		Mailing Address <i>Palos Verdes, CA 90274</i>	
Contact Phone Number <i>818-749-7753</i>	Email <i>CA 90230</i>	Contact Phone Number [Redacted]	Email
Signature [Redacted]	Date	Signature <i>See Attached</i>	Date

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EVN15-00009</i>	Date of Acceptance <i>1/27/15</i>	Fee Amount <i>\$ 225.00</i>	Accepted By: [Redacted]
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1-28-15</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/28/15</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/28/15</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/30/15</i>

REMARKS Please log comments in Permit Plan	
Fire	20x20 Canopy shall be separated by 10' feet unless permit + flame cert is obtained.
Building	- All tents larger than 10'x12' require safety inspection permits @ blog & safety counter. - No obstruction allowed @ any H.C. path(s).
Environmental	See Attach for conditions / comments
Police	Do not block sidewalk or driveways. Do not block handicap stalls or access. No unauthorized food trucks

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:

1) No encroachment permitted in public R.O.W, fire lane, or drive aisles/parking, other than areas shown on attached plot plan 2) No blocking of any handicap access or parking spaces permitted 3) Displayed merchandise shall not block vehicle or pedestrian traffic 4) All event activities to be contained within noted areas on attached plot plan 5) Clean up of site shall take place per time/dates on application + the site shall be returned to its previous state 6) No illegal signs

Assessment Made By:	
Name Ana Fernandez	Title Planning Assistant
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN15-00004

[Redacted Signature] 4 Feb 15
 Date: _____
 Jeffrey W. Gibson
 Community Development Director

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

RE: Mattress Connection Tent Sale

This note is acting as an okay for Mattress connection to have tent sales in front of Mattress Connection @ 18521 Hawthorne Blvd, Torrance CA 90504, for the following holiday sales in 2015: Presidents day sale 02/11/2015-02/17/2015; Memorial Day sale 05/20/2015-05/26/2015; 4th of July sale 07/01/2015-07/07/2015; and Labor Day sale 09/02/2015-09/08/2015.



FANTASTIC CUTS
OTM
T-MOBILE
THE BBQ STORE
KUMON
RED WING SHOES
H&R ROCK
Fast Signs

X _____
X _____
OWNER



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			
Anthony Barte			
Name of Business			
Mattress Connection			
Property Address (proposed parking lot event location)	City	State	Zip Code
18571 Hawthorne Blvd	Torrance	CA	90504
Name of Business Owner	Contact Phone Number	Email	
Anthony Barte			
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

Parking lot sale
 Tent 20x20 x 2

Date(s) and Hours of event:

Date:	From: 5/20	To: 5/26	Hours:	From: 9am	To: 9pm
Set Up Date(s):	From: 5/20	To: 5/20	Clean Up Date:	5/26	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H.W.I.T.	13,861	43	8

III. STANDARDS AND REQUIREMENTS

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

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

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

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Anthony Barte</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Scajer</i>	
Mailing Address [Redacted]	City, State, Zip <i>Hawthorne CA 90250</i>	Mailing Address [Redacted]	City, State, Zip <i>PUE. CA 90274</i>
Contact Phone Number <i>818-749-7753</i>	Email <i>CA 90250</i>	Contact Phone Number [Redacted]	Email
Signature [Redacted]	Date <i>1/27/15</i>	Signature <i>See Attached</i>	Date <i>1/27/15</i>

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EVN15-05</i>	Date of Acceptance <i>1/27/15</i>	Fee Amount <i>225.00</i>	Accepted By [Redacted]
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1-28-15</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>2/3/15</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/28/15</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1-30-15</i>

REMARKS Please log comments in Permit Plan	
Fire	20x20 CANOPY shall be separated by 10' FEET unless Permit & FLAME cert is obtained.
Building	- SAFETY INSPECTION PERMIT REQ'D. FOR THE TENT. - NO OBSTRUCTION ALLOWED @ ANY H.C. PATH(S)
Environmental	See Attachment conditions / comments
Police	Do not block sidewalk or driveway. Do not block handicap stalls or access. No unauthorized food trucks

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:

1) No encroachment permitted into public R.O.W, fire lane, or drive aisles/parking areas, other than area(s) shown on attached plot plan. 2) No blocking of handicap access or parking spaces is permitted. 3) Displayed merchandise shall not block vehicle or pedestrian circulation. 4) All activities shall be contained within noted areas on attached plot plan. 5) Clean up of site shall take place per time/date on application & site shall be returned to previous state.

Assessment Made By:	
Name <i>Ana Fernandez</i>	Title Planning Assistant
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:

Approved Denied Temporary Parking Lot Permit Number: EVN15.00005

[Redacted Signature]

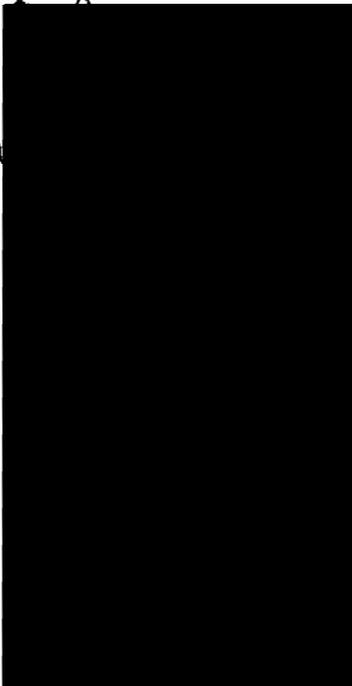
Jeffery W. Gibson
Community Development Director

4 Feb 15
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.

RE: Mattress Connection Tent Sale

This note is acting as an okay for Mattress connection to have tent sales in front of Mattress Connection @ 18521 Hawthorne Blvd, Torrance CA 90504, for the following holiday sales in 2015: Presidents day sale 02/11/2015-02/17/2015; Memorial Day sale 05/20/2015-05/26/2015; 4th of July sale 07/01/2015-07/07/2015; and Labor Day sale 09/02/2015-09/08/2015.



FANTASTIC CUTS

OTM

T-MOBILE

THE BBQ STORE

Kumon

RED WING SHOES

M&R ROCK

Fast Signs

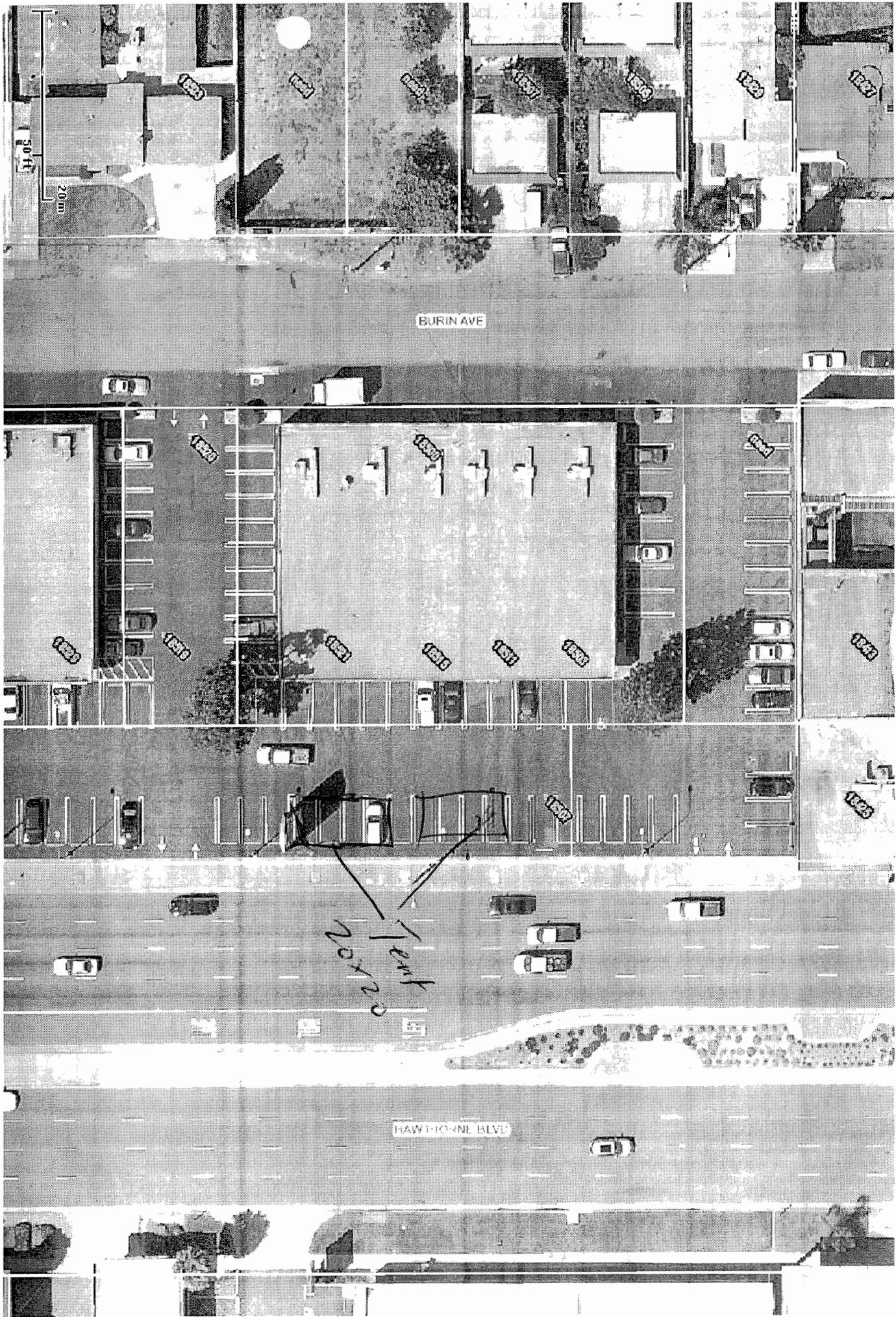
X

X

OWNER

18521 HAWI HORNE

Aerial Photo Viewing



EVI 15-07306



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				Anthony Bartz			
Name of Business				Mattress Connection			
Property Address (proposed parking lot event location)			City	State	Zip Code		
18521 Hawthorne Blvd.			Torrance	Ca.	90504		
Name of Business Owner		Contact Phone Number		Email			
Anthony Bartz		818-249-7753		mattressconnection@gmail.com			
Mailing Address (if different from above)			City	State	Zip Code		

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event: 20 Parking lot sale,
Tent 20x20 x 2

Date(s) and Hours of event:

Date:	From: 7/1/15	To: 7/7/15	Hours:	From: 9a	To: 9p
Set Up Date(s):	From: 7/1/15	To: 7/1/15	Clean Up Date:	7/7/15	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
HM 1T	13,861	43	8

III. STANDARDS AND REQUIREMENTS

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

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

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

Additional requirement for pumpkins or Christmas trees sales:

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Anthony Bartz</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	
Mailing Address [Redacted] <i>Hawthorne</i> City, State, Zip		Mailing Address [Redacted] <i>PVE, CA 90274</i> City, State, Zip	
Contact Phone Number <i>818-749-7753</i>	Email <i>CA 90270</i>	Contact Phone Number <i>310-373-4882</i>	Email
Signature [Redacted]	Date <i>1/27/15</i>	Signature <i>Jee Attard</i>	Date <i>1/27/15</i>

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

Plot Plan Attached Other Information Attached: _____

Application/Case No. <i>EVN15-016</i>	Date of Acceptance <i>1/27/15</i>	Fee Amount <i>225.00</i>	Accepted By: [Redacted]
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1-28-15</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/28/15</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/28/15</i>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted]	Date: <i>1/30/15</i>

REMARKS Please log comments in Permit Plan	
Fire	20x20 CANOPY SHALL BE 10' APART.
Building	- SAFETY INSPECTION PERMITS REQ'D. FOR BOTH TENTS. - NO OBSTRUCTION ALLOWED @ ANY H.C. PATH(S) - OVERTIME INSPECTION REQUEST REQ'D. FOR ANY OFF HOUR INSPECTION.
Environmental	See Agenda for conditions/comments
Police	Do not block sidewalk or driveways. Do not block handicap stalls or access. No unauthorized food trucks

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:

1) No encroachment into public R.O.W, fire lane, or drive aisles/parking areas other than areas shown on attached dot plan 2) No blocking of any handicap access or parking spaces permitted 3) Displayed merchandise shall not block vehicle or pedestrian circulation 4) All event activities shall be contained within noted areas on attached dot plan. 5) Clean up of site shall take place per time/date on application + site to be returned to previous state. 6) No illegal signs.

Assessment Made By:	
Name Ana Fernandez	Title Planning Assistant
Recommended By:	
Name [REDACTED]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN15.00006

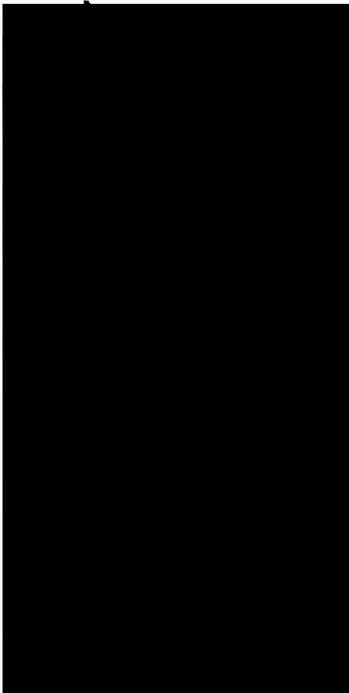
[REDACTED]
 Jeffrey W. Gibson
 Community Development Director

4 FEB 15
 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.

RE: Mattress Connection Tent Sale

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FANTASTIC CUTS

OTM

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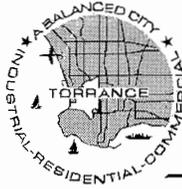
Fast Signs

X

X

OWNER

EVN15-0007



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				Anthony Barte			
Name of Business				Mattress Connection			
Property Address (proposed parking lot event location)		City	State	Zip Code			
18521 Hawthorne Blvd		Torrance	CA	90250			
Name of Business Owner		Contact Phone Number	Email				
Anthony Barte		818-749-7753	mattressconnection@gmail.com				
Mailing Address (if different from above)		City	State	Zip Code			

II. EVENT AND SITE INFORMATION

Check type of approval requested:

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

Describe the proposed event:

Parking lot Sale
Tent Sale tent 20x20 times 2

Date(s) and Hours of event:

Date:	From: 9/2	To: 9/8/15	Hours:	From: 9a	To: 9pm
Set Up Date(s):	From: 9/2	To: 9/2	Clean Up Date:	9/10/15	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H, M, I, T	13,861	43	8

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APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Anthony Bartz</i>		Print Name of Business Owner and/or Property Owner <i>Floyd Sanger</i>	
Mailing Address [Redacted] <i>Hawthorne</i>		Mailing Address [Redacted] <i>PUE CA 90274</i>	
City, State, Zip <i>CA 90250</i>		City, State, Zip <i>CA 90274</i>	
Contact Phone Number <i>818-749-7753</i>		Contact Phone Number [Redacted]	
Email <i>CA 90250</i>		Email	
Signature [Redacted]		Signature <i>See Attached</i>	
Date <i>1/27/15</i>		Date <i>1/27/15</i>	

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

Plot Plan Attached Other Information Attached:

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN15-07</i>	<i>1/27/15</i>	<i>225</i>	[Redacted]
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>1-28-15</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>2/3/15</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>1/28/15</i>
Police	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: [Redacted] Date: <i>1/30/15</i>

REMARKS Please log comments in Permit Plan	
Fire	20x20 canopy shall be separated by 10' feet - unless permit & flame cut is obtained.
Building	- SAFETY INSPECTION PERMIT REQ'D. - No OBSTRUCTION ALLOWED @ ANY H.C. POINT(S).
Environmental	See conditions / comments in Permit
Police	Do not block sidewalk or driveways. Do not block handicap stalls or access. NO unauthorized food trucks

STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)

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Assessment Made By:	
Name Ana Fernandez	Title Planning Assistant
Recommended By:	
Name [Redacted]	Title Planning Manager

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

This request for a Seasonal Sales Permit is:
 Approved Denied Temporary Parking Lot Permit Number: EVN15-00007



4 Feb 14

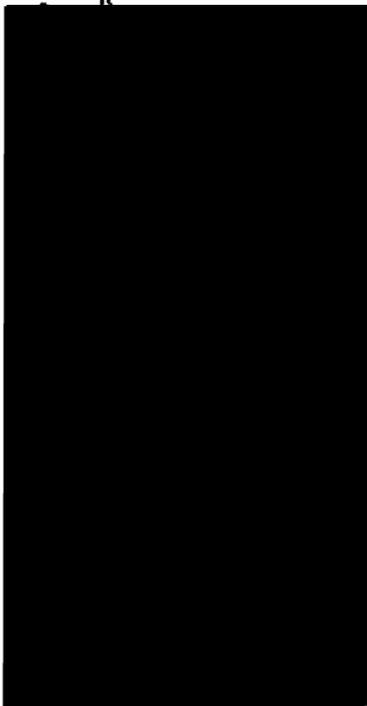
Date:

Jeffery W. Gibson
Community Development Director

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FANTASTIC CUTS
OTM
T-MOBILE
THE BBQ STORE
Kumon
RED WING SHOES
H&R Rock
Fast Signs

X

X

OWNER

SDP 15-00001
Clarity Optometry
1640 Arlington Avenue

STAFF COMMENTS: The applicant proposes to operate Clarity Optometry, an optometry office at 1640 Arlington Avenue in the Commercial Sector of the Downtown Project Area. Medical Offices are permitted within the Commercial Sector of the Downtown Project Area.

The proposed business will occupy an approximately 600 square-foot unit within a multi-tenant commercial/retail building which was originally constructed in 1963. The subject space is currently vacant and has been for some time; however the business that previously occupied the space was a chiropractic office. The only proposed exterior improvements to the site will be new signage to feature the business name.

The applicant intends to run an optometry private practice office offering vision care and eyeglasses and contact lenses for sale to visiting patients. The majority of the suite will consist of a waiting area with a receptionist desk, an "optical area" with glasses on display for customers to consider and try on and a single unisex restroom. Customers will enter along Arlington Avenue and check in with the front receptionist desk. To the south of the reception and waiting area will be the optometrist's private office and the rear of the suite, to the east, will include an exam room and a testing room. Operating hours will be from 10:00 am – 6:00 pm Monday through Saturday, and the business will have a maximum of two employees.

Neighboring businesses include the Flame Broiler (2024 Carson Street), Bamboo Khun 9 Thai Kitchen (2018 Carson Street), Torrance Lomita Alano Club (1645 Arlington Street), C.O. Ryan's Dry Cleaning (2020 Carson Street), LCCAD, Inc. (2035 Carson Street), Torrance Autohaus (1715 Arlington Avenue), Salvador Dali Society (2007 Carson Street), Torrance Beauty College (1978 Carson Street), Ace Hardware (1969 Carson Street), Ambrose Realty (2008 Carson Street), and Fashion Eyewear Contact Lenses (2029 Carson Street)

Parking for this use has been calculated based on the Downtown Development Standards for new uses in existing structures built prior March 1, 1980, which require one parking space for every 570 square feet of floor area. The proposed optometry office would require two parking spaces. This building has ten on-site parking spaces, of which three are allocated to the adjacent business. In addition, street parking can be found along Arlington Avenue and there is also a public parking lot nearby on Cravens Avenue located within walking distance from the site. With a maximum of two employees and the intention to continue a medical office use at this location with a small private practice optometry office, staff does not foresee any significant impact on available neighborhood parking from this use.

Any new signage posted on-site as a part of this Special Development Permit will require a sign permit. The applicant and property owner will be required to keep the business store front, including sidewalk and windows, clean and clear of trash and debris. Community Development staff recommends approval of this Special Development Permit subject to the attached conditions.

AGREEMENT TO MEET CONDITIONS OF SPECIAL DEVELOPMENT PERMIT

The following conditions have been imposed by the Community Development Director in approving Special Development Permit No. 15-00001:

1. The subject tenant space at 1640 Arlington Avenue shall be used exclusively for the following purpose:

Clarity Optometry (Optometry Office)

2. That proposed interior tenant improvements and changes to the building facades, including but not limited to paint color, security bars and gates shall be approved by Planning Division staff and, if necessary by the Building and Safety Division. Exterior colors shall be consistent with the downtown color palette and approved by the Planning Division.
3. That an appropriate business license shall be obtained for this use prior to commencement of operation.
4. That the applicant agrees to be bound by, to abide by, and to act in accordance with, the Downtown Development Standards adopted and approved by the City of Torrance and the former Torrance Redevelopment Agency, and any amendments thereto.
5. That the employees of the proposed business shall park in the onsite parking lot and/or the public parking lots located in the Downtown area and discourage employees from parking on the street in the adjacent residential area.
6. That the applicant and the property owner are aware that there are on-going and periodic community events, such as Rock Around the Block and Torrance Marketplace, Antique Fair, street fairs, concerts and other similar public and private special events that take place within the Downtown area throughout the year which may involve street or alley closures, live entertainment, amplified sound, and the displacement of on-street parking.
7. That trash generated by the proposed business shall be disposed in the on-site trash container and not be disposed in public receptacles.
8. That the applicant shall obtain all necessary Building and Safety Permits for interior tenant improvements and exterior modifications.
9. That if tenant improvements to the interior or exterior are proposed, the applicant shall be subject to certain required site upgrades such as upgrading the existing trash enclosure. The applicant shall install a National Pollution Discharge Elimination Systems (NPDES) compliant solid metal roof cover over the existing trash enclosure to prevent storm water intrusion. The applicant shall obtain a building permit for the trash enclosure and roof cover and submit plans for review and approval by the Planning and Environmental Division.

10. That the applicant and/or property owner shall re-stripe the parking lot in accordance with City parking standards and ADA handicap requirements and shall provide curb stops for the parking spaces wherever necessary as determined by the City. A striping plan shall be submitted to the Community Development Department for review and approval.
11. That the applicant shall keep the on-site parking lot gate open at all times during business hours.
12. That the hours of operation for the business shall be limited to 10:00 am – 6:00 pm Monday through Saturday. The applicant shall obtain approval from the Planning Division prior to any changes to the hours of operation.
13. That the departure from a private practice optometry office or expansion of the current business model and/or floor plan will require Planning Division approval, and may be subject to a Conditional Use Permit.
14. That the business operation shall comply with Torrance Municipal Code Noise Standards.
15. That a maximum of two (2) employees shall occupy the premise at any time. Any increase in the number of employees present on the premises shall be approved by the Planning Division.
16. That any additional services offered shall be done so only with the approval of the Planning Division.
17. That a change in ownership or operators shall require approval of the Planning Division staff.
18. That used merchandise shall not be sold, bought or displayed at the premise.
19. That no outdoor display or storage shall be permitted and that the applicant shall maintain the premise clear of weeds, debris, and trash.
20. That the storefront windows shall remain clear of signs, posters and materials that may give it an unsightly appearance.
21. That the applicant and the property owner are aware that ongoing construction projects, including infrastructure improvements in the Downtown Project Area will continue for sometime and may disrupt business traffic flow and pedestrian access to the building.
22. That all signs shall be submitted for review and approval by the Environmental Division with concurrence by Planning Division staff and shall be in compliance with the approved sign program.
23. That the property owner and/or applicant shall on a regular basis clean the sidewalk in front of the building and keep the store front free of all other debris.

24. That the property owner and/or applicant are aware that on-street parking is considered public parking and is available on a first-come, first-serve basis.
25. That should a parking problem arise, the applicant shall alleviate the problem to the satisfaction of Planning Division staff.
26. That any modifications to the business operation and/or conditions of approval covered under this Special Development Permit or expansion of the use shall be subject to the approval of the Community Development Department.
27. That the business shall comply with Fire Department and Building and Safety Division requirements for building occupancy.
28. Compliance is required within 60 days after receiving this approval for all conditions stated above, or this Special Development Permit (SDP) will be automatically revoked.

I understand and agree to meet the above conditions.



Signature of applicant

2/2/15

Date

Irene Flores

Printed name of applicant



Signature of property owner

2/2/15

Date

LILLIAN C FLORES

Printed name of property owner

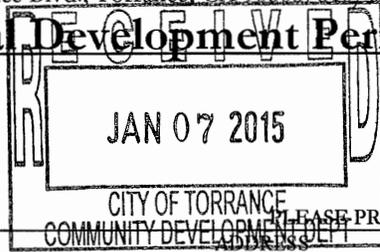


City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503/310) 618-5990/310-618-5829 (fax) /www.torranceca.gov/111.htm

Special Development Permit Application



SDP 15 -- 00001

NAME OF APPLICANT: Irene Flores [Redacted] Carson, CA 90745

STREET ADDRESS/LOCATION OF PROPERTY: 1640 Arlington Ave. Torrance, CA 90501

PROPOSED USE OF PROPERTY (BRIEFLY DESCRIBE BUSINESS): Optometry Private Practice - Vision / Eye Health Care, Eyeglasses / Contact Lenses Retailer

HOURS/DAYS OF OPERATION: Mon - Sat 10-6 PM NUMBER OF EMPLOYEES: 2

DESCRIBE ALL PROPOSES EXTERIOR BUILDING CHANGES: NONE

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

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

PREVIOUS PROPERTY USE: Drafting DATE VACATED: 6/1/14

PROPERTY OWNER	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER)
PRINT NAME OF PROPERTY OWNER <u>Norlito Flores</u>	PRINT NAME OF APPLICANT/REPRESENTATIVE <u>Lillian Flores</u>
ADDRESS <u>2035 W. Carson St. Torrance, CA 90501</u>	ADDRESS <u>1640 Arlington Ave. Torrance, CA 90501</u>
PHONE <u>(310) 320-5650</u>	PHONE <u>(310) 678-6830</u>
SIGNATURE OF PROPERTY OWNER [Redacted]	SIGNATURE OF APPLICANT/REPRESENTATIVE [Redacted]

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

DATE ACCEPTED <u>1/8/2015</u>	ACCEPTED BY <u>Nina Lang</u>
END OF 15-DAY COMMENT PERIOD	PLANNING COMMISSION APPEAL FEE \$80.00

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

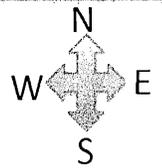
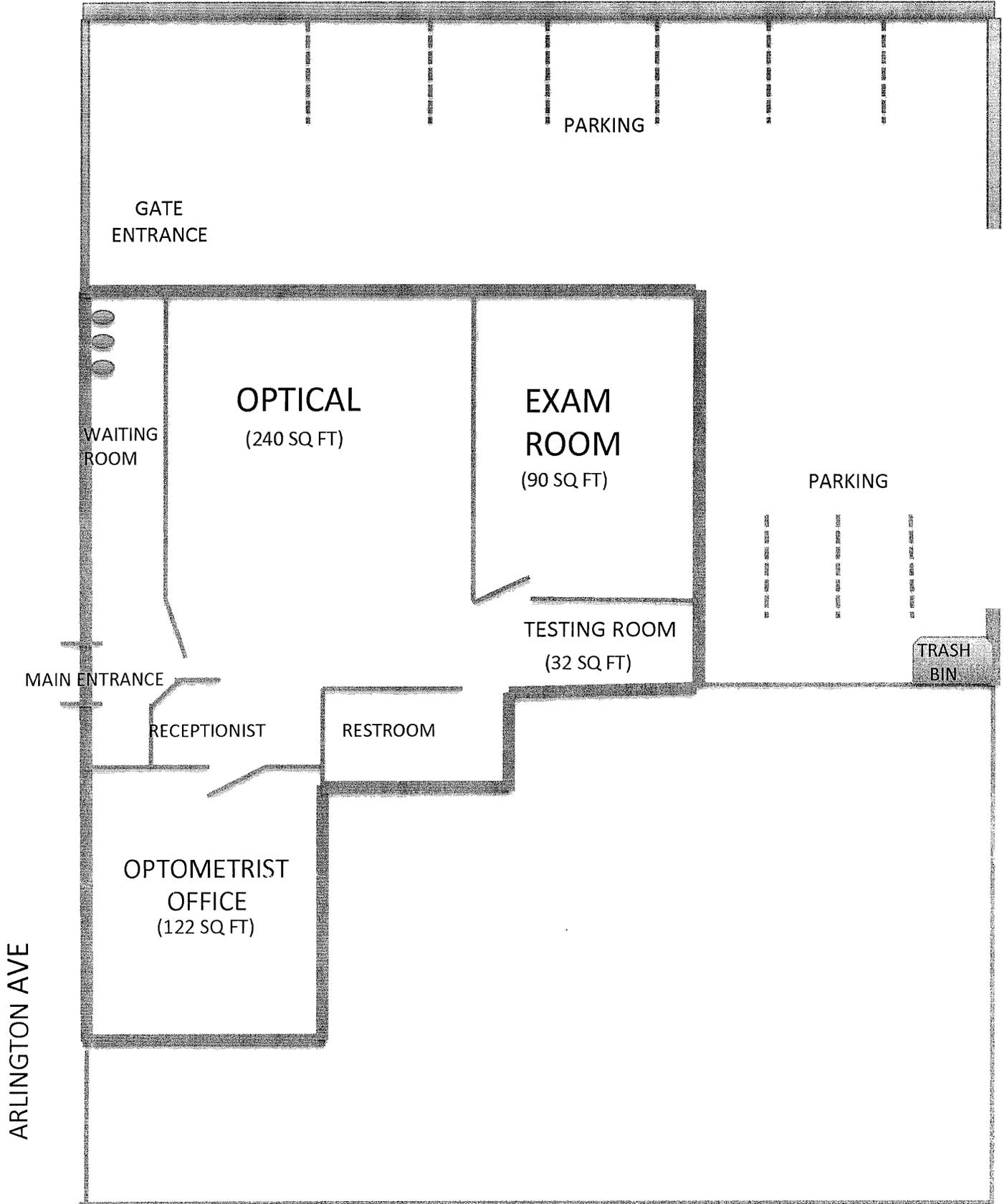
TENANT NAME, ADDRESS AND TYPE OF BUSINESS	PROPERTY OWNER'S NAME/ADDRESS
NAME The Flame Broiler	NAME Ruffell David
ADDRESS 2024 W. Carson St. Torrance, CA 90501	ADDRESS 1924 Harbor Blvd.
TYPE OF BUSINESS Restaurant	Costa Mesa, CA 92627
NAME Khun 9 Thai Kitchen	NAME San Pedro Hotel CO, Inc
ADDRESS 2018 Carson St. Torrance, CA 90501	ADDRESS 2108 Daladier Dr.
TYPE OF BUSINESS Restaurant	Rancho Palos Verdes, CA 90275
NAME Torrance-Lomita Alano Club	NAME Berke Enterprises LTD
ADDRESS 1645 Arlington Ave. Torrance, CA 90501	ADDRESS 16654 Donmetz St.
TYPE OF BUSINESS Rehabilitation Center	Granada Hills, CA 91344
NAME C.O. Ryon's Dry Cleaning / Laundry	NAME Ruffell Ruffell David
ADDRESS 2020 Carson St. Torrance, CA 90501	ADDRESS -
TYPE OF BUSINESS Dry Cleaning / Laundry	
NAME LCCAD, Inc.	NAME Flores Norlito AND Lillian
ADDRESS 2035 W. Carson St. Torrance, CA 90501	ADDRESS 2035 Carson St.
TYPE OF BUSINESS Drafting	Torrance, CA 90501
NAME Torrance Autohaus	NAME
ADDRESS 4715 Arlington Ave. Torrance, CA 90501	ADDRESS SUKI MARIANNE INC
TYPE OF BUSINESS Auto Repair	2056 Carson St. Torrance 90501
NAME Salvador Dali Societi	NAME 2007 Carson St, LLC
ADDRESS 2007 W. Carson St. Torrance, CA 90501	ADDRESS 2007 Carson St.
TYPE OF BUSINESS Art Vendor	Torrance, CA 90501
NAME Torrance Beauty College	NAME BISIGNANO FLAVIO & CARRIE
ADDRESS 1978 W. Carson St. Torrance, CA 90501	ADDRESS 1978 Carson St.
TYPE OF BUSINESS Beauty College	Torrance CA 90501
NAME Ace Torrance Industrial Hardware	NAME DAMJI LLC
ADDRESS 1969 W. Carson St. Torrance, CA 90501	ADDRESS 1967 Carson St.
TYPE OF BUSINESS Hardware Store	Torrance, CA 90501

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

TENANT NAME, ADDRESS AND TYPE OF BUSINESS			PROPERTY OWNER'S NAME/ADDRESS		
NAME	Ambrose Realty		NAME	San Pedro Hotel Inc.	
ADDRESS	2008 Carson St.		ADDRESS	2108 Daladier Dr.	
TYPE OF BUSINESS	Real-Estate office			Rancho Palos Verdes, CA 90275	
NAME	Fashion Eyewear Contact Lens		NAME	Broer Celeste	
ADDRESS	2029 Carson St		ADDRESS	2001 Carson St.	
TYPE OF BUSINESS	Optometry			Torrance CA 90501	
NAME	Residential (with John)		NAME	Smith John	
ADDRESS	1634 1630 Arlington Ave		ADDRESS	6610 Linne Road	
TYPE OF BUSINESS	Torrance CA 90501			Paso Robles, CA 93446 93446	
NAME	Holloman Eugene		NAME		
ADDRESS	1623 Arlington Ave.		ADDRESS		
TYPE OF BUSINESS	Torrance, CA 90501 (residential)				
NAME	2064 BYUN JIMMY		NAME		
ADDRESS	2064 Carson St		ADDRESS		
TYPE OF BUSINESS	Torrance CA 90501				
NAME	Rocha Jerome and Elizabeth		NAME	Landel	
ADDRESS	2062 Carson St.		ADDRESS		
TYPE OF BUSINESS					
NAME	Noonan Brian and Jan		NAME		
ADDRESS	2060 Carson St		ADDRESS		
TYPE OF BUSINESS					
NAME			NAME		
ADDRESS			ADDRESS		
TYPE OF BUSINESS					
NAME			NAME		
ADDRESS			ADDRESS		
TYPE OF BUSINESS					

1640 ARLINGTON AVE TORRANCE, CA 90501

(Bldg approx 600 sq. ft)



CARSON STREET

FOR STAFF USE ONLY - DO NOT WRITE BELOW THIS LINE

CATEGORICALLY EXEMPT PER CEQA SECTION 15301

SIGNATURE

[Redacted Signature]

DATE

2/4/2015

RECOMMENDATION MADE BY

NAME

[Redacted Name]

TITLE

Planning Assistant

DATE

2/4/2015

CONCUR

SR. PLANNING ASSOCIATE

[Redacted Name]

DATE

2/4/2015

RECOMMENDATION



APPROVAL, SUBJECT TO CONDITIONS ON ATTACHED PAGE



DENIAL, FOR REASON NOTED IN STAFF COMMENTS

NOTES

THIS REQUEST FOR SPECIAL DEVELOPMENT PERMIT (SDP 15 -- 00001) IS:



APPROVED



DENIED

[Redacted Signature]

JEFFERY A. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

4 Feb 15

DATE

Decisions by the Community Development Director are appealable to the Planning Commission within 15 calendar days following the date of approval/denial.