

July 23, 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  
**July 20 - 23, 2015.**

**EVENT PERMIT:**

**Applicant:** Jimmy Paola, representing  
**Providence, Little Company of Mary** **APPROVED**  
**Case No.:** EVN15-00048 **07/23/15**  
**Location:** 4101 Torrance Boulevard  
**Zoning:** HMD  
**Summary:** Administrative Approval to allow for a promotional outdoor event including a 20' x 40' tent for an employee luncheon from July 27 from 10:00am to 8:00pm on property located in the HMD Zone at 4101 Torrance Blvd.

**Applicant:** Guillermo Mendez, representing  
**American Honda Motor Co., Inc.** **APPROVED**  
**Case No.:** EVN15-00044 **07/23/15**  
**Location:** 1919 Torrance Boulevard  
**Zoning:** M-2  
**Summary:** Administrative Approval to allow for a promotional outdoor event including an 80' x 50' tent with 20 tables inside and chairs for seating, along with eight 6' tables for food and an 18' x 8' stage on July 27 and 28 from 8:00am to 5:00pm on property located in the M-2 Zone at 1919 Torrance Blvd.

**SPECIAL DEVELOPMENT PERMIT:**

**Applicant:** Haroon Rehmani (AYNA Threading) **APPROVED**  
**Case No.:** SDP15-00005 **07/20/15**  
**Location:** 1609 Cabrillo Avenue  
**Zoning:** Former Downtown Redevelopment Project Area, Commercial Sector  
**Summary:** Administrative Approval to establish a threading salon for eyebrows, and face within an existing commercial tenant space on the property located at 1609 Cabrillo Ave. in the former Downtown Redevelopment Project Area, Commercial Sector.

**ADMINISTRATIVE APPROVAL:**

**Applicant:** American Honda Motor Co., Inc.  
**Case No.:** ADM15-00029  
**Location:** 1919 Torrance Boulevard & 1900 Harpers Way  
**Zoning:** M-2 Heavy Manufacturing, Industrial Project Area  
**Summary:** Administrative Approval to allow reoccurring community and company outdoor events to be conducted on the Honda corporate headquarter campus located at 1919 Torrance Boulevard and 1900 Harpers Way.

**APPROVED**  
07/23/15

**Applicant:** South End Racquet and Health Club  
**Case No.:** ADM15-00027  
**Location:** 2800 Skypark Drive  
**Zoning:** M-2  
**Summary:** Administrative Approval to allow a Minor Modification to a previously approved Conditional Use Permit (CUP77-65) to allow additional parking at an existing health club on property located in the M-2 Zone at 2800 Skypark Drive.

**APPROVED**  
07/23/15

EVN15-00048



City of Torrance, Community Development Department JUDITH 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				Jimmy Paola			
Name of Business				Choice events			
Property Address (proposed parking lot event location)		City	State	Zip Code			
4101 Torrance Blvd		Torrance	CA	90503			
Name of Business Owner		Contact Phone Number	Email				
Providence		310 562-2345					
Mailing Address (if different from above)		City	State	Zip Code			
4101 Torrance Blvd		Torrance	CA	90503			

#### 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: 1-20x40 Canopy in parking lot  
for Employee Luncheon

Date(s) and Hours of event:

Date:	From: 7/27	To: 7/27	Hours:	From: 10AM.	To: 8PM
Set Up Date(s):	From: 7/27	To: 7/27	Clean Up Date:	7/27	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
HMD	526,364		10

#### 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.

APPLICANT PICKED UP COPY ON 07/23/15. RS

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Jimmy Park</i>		Print Name of Business Owner and/or Property Owner	
Mailing Address [Redacted]		Mailing Address [Redacted]	
City, State, Zip		City, State, Zip	
Contact Phone Number <i>310 562-2345</i>		Contact Phone Number	
Email		Email	
Signature [Redacted]		Signature	
Date		Date	

**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:
			[Redacted]

<b>Fire</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By [Redacted]	Date: <i>7-23-15</i>
<b>Building</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By [Redacted]	Date: <i>7/23/15</i>
<b>Environmental</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By [Redacted]	Date: _____
<i>Police</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Redacted]	Date: <i>7/23/15</i>

**REMARKS**

Please log comments in Permit Plan

Fire	Obtain separate Fire Dept permit.
Building	DO NOT BLOCK EGRESSES OR ACCESS PATH OBTAIN SAFETY INSPECTION FOR TENT
Environmental	
Police	In- & OUT food truck will be used, make sure truck @ event is properly licensed in the City of Torrance. Food truck can be used as hard barricade on east side of event to block off vehicular traffic.

**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)

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

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

- Approved
- Denied

Temporary Parking Lot Permit Number: \_\_\_\_\_

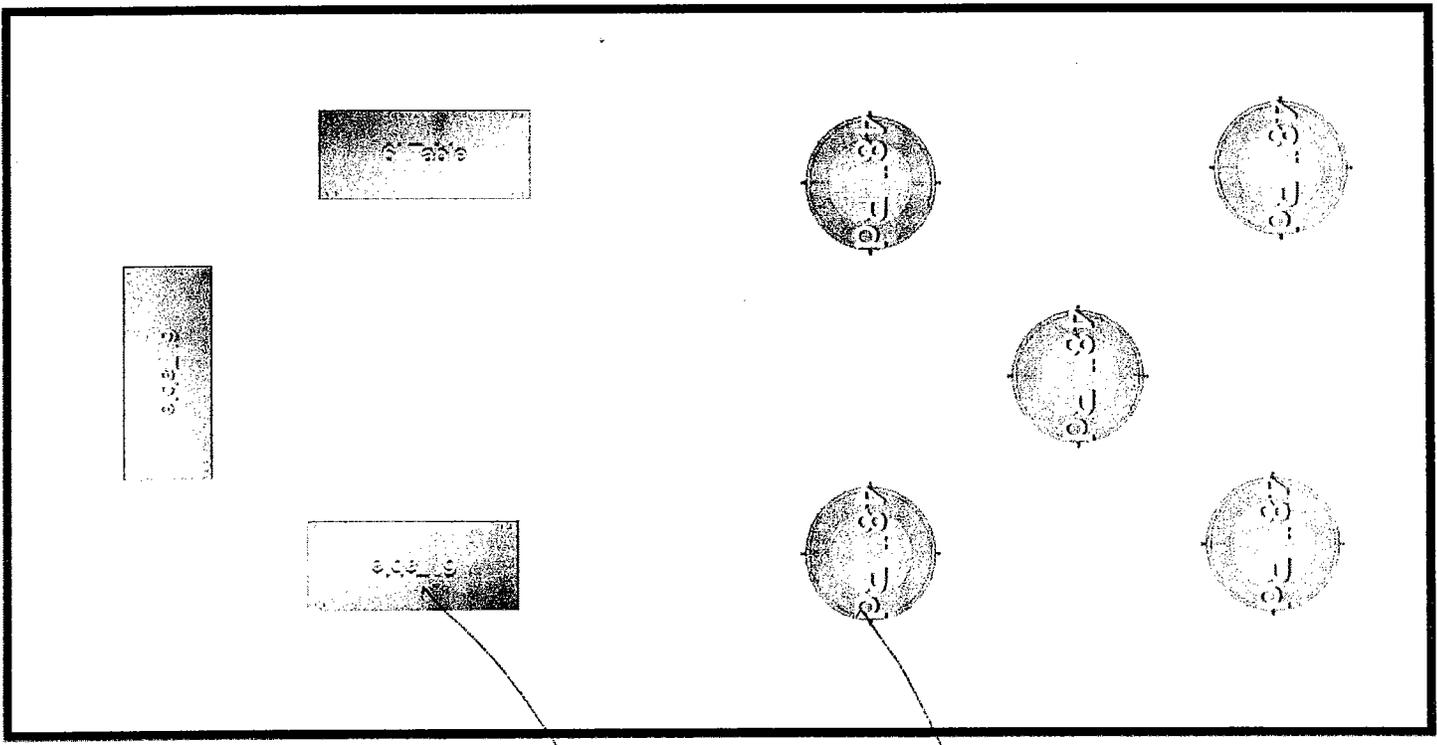
[Redacted Signature]

Jeffery W. Gibson  
Community Development Director

23 July 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.

**APPROVED**  
TORRANCE FIRE DEPARTMENT  
7-23-15  
DATE [REDACTED]  
FIRE PREVENTION DIVISION



*garned*

*74665*

Planning Conditions:

- No blocking of any handicap parking spaces
- No encroachment into public right-of-way, fire lane or drive aisles/parking areas other than shown on attached plot plan
- No illegal signs, banners, balloons, sign holders, etc.
- All event activities to be contained within noted areas
- Site to be returned to previous state prior to event

4101 Torrance Boulevard  
Torrance, CA 90503  
t: 310.540.7676  
www.providence.org



July 20, 2015

To Whom it May Concern:

Providence Health & Services Little Company of Mary Hospital will be having a tent in the parking lot at 4101 Torrance Blvd, Torrance CA 90503 on Monday, July 27, 2015 starting from 10:00 am until 8:00 pm. It's for an employee appreciation lunch. Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Tom Harney". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Tom Harney** | Director of Food & Nutrition Services |  
Providence Little Company of Mary Medical Center Torrance |  
Office: 310.303.6031 [REDACTED]  
4101 Torrance Boulevard, Torrance, CA 90503 |  
<http://providence.org/torrance>



Creating healthier communities, *together*



KOU 11NG

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 <u>Guillermo Mendez</u>			
Name of Business <u>Sodexo at American Honda</u>			
Property Address (proposed parking lot event location) <u>1919 Torrance Blvd</u>	City <u>Torrance</u>	State <u>CA</u>	Zip Code <u>90501</u>
Name of Business Owner <u>American Honda</u>	Contact Phone Number <u>(310) 783-2097</u>	Email	
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

<input type="checkbox"/> Promotional Outdoor Event	<input type="checkbox"/> Pumpkin Sales Lot	<input type="checkbox"/> Security # of Guards _____
<input type="checkbox"/> Outdoor Gathering Of People	<input type="checkbox"/> Christmas Tree Sales Lot	Armed (Y/N) _____
<input type="checkbox"/> Includes Amplified Sound	<input checked="" type="checkbox"/> Other (Please Describe): <u>Company meeting</u>	

Describe the proposed event: A 8'x50' Tent will be set up on the private property of American Honda. The tent will have 20 tables inside with chairs for seating. 8-6' table for food + 18' x 8' STAGE

Date:	From: <u>7/28</u>	To: <u>7/28</u>	Hours:	From: <u>8am</u>	To: <u>5 pm</u>
Set Up Date(s):	From: <u>7/27</u>	To: <u>7/27</u>	Clean Up Date:	<u>7/30</u>	

Site Information:			
Zoning <u>M-2</u>	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site <u>300+</u>	Number Parking Spaces Displaced by the Event <u>0</u>

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.

Applicant picked up copy on 7/23/15. Copies also mailed out on 7/23/15. rs

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Guillermo Mendez</i>		Print Name of Business Owner and/or Property Owner <i>American Honda</i>	
Mailing Address <i>540 Hawaii av. Torrance, CA 90503</i>		Mailing Address <i>1919 Torrance Blvd Torrance, CA 90501</i>	
City, State, Zip		City, State, Zip	
Contact Phone Number <i>(562) 713-0845</i>		Contact Phone Number <i>(310) 783-2097</i>	
Email <i>guillermo@chaos-events.com</i>		Email	
Signature <i>[Redacted]</i>	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.	Date of Acceptance	Fee Amount	Accepted By:
<i>EVN 15-00044</i>	<i>7/1/15</i>	<i>\$227.00</i>	<i>[Redacted]</i>
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i> Date: <i>7-9-15</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i> Date: <i>7-23-15</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Redacted]</i> Date: <i>7/13/15</i>
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____ Date: _____

*7-9-15 8:30 spoke w/ Guillermo re: problems said he would resubmit plans.*

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

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Guillermo Mendez</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Americas Honder</i>	City, State, Zip
Mailing Address <i>540 Hawaii Ave. Torrance, CA 90501</i>		Mailing Address <i>1419 Torrance Blvd. Torrance, CA 90501</i>	
Contact Phone Number <i>(562) 713-0145</i>	Email <i>Guillermo@californiaevents.com</i>	Contact Phone Number <i>(310) 723-2897</i>	Email
Signature [Redacted]	Date <i>6/30/15</i>	Signature [Redacted]	Date <i>6/30/15</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:

**Fire**  Approved  Denied  See Remarks By: \_\_\_\_\_ Date: \_\_\_\_\_  
**Building**  Approved  Denied  See Remarks By: \_\_\_\_\_ Date: \_\_\_\_\_  
**Environmental**  Approved  Denied  See Remarks By: \_\_\_\_\_ Date: \_\_\_\_\_  
**Police**  Approved  Denied  See Remarks By: \_\_\_\_\_ Date: \_\_\_\_\_

REMARKS Please log comments in Permit Plan	
Fire	Obtain separate permit from Fire Dept. Tent size is too small for occupant load, provide certificate of Flame resistance, exiting is incorrect, provide exit light, emer. lighting.
Building	OBTAIN SAFETY INSPECTION PERMIT & ELECTRICAL PERMIT, IF NECESSARY.
Environmental	① Prohibited signs include, portable/free standing, balloons and signs attached to light + utility poles + trees. ② Provide trash cans ③ Obtain a permit if a banner is used.
Police	

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

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

1. ALL ACTIVITIES TO BE CONTAINED IN NOTED AREAS; 2. NO ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY; 3. NO BLOCKING OF HANDICAP ACCESS; 4. NO ILLEGAL SIGNS/BANNERS; 5. SITE TO BE RETURNED TO PREVIOUS STATE PRIOR TO EVENT.

Assessment Made By:	
Name OSCAR MARTINEZ	Title PLANNING ASSOCIATE
Recommended By:	
Name 	Title Planning Manager

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

Approved     Denied    Temporary Parking Lot Permit Number: LN15-00044

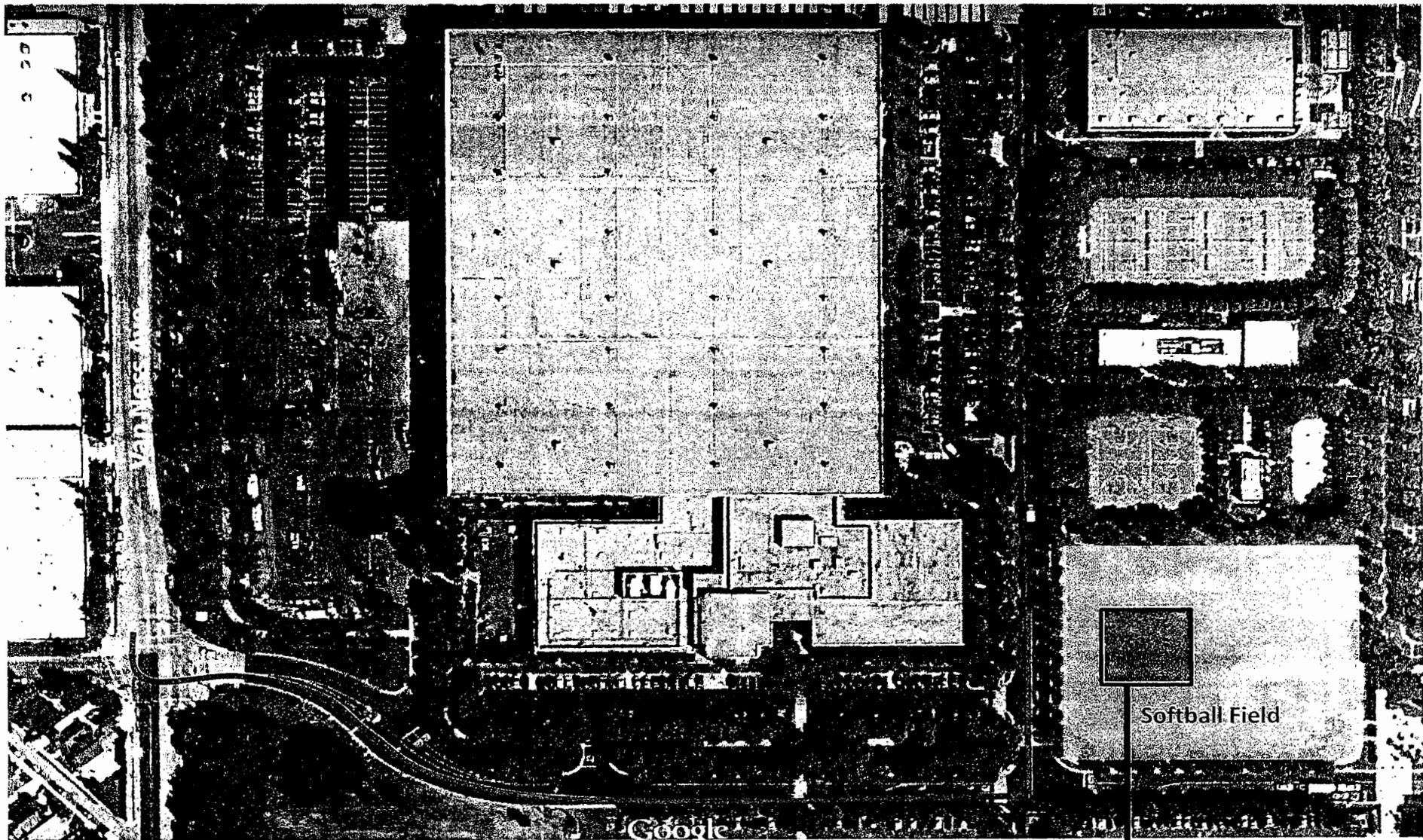
Jeffery W. Gibson  
Community Development Director

Date: 23 July 15

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.

**Softball Field**  
*Corner of Center and Main*  
**Torrance, CA 90501**

Please ensure all stakes/tags and additional debris are removed upon departure

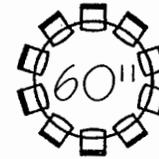
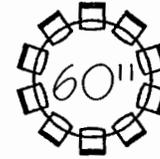
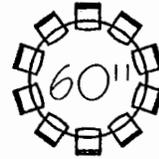
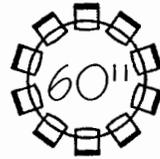
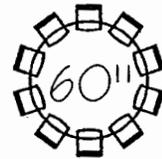
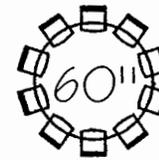
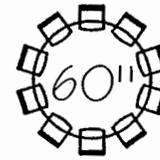
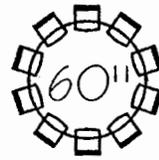
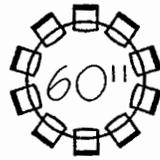
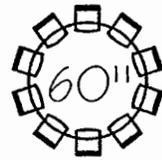
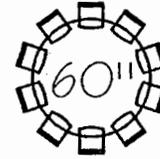
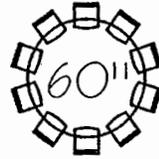
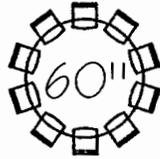
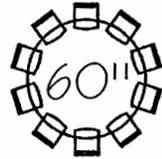
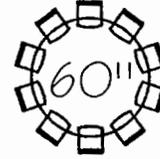
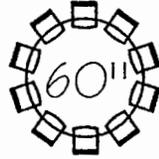
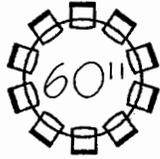
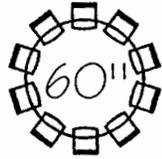
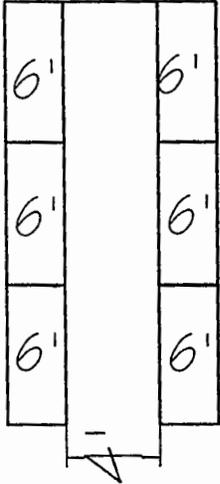


**Tent Setup Area**

Open

80'

Open



0'

**APPROVE**

TORRANCE FIRE DEPARTMENT

7-23-15

DATE

*E. Alvarado*

FIRE PREVENTION DIVISION

3 sides of wall

Stage 18' X 8'

x 1'

**EXIT**

16' section

Tent: 50' X 80' X 10'  
 3- sides with wall  
 1- 80' side open

Inside: 20-60" Round tables  
 1- Stage 18' X 8'  
 8- 6' Tables



City of Torrance, California  
**Permit Center**  
 3031 Torrance Boulevard, Torrance, California 90503  
 (310) 618-5910

**Paid Receipt Summary**

Receipt Date: 7/1/2015

Receipt #: 283986

**Account:**

AMERICAN HONDA MOTOR CO INC  
 1919 TORRANCE BLVD  
 TORRANCE 90501  
 CA

Permit ID #: EVN15-00044

1919 TORRANCE BLVD  
 Torrance, CA 90501

	Fee Item Description	FeeCat	Fee Amount
7/1/2015	Parking Lot/Seasonal Sale Event Permit / Payment Method:Credit Card	1001-49-4903-490303-1000	\$227.00
	<b>Total:</b>		<b>\$227.00</b>

**Payor:** CHOURA/JAMES RYAN

**Check #:**

**Reference#:**

**CC Auth. Code:** 596054

**SDP15-00005**  
**AYNA Threading (Threading Salon)**  
**1609 Cabrillo Avenue**

**STAFF COMMENTS:** The applicant proposes to establish a threading salon within an existing commercial tenant space on the property located at 1609 Cabrillo Avenue in the former Downtown Redevelopment Project Area, Commercial Sector. The Commercial Sector does allow for personal services, which include a threading salon. The proposed threading salon would offer services such as threading (an alternative to waxing) of eyebrows, face, etc as well as facial skincare services.

The business will occupy an approximately 1063-square foot tenant space that was formerly occupied by an insurance office. The floor plan of the proposed salon will consist of four threading stations with a reception area at the front of the space and a break room, office, and restroom located at the rear. Two additional smaller office spaces will be used for facial skincare services in the future, as the business grows. The business will have a maximum of four employees and will be open seven days a week from 10:00 a.m. to 7:00 p.m.

The surrounding businesses include By Brazil (1615 Cabrillo Ave.), Torrance Custom Tailoring. (1617 Cabrillo Ave.), Automatic Printing Company (1621 Cabrillo Ave.), The Big Store Pawn Shop (1623 Cabrillo Ave.), The Crest (1625 Cabrillo Ave.), Torrance Community Dental Care (1610 Cabrillo Ave.), Torrance Motel (1646 Cabrillo Ave.), Lucio's Mexican Food (1607 Cabrillo Ave.), Frank's Liquor (1601 Cabrillo Ave.), and Audio Video Services (1612 Cabrillo Ave.).

Based on the Downtown Development Standards parking ratio of one parking space per 570 square feet of modified gross floor area for structures constructed prior to adoption of the Standards in 1980, a total of two parking spaces would be required for the proposed business; however this building does not have any onsite parking spaces. It is not anticipated that the threading salon will significantly increase parking demand from the previous office use, as the turnaround time for the services offered is 15 minutes per customer, including wait time. The business will be located within walking distance of a public parking lot located on Cravens Ave and the public parking structure on Sartori Avenue. Street parking is also available on a first come, first serve basis on Cabrillo Avenue, Cravens Avenue, Gramercy Avenue and Sartori Avenue.

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

## AGREEMENT TO MEET CONDITIONS OF SPECIAL DEVELOPMENT PERMIT

The following conditions have been imposed by the Community Development Director in approving Special Development Permit No. 15-00005:

1. The subject property at 1609 Cabrillo Avenue shall be used for the following purpose:

### AYNA Threading (Threading salon)

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 the applicant shall obtain all necessary Building and Safety Permits for interior tenant improvements and exterior modifications.
4. That an appropriate business license shall be obtained for this use prior to commencement of operation.
5. 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.
6. That the employees of the proposed business shall park in the public parking lots located in the Downtown area and discourage employees from parking on the street.
7. 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.
8. That should a parking problem arise, the applicant shall alleviate the problem to the satisfaction of Planning Division staff.
9. 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.
10. That the applicant and the property owner are aware that ongoing construction projects, including infrastructure improvements in the Downtown Project Area will continue for some time and may disrupt business traffic flow and pedestrian access to the building.
11. That trash generated by the proposed business shall be disposed in the on-site trash container and not be disposed in public receptacles.
12. That the departure from a Threading Salon or expansion of the current business model and/or floor plan, and/or conditions of approval will require Planning Division approval. Any additional service stations or services offered shall be done so only with the approval of the Planning Division.

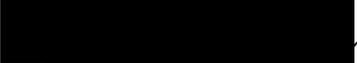
13. That the business operation shall comply with Torrance Municipal Code Noise Standards.
14. That the hours of operation for the business shall be limited to 10:00 am – 7:00 pm seven days a week. The applicant shall obtain approval from the Planning Division prior to any changes to the hours of operation.
15. That a maximum of four (4) 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 a change in ownership or operators shall require approval of the Planning Division staff.
17. That used merchandise shall not be sold, bought or displayed at the premise.
18. That no outdoor display or storage shall be permitted and that the applicant shall maintain the premise clear of weeds, debris, and trash.
19. That the storefront windows shall remain clear of signs, posters and materials that may give it an unsightly appearance.
20. 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.
21. 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.
22. That the business shall comply with Fire Department and Building and Safety Division requirements for building occupancy.
23. Compliance is required within 60 days after receiving this approval for all conditions stated above, or this Special Development Permit (SDP) will be automatically revoked.

I understand and agree to meet the above conditions.

 \_\_\_\_\_ 7/20/15  
 Signature of applicant Date

HAROON REHMANI  
 Printed name of applicant

 Blanca Lopez 7/20/15  
 Signature of property owner Date

 Blanca Lopez  
 Printed name of property owner

**DATE:** July 20, 2015

**TO:** Jeffery W. Gibson, Community Development Director

**FROM:** Planning Division

**SUBJECT:** Administrative Permit (ADM15-00029) – American Honda Motor Co., Inc.

Request for approval of an Administrative Permit to allow reoccurring community and company outdoor events to be conducted on the Honda corporate headquarter campus.

**Applicant:** American Honda Motor Co., Inc.  
**Case No:** ADM15-00029  
**Location:** 1919 Torrance Boulevard, 1900 Harpers Way  
**Zoning:** M-2 Heavy Manufacturing, Industrial Project Area

The applicant, American Honda Motor Company, Incorporated, requests approval of an Administrative Permit to allow reoccurring community and company outdoor events to be conducted on the Honda corporate headquarter campus located at 1919 Torrance Boulevard and 1900 Harpers Way. Honda sponsors several annual fundraising events for local non-profit organizations and company functions throughout the year.

This Administrative Permit will create a master permit for these events and replace the need for applying for separate Temporary Parking Lot Event Permits (EVN) for each event each year. This permit will apply to events conducted on the Honda Campus properties (1919 Torrance Boulevard and 1900 Harpers Way) only and not for activities conducted off-campus or within the public right-of-way. Events conducted in the public right-of-way shall be subject to the approval of a Special Event Permit.

Community and company events will typically take place on weekends or during the evening after regular working hours. For these events, guests are pre-registered or require an invitation or a ticket to attend. Company events are conducted during the daytime on a weekday and attendance is restricted to Honda employees, their families and invited guests only. Community and company events will take place on tennis courts, baseball field, patio courtyard area or within a portion of the parking lot. Over 3,000 parking spaces are provided throughout the Honda campus which is sufficient parking for these events.

The following community and company events will be covered under this Administrative Permit. A campus map and sample event layouts are attached for reference.

<b>Community Events</b>	<b>Campus Map #</b>	<b>Month</b>	<b>Campus Location</b>
Evening Under the Stars Gourmet Food & Wine	1	August	Tennis courts

Festival			
For Our Children Food & Wine Festival*	2	April	Baseball field
Student Run LA/Ride For Kids events*	3	April/May	Baseball field
Honda Campus All Star Challenge Lunch	5	April	Building #400 (Research & Design) patio courtyard
<b>Company Events</b>	<b>Map #</b>	<b>Month</b>	<b>Location</b>
Associate Appreciation Lunch	4	June	Baseball field, parking Zone 7
Children's Halloween Party	6	October	Baseball field, parking Zone 3 next to Building #100 (Administration) & parking Zones 4 & 5 next to Building #540 (Printing Records Retention)
National Honda (NH) Circle	7	July	Parking Zones 4 & 5 next to Building #100 (Administration), Building #400 (Research & Design) patio courtyard

\*For Our Children and Student Run LA/Ride For Kids events occur on consecutive weekends and will utilize the same tent

Staff recommends approval of this request subject to the following conditions of approval:

1. That an Inspection Permit from the Building and Safety Division and a Tent Permit from the Fire Department shall be obtained prior to the installation of any tents or canopies, electrical generators and stage platforms; (Building, Fire Prevention)
2. That a tent or canopy larger than 400 square feet, including tents or canopies totaling 400 square feet or larger that are closer than ten (10) feet from each other, are required by State law to be flame retardant; (Fire Prevention)
3. That all required emergency exits shall be maintained and fire extinguishers shall be provided for tents and canopies; (Fire Prevention)
4. That an Amplified Sound Permit shall be obtained from the Business License Division for use of amplified sound prior to event; (Business License)
5. That the events shall comply with City of Torrance Noise Ordinance; (Environmental)

6. That all event activities shall be conducted on private property within the designated locations identified on the campus map and shall not encroach into the public right-of-way (street, sidewalk, parkway). A separate approval of a Special Event Permit shall be obtained from the City Manager's office for event activities conducted in the public right-of-way; (Planning)
7. That participating caterers and mobile food vendors shall secure a City of Torrance Business License, provide documentation of a County of Los Angeles Health Department food handling permit, and pass Police Department commercial vehicle inspection prior to the event. Caterers and mobile food vendors without a Business License, Health Department permit and have not passed vehicle inspection shall be disqualified from participating in event; (Business License, Police)
8. That a maximum of ten (10) mobile food vendors may participate per event; (Planning)
9. That the location of events with mobile food vendors shall be a minimum of 100 feet from property zoned or used for residential purposes; (Planning)
10. That the event shall comply with applicable California Department of Alcoholic Beverage Control (ABC) conditions and requirements for the service of alcoholic beverages; (Planning)
11. That handicap parking and Americans with Disabilities Act (ADA) accessibility pathways shall be maintained throughout event areas; (Building)
12. That containers for the collection of trash and recyclables shall be provided for events serving food; (Environmental)
13. That a banner permit shall be obtained from the Environmental Division for any temporary signage advertising the event prior to installation. The following signs are prohibited: A-frame, freestanding, portable, bow or flag banners; signs attached to trees, light or utility poles. Temporary signage shall be removed within 48 hours after the conclusion of the event; (Environmental).
14. That the site shall be restored to its original condition and all trash and debris from event shall be removed within 48 hours after the conclusion of the event; (Planning)
15. That hard barricades (parked vehicles) shall be used to cordoned off the event areas conducted in the parking lot and driveway aisles; (Police)
16. That emergency vehicle access lanes shall be maintained clear at all times; (Fire Prevention)
17. That the applicant shall submit revised plans should the event location or layout change to the Community Development Department for review and approval.

Modifications or alterations to the conditions of approval, event location or layout may be subject to approval of a Minor Modification Administrative Permit; (Planning)

18. That a Temporary Parking Lot Event Permit shall be obtained for outdoor events not covered under this Administrative Permit (ADM15-00029). (Planning)

Prepared by,

Recommended by,



Kevin Joe, AICP  
Planning Associate



Gregg Lodan, AICP  
Planning Manager

Attachment:

1. Honda campus plan and sample event layouts

This request for an Administrative Permit (ADM15-00029) is  APPROVED  DENIED.



Jeffery W. Gibson  
Community Development Director

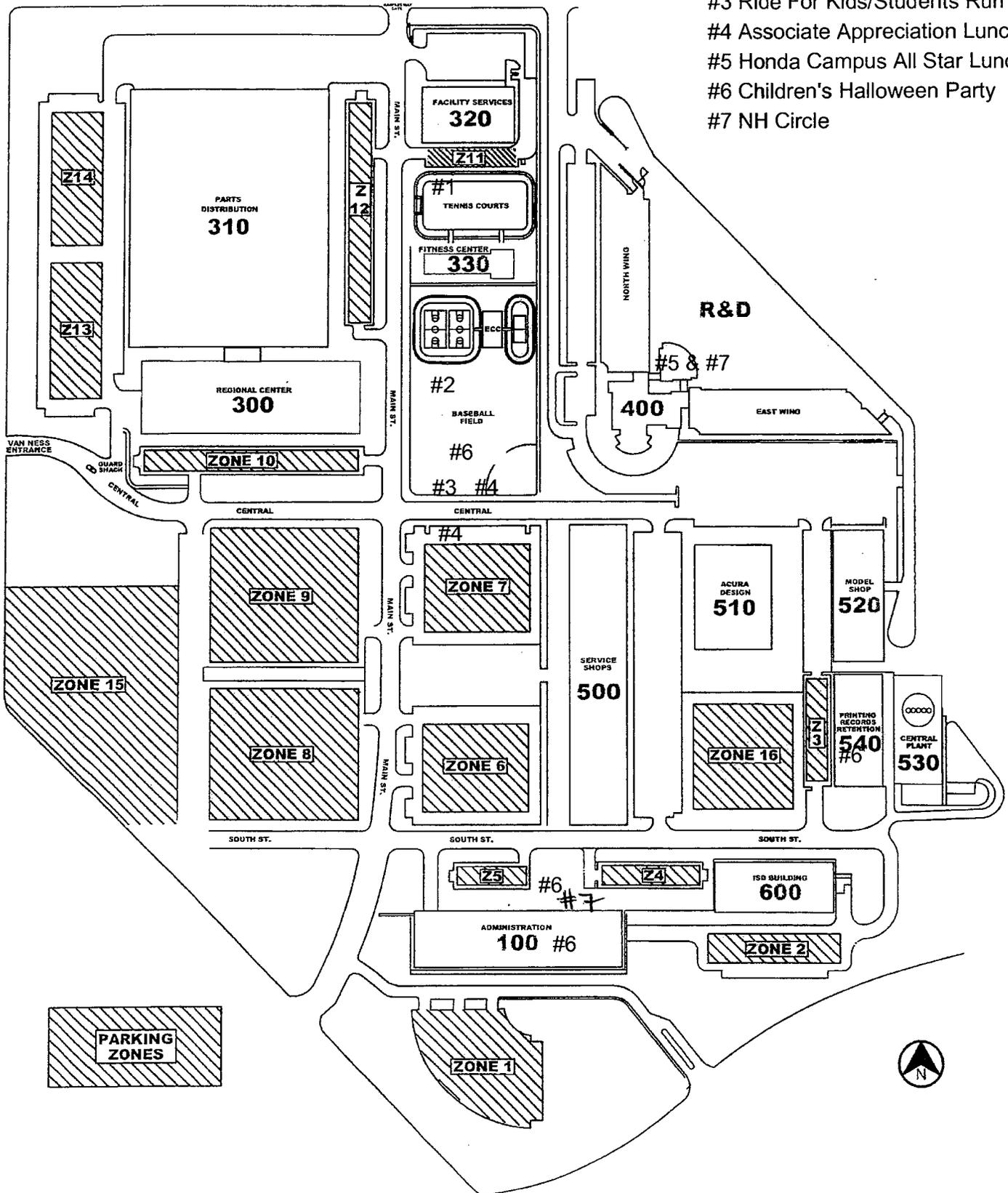
23 July 15  
Date

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

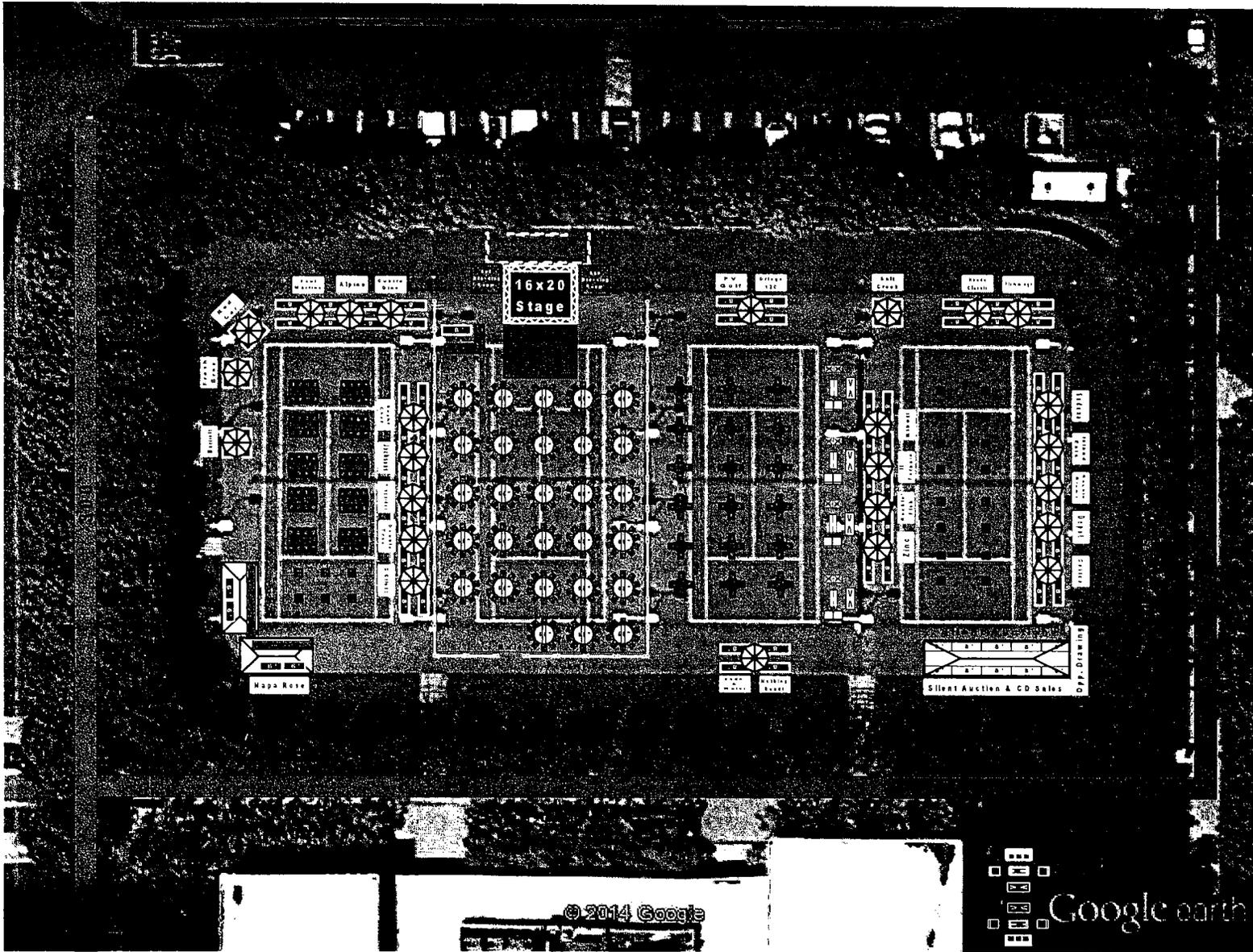
# American Honda Community Events and Employee Events Layout

American Honda Motor Co., Inc  
Torrance Facility  
Parking; Zone Map

- #1 Evening Under the Stars
- #2 For Our Children
- #3 Ride For Kids/Students Run LA
- #4 Associate Appreciation Lunch
- #5 Honda Campus All Star Lunch
- #6 Children's Halloween Party
- #7 NH Circle



# EUTS AUGUST



**Choura Events**

**Choura Events**  
 375 Maple Ave.  
 Torrance, CA 90503  
 Tel: 310.320.6200  
 Fax: 310.781.8227  
 Contact:  
 Howard Tabackman

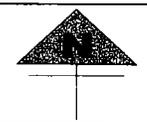
**Client Info**  
 Evening Under the Stars  
 American Honda  
 Contact: Karen Baker  
 P: 310.781.4256

**Site Info:**  
 American Honda  
 1919 Torrance Blvd.  
 Torrance, CA 90503  
 Tennis Courts

**Drawing Title**  
 Am Honda Evening Under Stars

**NOTES**  
 2 - 8x8 Flat Top Canopies  
 2 - 10x20 Canopy  
 1 - 10x40 Canopy

**Event Date:** Aug



*W.R. Wood*

Created by: Matthew Maldonado  
 W.R. Wood, LLC  
**Creation Date:**  
 07/30/14

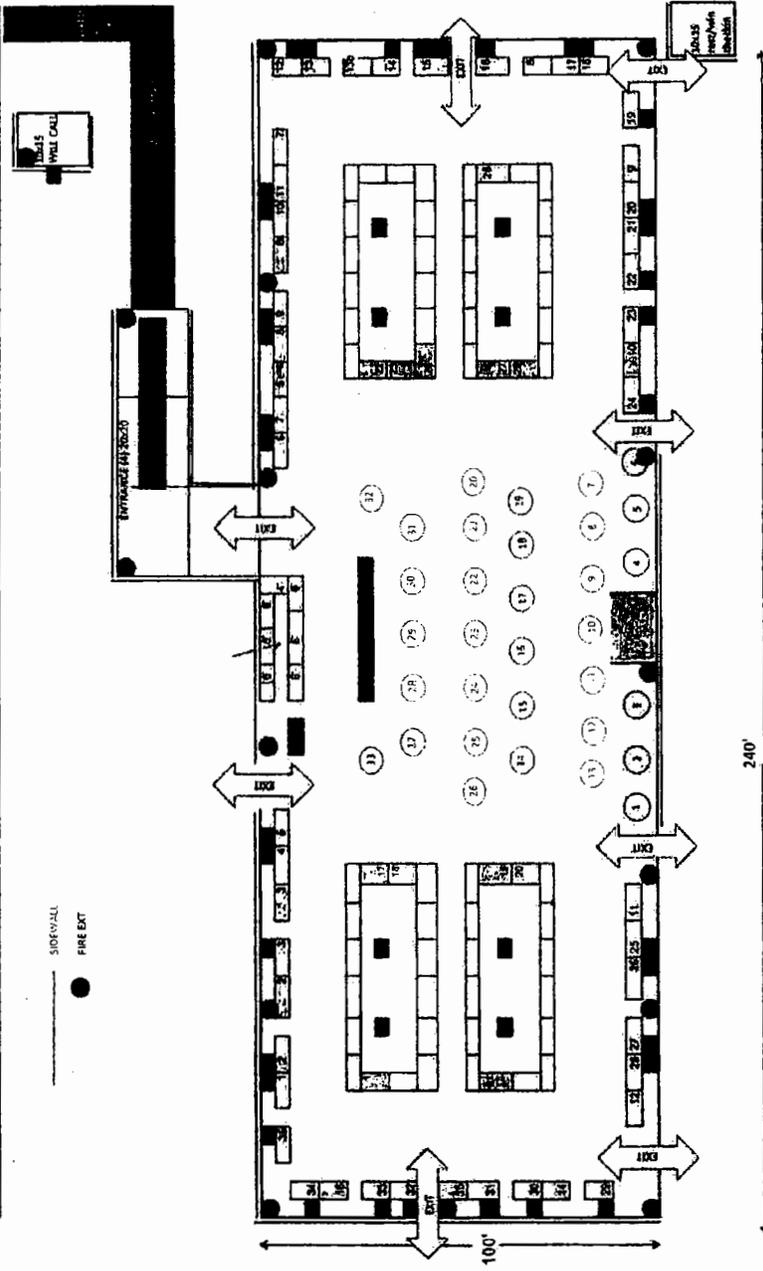
**Scale:**  
 1" = 40'

**Revision #**  
**V 3**

#1

AMERICAN For Our Children Benefit for Providence Trinity Care

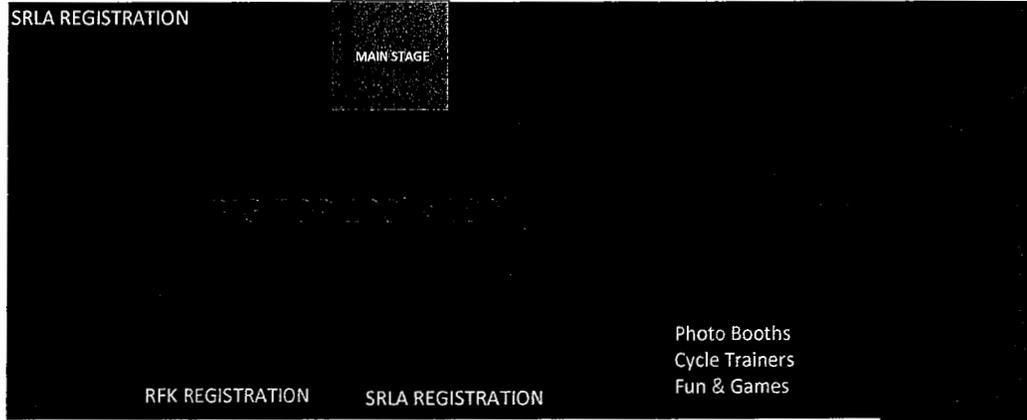
FOR OUR CHILDREN APRIL



25' setback



25' setback



Pop Up 20 x 20

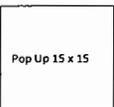
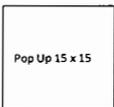
MONEY, with walls



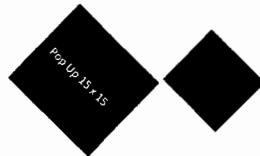
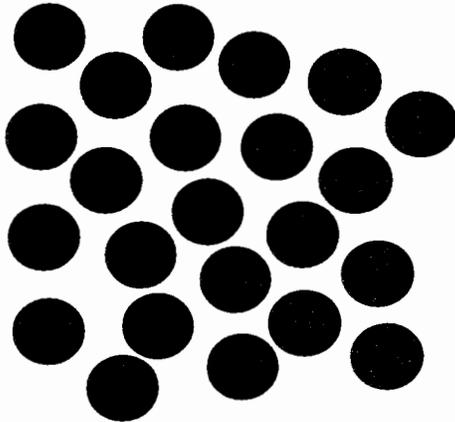
BAND



PATIENT FAMILY



Radio MUSIC

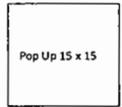


Cycle World Raffle Bike

START HERE



MISSION TENT



Vintage Japanese Motorcycle Club

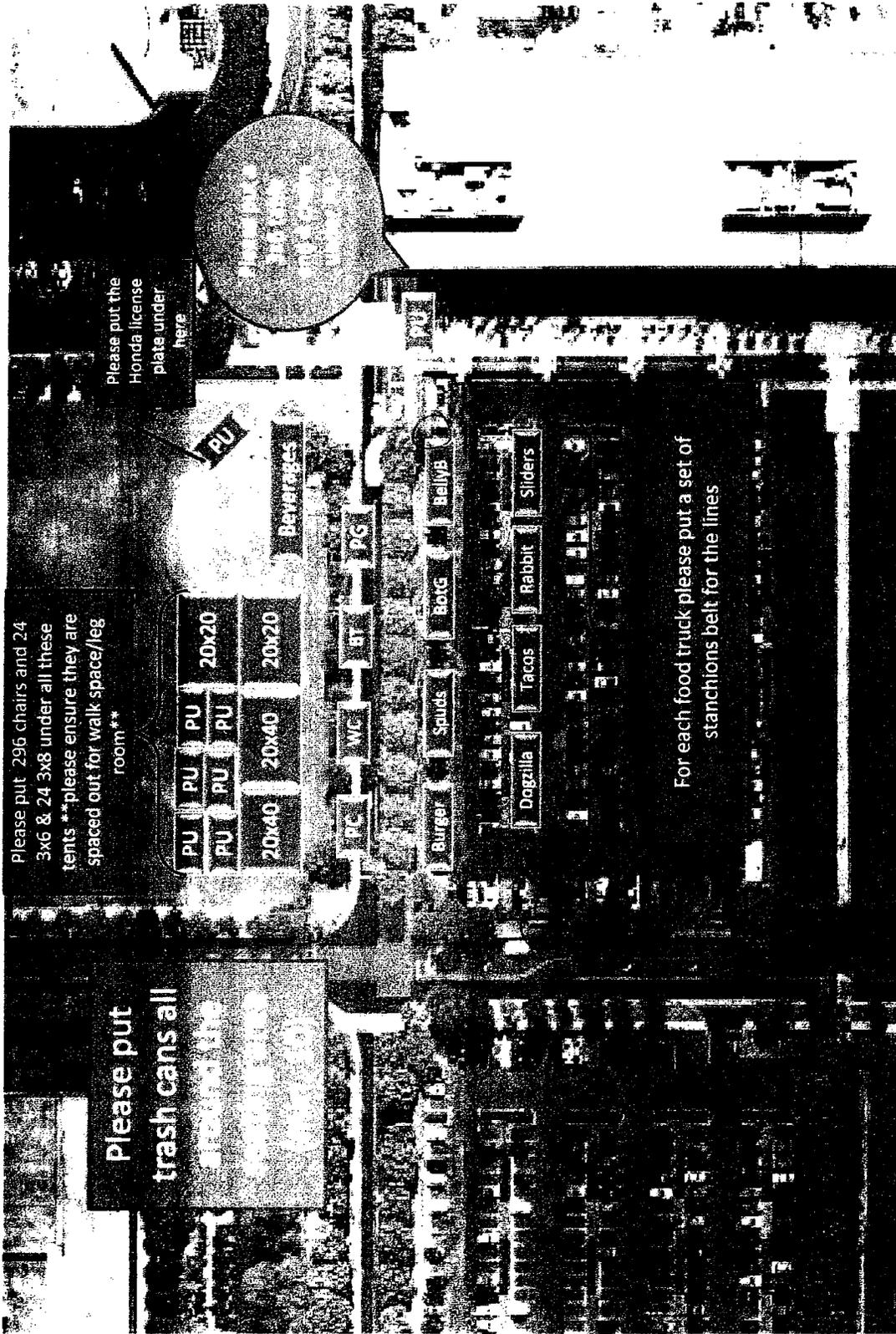


RFK VOLUNTEER CHECK IN

KEY  
 Dark Blue Tents = Rental  
 Red Tents = Honda  
 Yellow Tents = Sponsors



# Employee Appreciation Luncheon



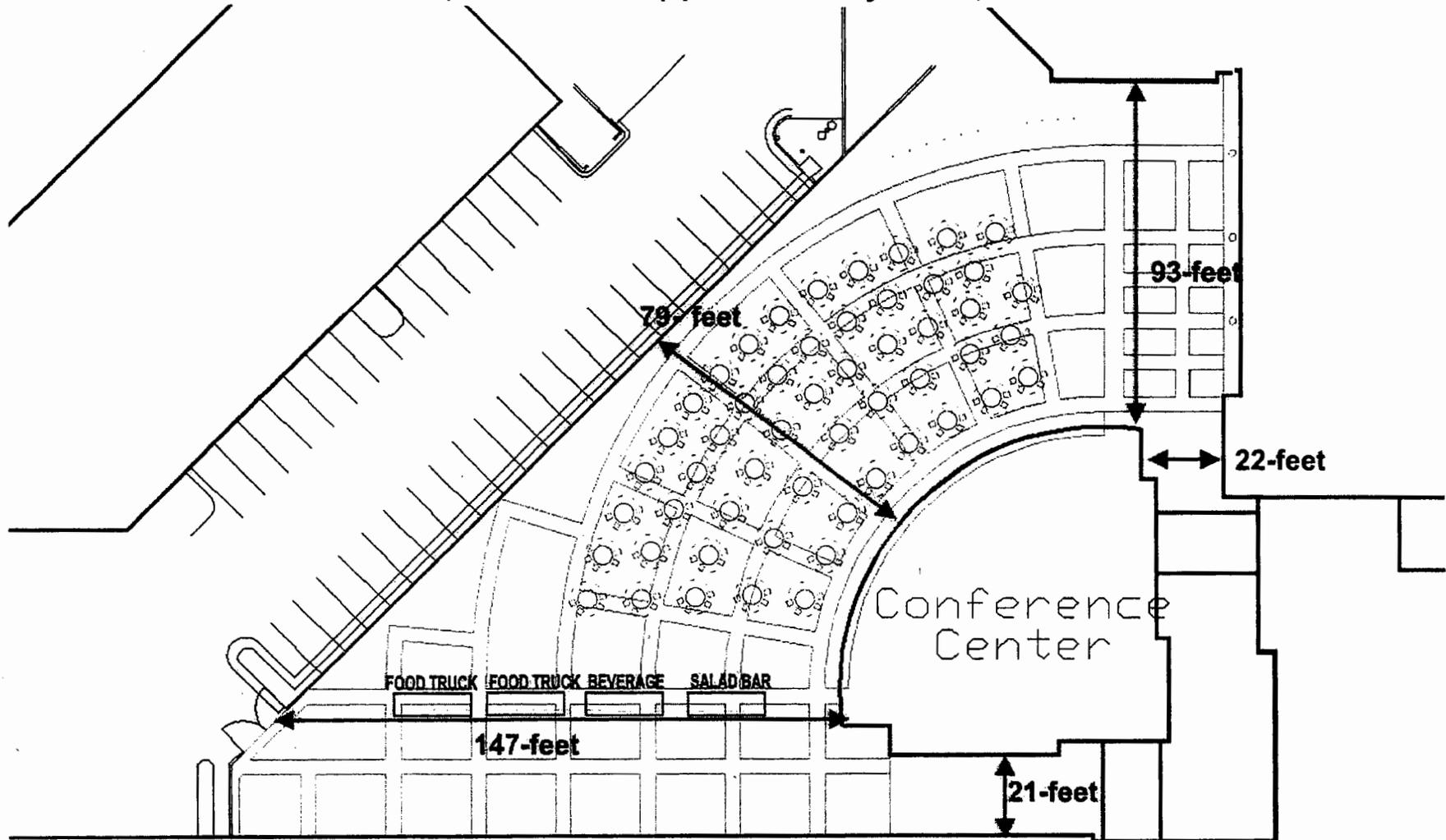
20' x 20' (2) Canopies

20' x 20' (2) Canopies

PU (6) Pop-up 10' x 10'

Provide hard barrier (vehicles) to cordoned off food truck area

Overall Square Foot Approximately = 28,000



53 TABLES X 8 = SEATING FOR 424  
NOTE - ALL TABLES = SEATING FOR 8  
FINAL TABEL PLACEMENT TBD ON SITE

SF 2014 0331 R2

1

#5

# children's Halloween Party

## MAP



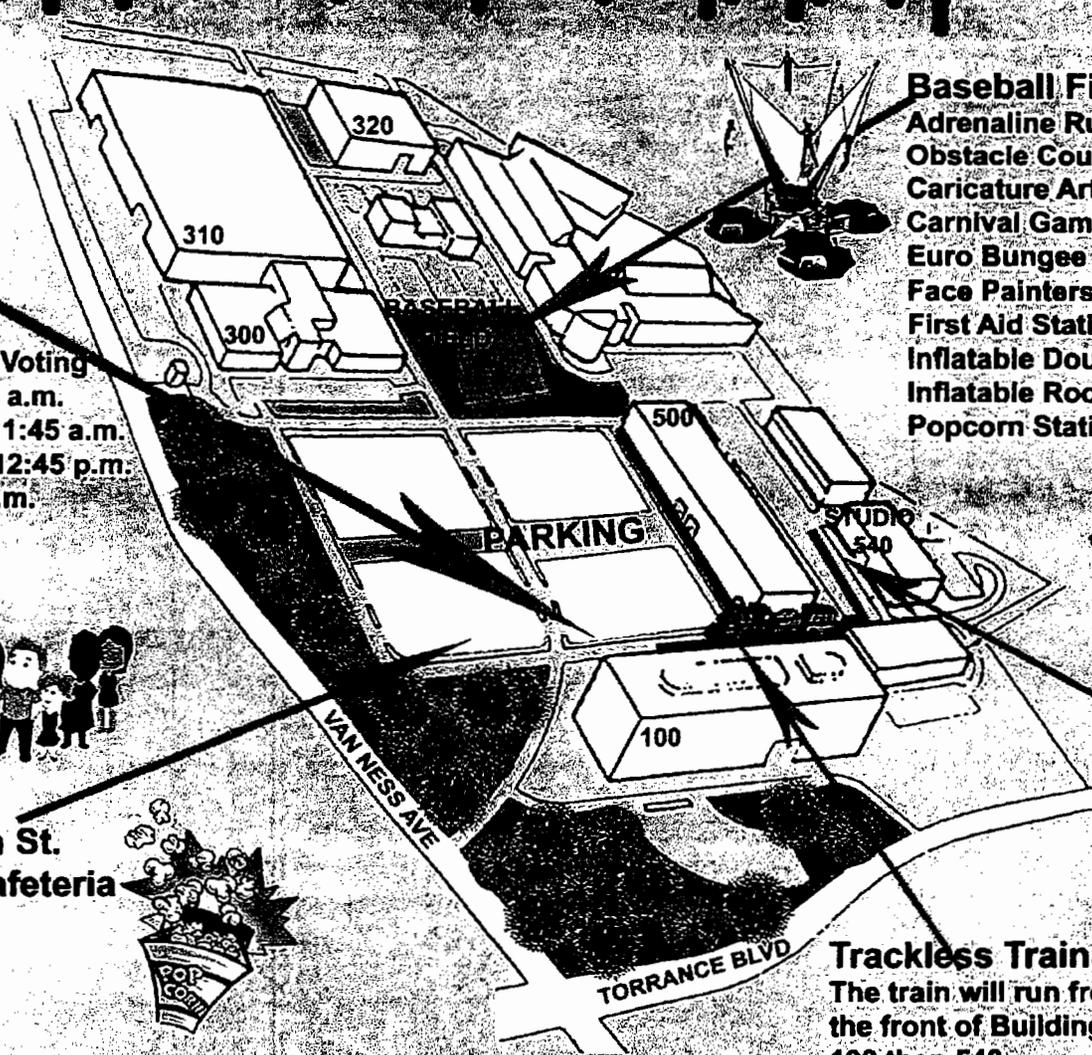
### Building 100 Lobby

- Registration
- Donation Drop off and Raffle
- Pumpkin Carving Display and Voting
- Magic Show 10:15 a.m. - 10:45 a.m.
- Marionette Show 11:15 a.m. - 11:45 a.m.
- Marionette Show 12:15 p.m. - 12:45 p.m.
- Magic Show 1:30 p.m. - 2:00 p.m.



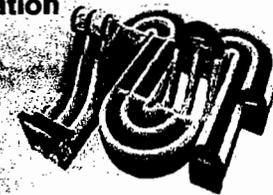
### Building 100 South St. Parking Lot and Cafeteria

- Dining Area
- Food Trucks/ Vendors
- Popcorn Station



### Baseball Field

- Adrenaline Rush Extreme-Obstacle Course/Maze
- Caricature Artists
- Carnival Games
- Euro Bungee
- Face Painters
- First Aid Station
- Inflatable Double Lane Slide
- Inflatable Rock Climbing Wall
- Popcorn Station



### Studio 540

- Arts & Crafts
- Bumper Cars
- Photo Station



### Trackless Train

The train will run from the front of Building 500 to 100 then 540

# Children's Halloween Party

Softball Field Oct 25<sup>th</sup> 10am - 3pm

← 300' →

R&D Road.

Grass and Tree Area

Key:



Pop up  
10x10

**Euro Bungee**  
35x25x25H  
Generator  
(2) 20 amp circuits

**Inflatable Rock Climbing Wall**  
27x32x28H  
Generator  
(2) 20 amp circuits

**Inflatable Slide**  
Double lane slide  
'20  
Generator  
(1) 20 amp circuit

**Adrenaline Rush Extreme  
Obstacle Course/Maze**  
50Lx50Wx17H  
Generator  
(3) 25 amp circuits

10'x15' Pop Up Tent

Easel

Fold up  
Chair

Trash  
can

Building 300

200'

Mobile Disc Jockey to play music

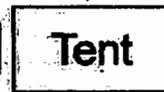
6 Carnival Game Booths

Requires Electricity

Caricature  
Artists (2)

6' = Table w/ 2  
chairs

Face  
Painters (1)



Security  
please  
block off

Pop up  
10x10

Pop up  
10x10  
Central St.

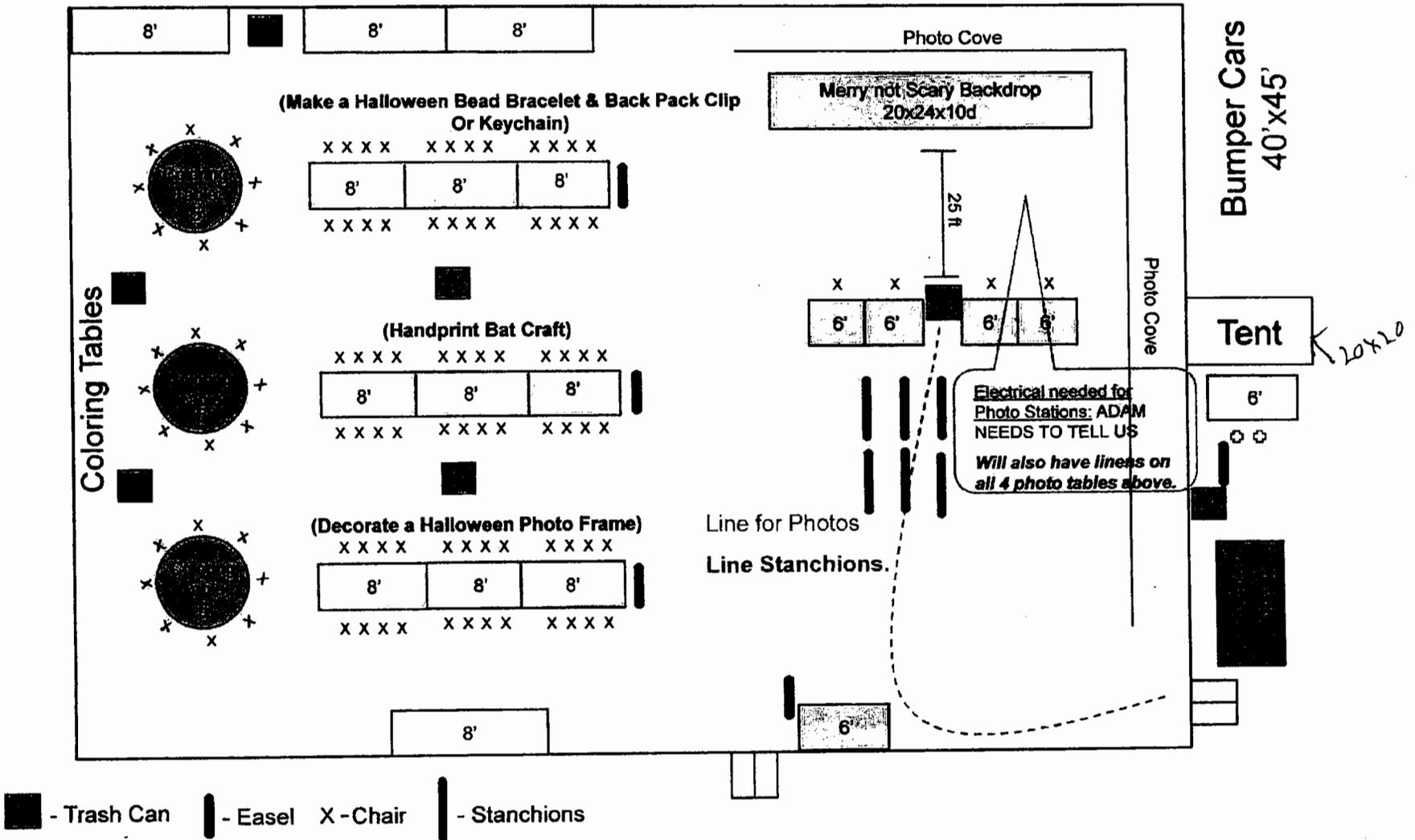
**First Aid  
Station**

Pop up  
10x10

Pop up  
10x10

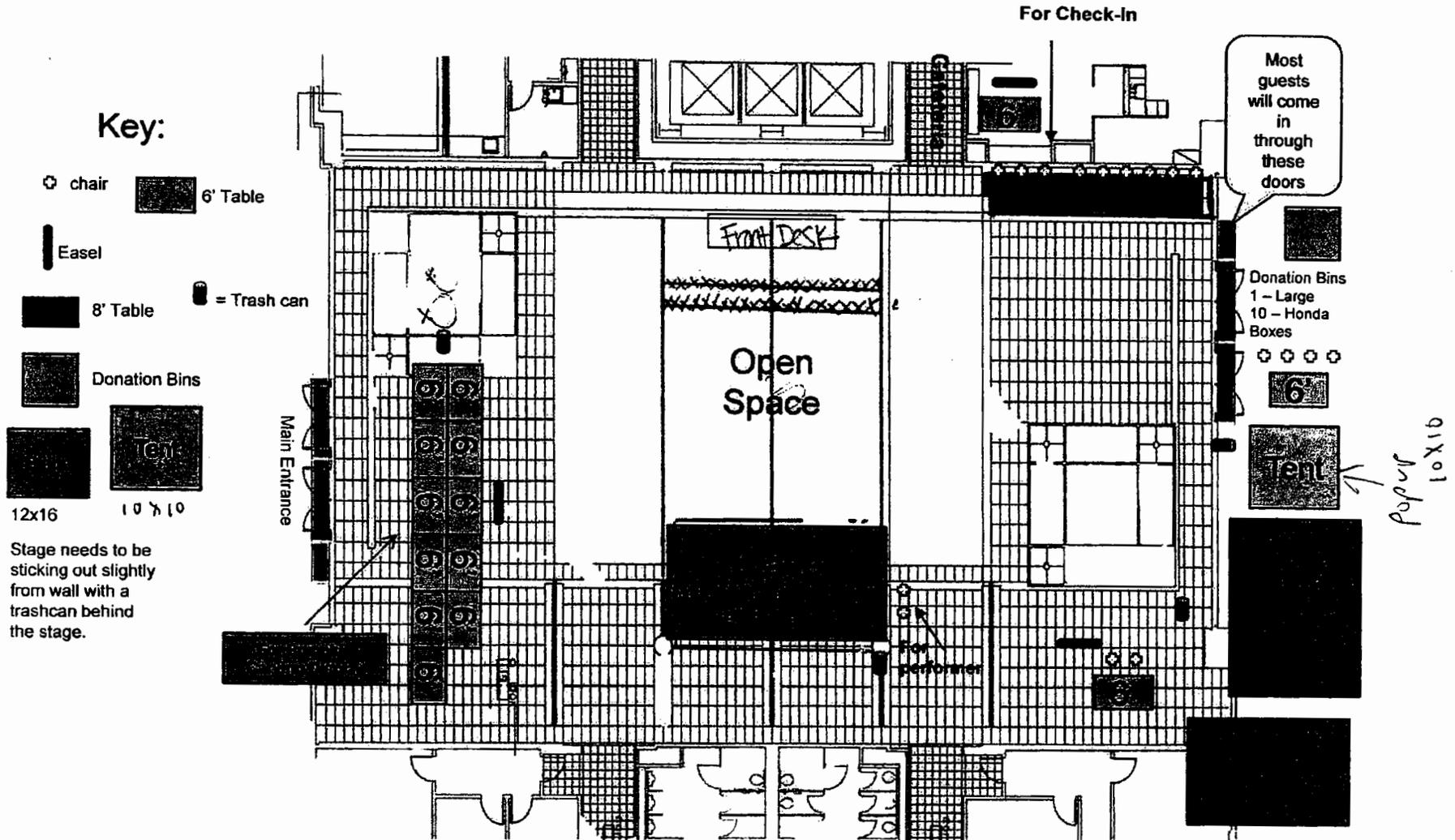
# Studio 540 Layout – Children’s Halloween Party 10/25/14

## Craft and Photo Stations



# Children's Halloween Party

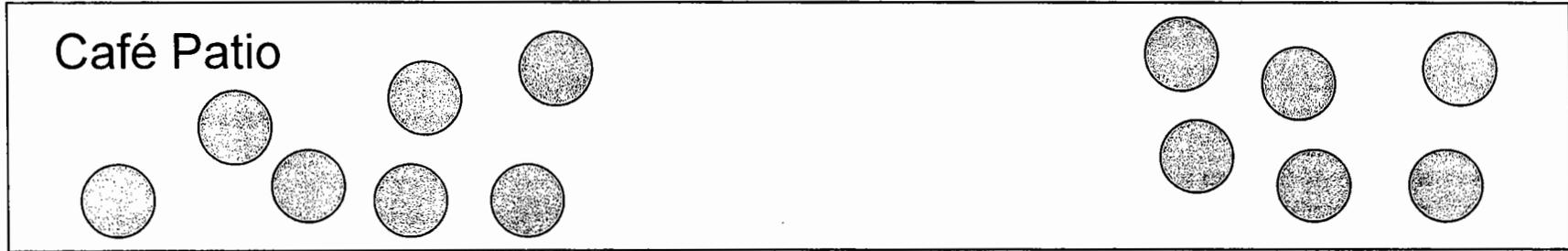
## Lobby & Cafeteria



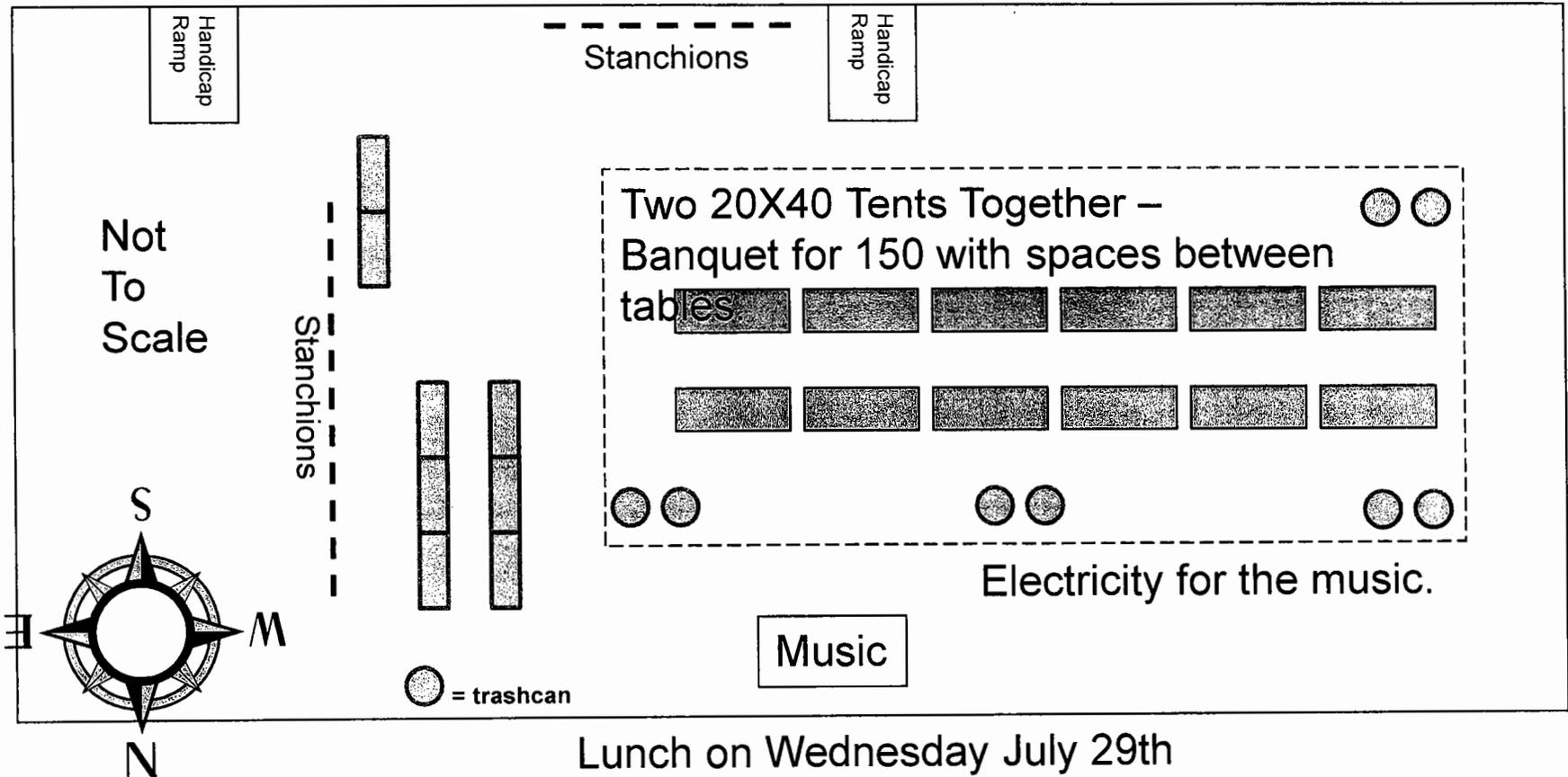
**Sound:** Need a hands free (lav) mic and PA system set up for the performers. 4 speakers & a amp rack with ipod hookup and electricity.

NH Circle

Set up 7/27/15; use 7/28 and 7/29 – take down after 5:00pm on 7/29/15



North Parking Lot (Building 100)



NH Circle

Building 400 Patio Set Up  
Executive Breakfast

(not to scale)

Start setting up @ TBD

Monday, July 27, 2015

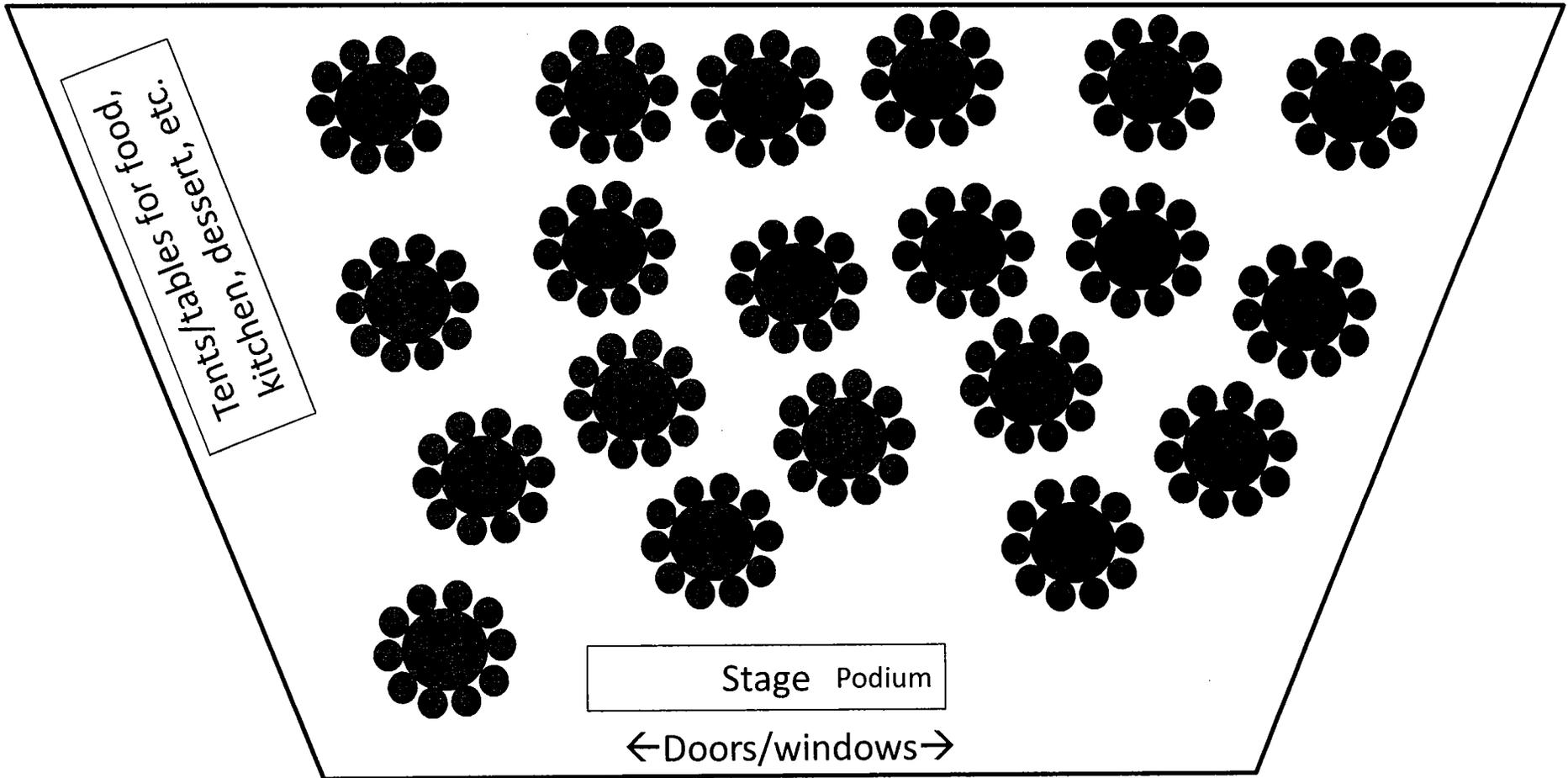
**EVENT DATE**

**Tuesday, July 28, 2015**

Breakfast - 8:30am

Lunch - 12:30 pm

Gate (vendor access)



Conference Center

*The tables do not need to be set up exactly. This is just a plan to show where we want the buffet tables, guest tables and microphone/speakers.*



**City of Torrance, Community Development Department** Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

**DEVELOPMENT APPLICATION**

Please print or type

<b>NAME OF APPLICANT</b>	<b>ADDRESS</b>	<b>ZIP CODE</b>
American Honda Motor Co., Inc.		
<b>STREET ADDRESS OR LOCATION OF PROPERTY</b>		
1919 Torrance Blvd., #100-3C-7B, Torrance, CA 90501		

**PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):** Community Events:  
 August - Evening Under the Stars Gourmet Food & Wine Festival, April - Honda Campus All Star Challenge,  
 April - For Our Children Food & Wine Festival, April/May - Students Run LA/Ride For Kids events,  
 Employee event: October- Children's Halloween Party  
 June -Employee appreciation luncheon, July -NH Circle

<b>PRINT NAME OF PROPERTY OWNER</b>	<b>PRINT NAME OF APPLICANT/REPRESENTATIVE</b>
American Honda Motor Co., Inc.	Karin Baker
<b>ADDRESS (PLEASE INCLUDE CITY, STATE &amp; ZIP CODE)</b>	<b>ADDRESS (PLEASE INCLUDE CITY, STATE &amp; ZIP CODE)</b>
1919 Torrance Blvd., Torrance, CA 90501	1919 Torrance Blvd., 100-3C-7B, Torrance, CA 90501
<b>PHONE</b>	<b>PHONE</b>
310-783-2007	310-781-4256
<b>EMAIL</b>	<b>EMAIL</b>
charles_harmon@ahm.hc	karin_baker@ahm.honda.com
<b>SIGNATURE OF PROPERTY OWNER</b>	<b>SIGNATURE OF APPLICANT/REPRESENTATIVE</b>

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

ZONE	OVERLAYS	CITY OF TORRANCE PARCEL INFORMATION			LOCAL DISTRICT			ESCROW NO.
		BOOK	PAGE	PARCEL NO.	LOT	BLOCK NO.	TRACT	
M-2	IRP	7352	022	001				

**CHECK TYPE OF PERMIT(S) REQUESTED (APPLICABLE):** PM 344-30-39

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
| <input checked="" type="checkbox"/> Administrative Action | <input type="checkbox"/> Fence Height Exception | <input type="checkbox"/> Planning Commission Review | <input type="checkbox"/> Waiver      |
| <input type="checkbox"/> Conditional Use Permit           | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Precise Plan               | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Development Permit               | <input type="checkbox"/> Minor Development      | <input type="checkbox"/> Tentative Tract            | <input type="checkbox"/> _____       |
| <input type="checkbox"/> Division of Lot                  | <input type="checkbox"/> Modification           | <input type="checkbox"/> Variance                   | <input type="checkbox"/> _____       |

<b>Environmental Assessment</b> Submitted on..... Date: _____	<b>Categorically Exempt per CEQA Section:</b> <u>i5301</u>
<input type="checkbox"/> Negative Declaration..... Date: _____	<b>Signature:</b> <u>Kevin Joe</u>
<input type="checkbox"/> EIR Adopted..... Date: _____	<b>Date:</b> <u>6/29/15</u>

**COMMUNITY DEVELOPMENT DEPARTMENT USE**

DATE 6/29/15 BY Kevin Joe

CASE NO(S) ADM15-00029



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

## DEVELOPMENT APPLICATION

**TO ALL APPLICANTS FOR ZONE CHANGE, VARIANCE, CONDITIONAL USE PERMIT, PRECISE PLAN, WAIVER, SUBDIVISION, GENERAL PLAN AMENDMENT, VALIDATION PERMIT, DEVELOPMENT PERMIT AND PLANNING COMMISSION REVIEW MODIFICATION UNDER DIVISION 9, OF THE TORRANCE MUNICIPAL CODE.**

The employees of the Community Development Department will give every possible assistance to anyone who desires to avail himself of the remedies provided by the Code in special zoning problems involving any of the procedures mentioned.

Such assistance, however, must not be interpreted as encouragement to the applicant, and **THE APPLICANT MUST UNDERSTAND THAT IN ALL CASES, THE BURDEN OF PROOF IS UPON HIM TO MAKE THE SHOWING NECESSARY** before any of the described petitions can be granted, and that there is no guarantee expressed or implied that any application will be granted by whatever agency of individual that has authority in the matter.

The applicant must also understand that each matter must be carefully investigated and that after the investigation has been made, or the public hearing has been held, the staff's recommendation or decision may be contrary to the position taken in the preliminary discussions.

The staff is not permitted to assist the applicant or any opponents to an application in preparing arguments for or against the request.

I have read the foregoing and understand that **I HAVE THE BURDEN OF PROOF** in the matter arising under the application made by me:

6-1-15

DATE

*Karin Baker*

APPLICANT

Have you or an agent on your behalf, made or offered, or were you solicited for a political campaign contribution or contributions totaling more than \$250.00 in the past 12 months to be used by a member of the Commission, or for a political candidate designated by a commissioner?

YES

NO

6-1-15

DATE

*Karin Baker*

APPLICANT



City of Torrance, Community Development Department Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

### COMPLIANCE STATEMENT

PURSUANT TO §65850.2 OF THE CALIFORNIA GOVERNMENT CODE

Please complete the following:

PROJECT ADDRESS	AND/OR PARCEL NUMBER	
1919 Torrance Blvd.	.100-3C-7B	
CITY	STATE	ZIP CODE
Torrance, CA	90501	

The owner or authorized agent shall verify that the development project under review will or will not handle, use or store hazardous materials or emit hazardous air emission.\*

#### STATEMENT I

I verify that my project (will) (will not) handle, store, or use hazardous materials as defined in Article 1 or Chapter 6.95 of the California Health and Safety Code, or emit HAZARDOUS AIR EMISSIONS.\*

The owner or authorized agent shall certify that regulated substances at or greater than the amounts specified in Article 2 of Chapter 6.95 of Division 20 of the California Health and Safety Code will or will not be handled, used or stored and/or that the project will or will not contain a source or modified source with hazardous air emissions.\*

#### STATEMENT II

I certify that my project (will) (will not) have more than a threshold quantity of a regulated substance in a process or contain a source or modified source of HAZARDOUS AIR EMISSIONS.\*

If you answer in the affirmative to STATEMENT I above, you may proceed with the development process. However, you will be required to have the Torrance Fire Department Hazardous Materials Division verify that you have complied with the requirements of Article I or Chapter 6.95 or the Health and Safety Code.

If you answer in the affirmative to STATEMENT II above, you may NOT proceed further in the planning process until you have contacted the Torrance Fire Department Hazardous Materials Division and received a Notice of Requirements to Comply With, or determination of exemption from the Requirement for a Risk Management Plan.

If you answer in the affirmative to either STATEMENT I or II you must receive verification from the Torrance Fire Department that you have met or are meeting the applicable requirements of Section 25505 and Article 2 of Chapter 6.95 of Division 20 of the Health and Safety Code before you will be given a final Certificate of Occupancy or its equivalent.

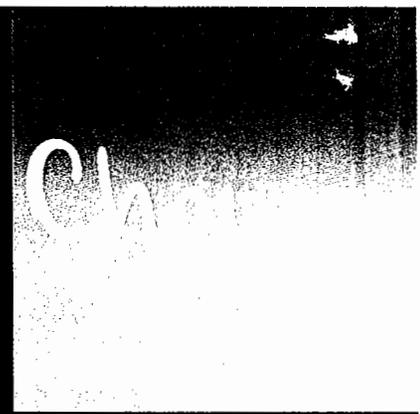
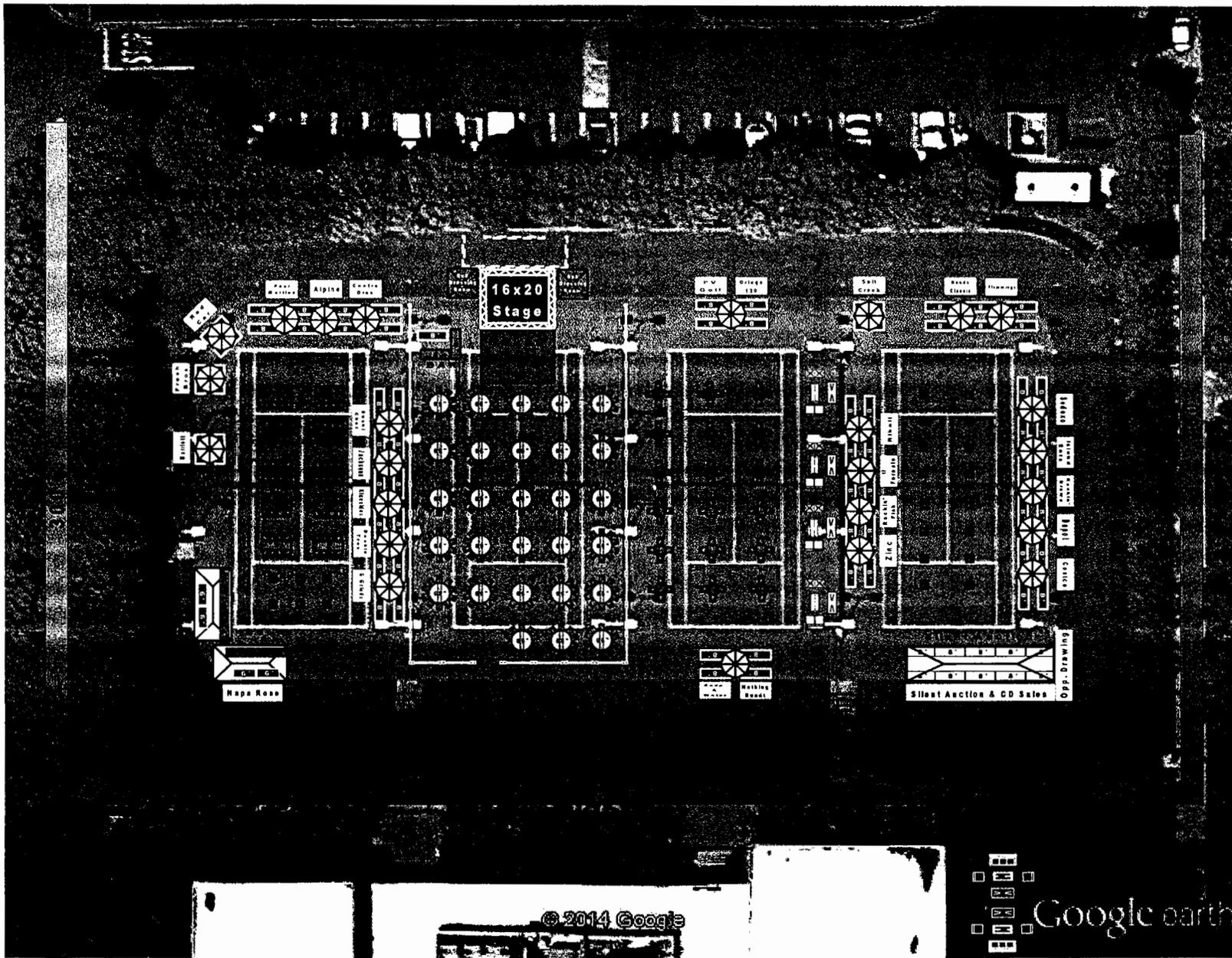
[Redacted Signature]

AUTHORIZED AGENT/OWNER

6-1-15

DATE

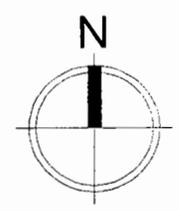
\*Hazardous air emissions mean emissions into the ambient air of air contaminants which have been identified as a toxic air contaminant by the State Air Resources Board or by the air pollution control officer for the jurisdiction in which the project is located. As determined by the air pollution control officer, hazardous air emissions also means emissions into the ambient air of any substance identified in subdivision (a) to (f), inclusive, of Section 44321 of the Health and Safety Code.



**Evening Under the Stars**

Install Date: July 29  
 Event Date: August 1  
 Strike Date: August 3

American Honda  
 Karin Baker  
 1919 Torrance Blvd  
 Mail Stop 100-3C-2746  
 Torrance, CA 90501-2746  
 Office: 310-781-4256  
 Cell: 310-292-0982



- 2 - 8x8 Flat Top Canopies**
- 2 - 10x20 Canopy**
- 1 - 10x40 Canop**