

DATE: February 3rd, 2016

TO: Planning Commission

FROM: Community Development Department, Planning and Environmental Division

SUBJECT: Planning Commission Requested Information Item on Breweries

On November 18th, 2015, the Planning Commission requested staff prepare an information item to discuss the current state of breweries within the City of Torrance. Staff has prepared the following agenda item that covers background information on existing land use regulations, review procedures, existing brewery operation details, a crime statistic comparison and the Community Development Director's recommendations moving forward.

Land Use Code Provisions

The Torrance Municipal Code (TMC) Division 9 (Land Use Section) has historically allowed breweries by right in the M-1 (Light Manufacturing District) and M-2 (Heavy Manufacturing District) Industrial Zones (per TMC Sections 91.30.1(a) & (b) and 91.31.1(a)). The reason for this provision is the primary nature of a brewery operation is that of a production facility. In this instance, the products being produced are various beverages (Absolution Brewing Co., also makes a variety of sodas in addition to their beer options). The manufacturing of said products, involves brewing, fermentation, storage, and wholesale distribution of the final product via kegs, bottles and cans. All of these activities happen on-site. The location of these operations is encouraged in industrial areas as they typically involve large and early delivery of ingredients and supply materials, the need for large amounts of utility (power, water) capacity and high interior clear heights, which are more readily incorporated into the designs and infrastructure planning for industrial areas. Breweries may also involve overnight production during the brewing process.

In addition to production breweries, Torrance is also home to two restaurants that also brew their own beer on-site. The Red Car Brewery and Restaurant, located at 1266 Sartori Avenue, and HopSaint Brewing Company, located at 5150 190th Street, are both classified as restaurants with beer and wine service. The beer is produced and served on-site, typically in small batch productions. These restaurant-brewery operations are consistent in commercial zones, which both of these locations are situated in. The DRP (Downtown District) for the Red Car (CUP98-0032), and C-2 (General Commercial District) for HopSaint (CUP86-0009-assumed entitlement of prior operation), have required a Conditional Use Permit for the restaurant with beer and wine service uses. Staff notes that BJs Restaurant and Brewhouse, located at 3525 Carson Street #168 (Del Amo Fashion Center), is not included in this discussion as the Torrance location brews their beverages at an off-site non-Torrance location.

Once all necessary Torrance Land Use approvals are secured, brewery operations are subject to review by the California Department of Alcohol and Beverage Control (ABC) to procure the appropriate ABC license. This process involves a formal application, background check of operators and business owners, an ABC public notice posting at the site and a formal hearing. All of the Torrance locations that produce beer on-site have been licensed as Type 23 – Small Beer Manufacturer. ABC applies this type of license classification to what is referred to as brewpubs, small-scale brewery operation within a restaurant, and to micro-

breweries that produce less than 60,001 gallons per year. Staff has reviewed the ABC database and confirmed that there have been no complaints filed and there are no outstanding violations filed with any of the Torrance locations.

Review Procedures for Ancillary Services

Although production breweries within the Manufacturing zones are permitted by right, the addition of a tasting room open to the public is not. As this element is viewed more as a commercial service, a request to include a tasting room to a production brewery's operation has been required to proceed to a public hearing via the Conditional Use Permit (CUP) process (TMC Sections 91.30.1(d)3 and 91.31.1(c)3). Through the CUP process, properties within 500 feet are notified of the subject request and public comment can be provided for the Planning Commission's consideration prior to making a determination. To limit the potential for such facilities becoming "bars", typical staff recommended conditions of approval include limiting the sales, service and advertising of beverages to items that are produced on-site, restricting tasting room days/hours so as to not create parking shortages during traditional industrial peak periods, promoting earlier closing times than typically associated with bars and limiting live entertainment capabilities.

Requests to add food vendor service is subject to two review procedures. Per the Mobile Food Vendor Ordinance (TMC Section 93.1.8), any commercial or industrial facility can request up to 26 food truck events per calendar year via the Temporary Parking Lot Event permit process. The other option is to proceed as either part of the initial CUP request for the tasting room service or as a Modification to a previously approved tasting room CUP. Both CUPs and Modifications to CUPs are reviewed by the Torrance Planning Commission. Aside from a few areas within the Hawthorne Boulevard Corridor Specific Plan Zone, food operations that involve on-site consumption have been required to first obtain a CUP. This is true for the industrial zones in which the production breweries have elected to locate. Although not originally envisioned as necessary, a number of the breweries have pursued food service via vendors as they typically are not interested in making permanent modifications to their facilities for something they plan on having either occasionally throughout the year or a few nights a week. Additionally, many are not interested in running a food establishment but still feel the need to respond to their patron requests for some element of food service during popular tasting room periods. The reason several breweries have elected to pursue the CUP or Modification approvals is to allow for more than 26 times in a year and to establish a standardized location where a food vendor location can be reviewed and approved by Torrance Building, Fire and Police units to insure the placement of such service will not impact parking, circulation, pedestrian access and provides for safe queuing. In addition to allowing more than 26 days per year and a consistent food vendor set-up, the CUP/Modification approval avoids the need for the Brewery applying for a Parking Lot Event (\$227) each time the operator looks to secure this amenity for their client base.

Review Procedures for Days and Hours Modifications

Prior to July 2015, staff had been directing breweries that had previously secured approval of a tasting room CUP to proceed with the Modification process in order to secure approval of expanded days and hours. In July 2015, the Planning Commission directed staff to investigate whether such requests can be approved administratively. On August 5th, 2015, the Planning Commission reviewed an information item (Attachment #2) as to how the administrative review process may be implemented for tasting rooms that had been previously reviewed by the Planning Commission. In addition, staff provided details on the

cost and time savings the production breweries would experience via this modified review procedure. The Planning Commission unanimously (absent Gibson and Herring) directed staff to implement this review procedure and subsequently, one brewery has applied and completed this process to secure adjustments to their days and hours of operations. A second brewery completed a full Modification of their CUP to expand their tasting room days/hours as it also involved the addition of food vendor service.

In addition to two restaurant breweries, Torrance has a total of 7 production breweries that have been entitled, with 5 in operation and 2 in various stages of tenant improvement construction. Staff notes that one pending application for an instructional brewery (shows the public how to brew their own beer, store, bottle and label) with tasting room of the facility's small batch production has also been filed and will be reviewed by the Planning Commission in either late February or early March of this year. The following table lists the entitled non-restaurant Torrance production breweries and details their operating specifics:

Name Address	Tasting Room	Food Vendor	Approved Public Days/Hours	Open?
Absolution Brewing Co. 2878 Columbia St.	Yes	Yes	Mon-Thu: 3pm-10pm Fri-Sat: 10am-10pm Sun: 12pm-10pm	Yes
Cosmic Ales 20316 Gramercy Pl.	Yes	Yes	Wed-Thu: 3pm-9pm Fri-Sat: 11am-10pm Sun: 12pm-10pm	No
Dudes' Brewing Co. 1840 208th St.	Yes	No	Thu-Fri: 3pm-10pm Sat-Sun: 12pm-10pm	Yes
Monkish Brewing Co. 20311 Western Ave.	Yes	Yes	Wed-Thu: 4pm-10pm Fri: 3pm-10pm Sat-Sun: 12pm-10pm	Yes
Scholb Premium Ales 2964 Columbia St.	Yes	Yes	Wed-Thu: 3pm-9pm Fri-Sat: 11am-10pm Sun: 12pm-6pm	No
Smog City Brewing Co. 1901 Del Amo Blvd. #B	Yes	No	Mon-Thu: 3pm-10pm Fri-Sat: 10am-10pm Sun: 12pm-10pm	Yes
Strand Brewing Co. 2201 Dominguez St.	Yes	Yes	Wed-Fri: 4pm-9pm Sat: 12pm-9pm Sun: 11am-pm	Yes

Why Torrance?

One of the questions posed by the Planning Commission in November 2015, is: why here? In discussing this subject with breweries, over the years, staff has continually heard a consistent thread of the three factors: time, cost, and access. First, the Conditional Use Permit process in Torrance is significantly more efficient than some other jurisdictions, while also being less expensive. Torrance filing fees are also perceived to be lower and are inclusive of more, such as the notification map, mailing labels and newspaper notice fees. Other cities make these additional requirements of applicants and can be expensive to

individually procure. Lastly, applicants have explained that they have better access to staff in terms of having questions answered, making appointments and requesting inspections.

Public Safety

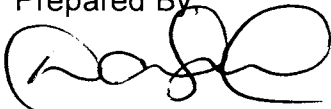
Staff has discussed potential public safety issues with regards to crime, calls for service and DUI arrests with the Torrance Police Department (TPD). In 2015, there have been 8 calls for service to the 5 production brewery locations and 4 calls for service to the restaurant and brewery locations. Staff also requested that the TPD assess whether there has been any increase in Driving Under the Influence (DUI) arrests in the city since the Torrance brewery scene began in 2013. To do this, DUIs statistics were compared for the three years before tasting rooms began in Torrance (2010, 2011, 2012) and since (2013, 2014, 2015). The analysis found that DUI arrests are down 8.5% during 2013-2015 as compared to 2010-2012 timeframe. Staff notes that the Police Department is part of the internal review process and has the ability to provide comments or recommended conditions of approval for the Planning commission to consider.

Community Development Director Recommendations

The setting that has drawn breweries to Torrance is not specific to breweries. Rather, it is the same setting that has historically drawn corporate headquarters, national flagships and small business owners, alike, to this city and allowed them to thrive. The review process currently in place for breweries allows for those that are looking to expand from a traditional production only facility to one that is open to the public or offers food service, through a public hearing. This review process balances the need of the community with that of the brewery operator by allowing the Planning Commission to review each request on its own merits, accounting for the site, surrounding area and proposed operational specifics. Public participation via the Conditional Use Permit process insures the surrounding community has notice of the proposed tasting room and food service additions to breweries, giving the Planning Commission the opportunity to hear public comment and make balanced decisions. The Community Development Director recommends the following:

- That production-only breweries continued to be permitted by right in the industrial zones;
- That breweries wishing to add public tastings, add food vendor service or are located in Commercial Zones require approval of a Conditional Use Permit;
- That the Planning Commission provide direction as to whether staff should continue to implement the Planning Commission's prior direction to administratively process requests for days/hours expansions to previously Planning Commission approved brewery tasting room CUPs.

Prepared By,



Danny Santana
Senior Planning Associate

Respectfully submitted,



Gregg Lodan, AICP
Planning and Environmental Manager

Attachments:

- 1) Planning Commission August 5, 2015 Agenda Item 15B Minutes Excerpt
- 2) Planning Commission August 5, 2015 Agenda Item 15B
- 3) Related Torrance Municipal Code Excerpts

August 5, 2015

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

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1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 5, 2015, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Skoll.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners Polcari, Skoll, Tsao, Watson and Chairperson D'anjou.

Absent: Commissioners Gibson and Herring (excused).

Also Present: Planning Manager Lodan, Planning Assistant Yumul,
Plans Examiner Gorbin and Assistant City Attorney Sullivan.

MOTION: Commissioner Skoll moved to grant Commissioner Gibson an excused absence for this meeting. The motion was seconded by Commissioner Polcari, and hearing no objection Chairperson D'anjou so ordered.

15. MISCELLANEOUS ITEMS

15B. INFORMATION ITEM ON CONDITIONAL USE PERMIT MODIFICATION OPTIONS

Planning Manager Lodan reported that at the Commission's request, staff looked into the potential that the Community Development Director could approve the expansion of tasting room hours for breweries administratively and determined that this can be accomplished via the Minor Modification process.

Lloyd Brown, Torrance, voiced support for the streamlining of this process.

It was the consensus of the Commission to allow staff to approve expanded tasting room hours as proposed.

End of Excerpt

DATE: August 5th, 2015
TO: Planning Commission
FROM: Community Development Department, Planning and Environmental Division
SUBJECT: Process for Expanding Hours of Conditionally Permitted Uses

Staff from the City Attorney's Office and Community Development Department have reviewed the Planning Commission's request to analyze the potential for the Community Development Director to review requests for expansion of previously approved brewery operating hours. Torrance Municipal Code section 91.5.6(b) indicates that the Director or Planning Commission can approve modifications to a Conditional Use Permit or Minor Conditional Use Permit provided the Findings required for a CUP approval can continue to be made.

Torrance Municipal Code 91.5.6(b) Section Excerpt: The Director or Commission may approve, deny and/or modify a Conditional Use Permit or Minor Conditional Use Permit in whole or in part. The review authority may approve a Conditional Use Permit or Minor Conditional Use Permit, only if all of the following findings are made in positive manner;


In the judgment of staff, the Community Development Director can implement this code section via the Minor Modification process as the original CUP request had been previously approved by the Planning Commission. This process is an administrative request, represents a reduction of \$2,166 savings for the applicant (the Modification fee is \$2,848, while the Minor Modification of a CUP fee is \$682). The filing requirements also allows for a reduced number of plans to be printed and reduced timeframe as Administrative items are typically reviewed in about half of the time of a Public Hearing items. If the Planning Commission is agreeable, staff would continue to route such requests for review and comment by the Torrance Police Department. The staff report prepared would include the findings as indicated by code and would allow for conditions of approval to be included by the reviewing departments if necessary to address unforeseen items previously not considered.

Such actions would be included in the weekly Director's Activity summary provided to the Planning Commission, distributed to the City Council and City Manager, and posted by the City Clerk's office in front of City Hall. Any Minor Modification approval or denial by the Community Development Director may be appealed to the Planning Commission by any member of the public, including Planning Commissioners, within 15 calendar days of the action.

An excerpt of TMC section 91.5.6 is attached for the Planning Commission's review. Staff is available for any questions.

Prepared By

Danny Santana
Senior Planning Associate

Respectfully submitted,

Gregg Lodan, AICP
Planning and Environmental Manager

Attachments:
1) TMC 91.5.6

95.1.6 FINAL DETERMINATION AND FINDINGS.

- a) The decision making body vested with the authority for final determination will record the decision in writing, and will recite therein the findings upon which any such decision is based. A final determination on an application for a Conditional Use Permit must be made by written resolution by the Planning Commission. A final determination on an application for a Minor Conditional Use Permit must be by written notice by the Planning Director.
- b) The Director or Commission may approve, deny and/or modify a Conditional Use Permit or Minor Conditional Use Permit in whole or in part. The review authority may approve a Conditional Use Permit or Minor Conditional Use Permit, only if all of the following findings are made in positive manner:
- 1) The proposed use is one conditionally permitted within the subject zoning district, complies with all of the applicable provisions of this Division and any applicable Specific Plan or Redevelopment Plan, complies with any conditions imposed on the property on which the use is proposed to be located, and any Code violations are abated. This paragraph shall not be interpreted to impose new requirements on legal nonconforming uses and structures under Article 22 of Chapter 2 of this Division;
 - 2) The proposed use will not impair the integrity and character of the zoning district in which it is to be located;
 - 3) The subject site is physically suitable for the type of land use being proposed;
 - 4) The proposed use is compatible with the land use presently on the subject property if there is more than one (1) land use on the property;
 - 5) The proposed use will be compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located;
 - 6) The proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and any applicable Specific Plan or Redevelopment Plan;
 - 7) The proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;
 - 8) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
 - 9) There will be adequate provisions for public access to serve the proposed use;
 - 10) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
 - 11) The proposed use will not produce any or all of the following results:
 - A) Damage or nuisance from noise, smoke, odor, dust or vibration,
 - B) Hazard from explosion, contamination or fire,
 - C) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;
- c) If a Conditional Use Permit or Minor Conditional Use Permit is granted, specific conditions may be imposed by the review authority that it finds are reasonable and necessary to mitigate project-related adverse impacts; to carry out the purpose and requirements of the respective land use district; and to effectuate the purposes of the Torrance General Plan, any applicable Specific Plan or Redevelopment Plan, and the best interests of the City. Such conditions may relate to both on- and off-site improvements, and may include, but are not limited to:

- 1) Avigation easements;

- 2) Dedication of land for access purposes;
- 3) Payment, in whole or in part, for traffic regulation devices;
- 4) Such other conditions as are deemed necessary to effectuate the proper development of the property and surrounding area and insure compliance with the Torrance General Plan.

95.1.7 RIGHT OF APPEAL.

- a) The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1
- b) The decision of the Planning Director may be appealed to the Planning Commission in the same manner as is provided in Section 92.30.11 of Article 30, Chapter 2 of this Division.

Related Torrance Municipal Code Excerpts

ARTICLE 30 - M-1 LIGHT MANUFACTURING DISTRICT (Amended by O-1877; O-1878)

91.30.1 PERMISSIBLE USES.

No building, structure, improvement or premises shall be used, and no building, structure or improvement shall be erected, constructed, altered or enlarged in Zone M-1 which is designed, arranged, or intended to be used, for any purpose other than the following:

a) The following industrial uses:

Acetylene. The storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by not less than one (1) hour fire resistant wall
Agricultural contractor equipment, sale or rental or both
Animal experimental research institute
Animal hospital as provided for in Chapter 5
Assembly plants
Automobile body and fender repair shops, if all operations are conducted inside of a building
Automobile painting and upholstery
Bags, manufacturing of
Barrels, storage of empty barrels
Baseball park as provided for in Chapter 5
Batteries, manufacture and rebuilding of batteries
Beds, manufacture of bedspreads and bedsprings
Billboards, manufacture of
Blacksmith shops
Boat building
Book bindery
Bottling plant
Box factory
Breweries
Brushes, manufacture of
Building materials, storage of
Bus storage
Cabinet making
Candles, manufacturing of
Canvas, manufacture of canvas and products of canvas
Car barns for buses and street cars
Car wash
Carnivals, commercial or otherwise as provided for in Chapter 5
Carpenter shop
Carpet cleaning
Casein, manufacture of casein products, except glue
Cellophane, manufacture of
Ceramic, manufacture of
Cesspool pumping, cleaning and draining
Cigarettes, manufacture of
Cigars, manufacture of
Circus, as provided for in Chapter 5
Clay products, manufacture or storage of clay products including clay statuary
Cleaning and dyeing establishments, wholesale
Clocks, manufacture of
Cloth, manufacture of cloth and cloth products, including clothing of all kinds, but not tanning
Coffee roasting
Coffins, manufacture of
Cold storage plant
Contractor's equipment yard, including farm equipment and all equipment used in building trades
Cork, manufacture of
Cosmetics, packaging and distribution of pharmaceutical and cosmetic items
Cotton storage
Creamery; provided, however, that this shall not permit the operation of dairies or the keeping or maintenance of cows, goats, or other livestock
Curtain cleaning plants
Dairy products depot and manufacture of dairy products

Dextrine, manufacture of
 Distributing plants
 Dogs as provided for in Chapter 5
 Dog breeding as provided for in Chapter 5
 Dog kennels, commercial, as provided for in Chapter 5
 Dog training schools as provided for in Chapter 5
 Draying yard or terminal
 Drugs, manufacture and sale at wholesale of
 Drygoods, manufacture, sale at wholesale and storage of
 Dyeing and cleaning, wholesale
 Electric appliance assembly
 Electric signs, manufacture of
 Electrical parts, manufacture, sale at wholesale, or the storage of small electrical parts
 Electrical transformer substations
 Emery cloth, manufacture of
 Engines, manufacture of internal combustion or steam engines; provided, however that foundries are not permitted
 Engraving, machine metal engraving
 Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise
 Feathers, manufacture or renovation of feather products
 Felt, manufacture of
 Ferris wheels
 Fiber products, including fiber glass, manufacture of
 Fixtures, manufacture of gas or electrical fixtures
 Food products, manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar
 Fox farms
 Fruit packing plant
 Fuel yard
 Fumigating contractor
 Fur products, manufacture of
 Fur warehouse
 Furniture, manufacture of
 Generators, manufacture of electrical generators
 Glass, production by hand of crystal glass art novelties within a closed building of fire resistant construction
 Glass, storage of
 Gloves, manufacture of
 Granite, grinding, cutting and dressing of
 Hair products, manufacture of
 Harness, manufacture of
 Heating equipment, manufacture of
 Hemp storage
 Horn products, manufacture of
 Humane societies as provided for in Chapter 5
 Ice, manufacture, distribution and storage of
 Incinerators, manufacture of
 Ink, manufacture of
 Iron, ornamental iron works, but not including a foundry
 Jewelry, manufacture of
 Knitting mills
 Laboratories for testing experimental motion picture film
 Laundry
 Leather products, manufacture of
 Linen and towel supply
 Liquor storage
 Lubricating oil, canning and packaging of lubricating oil, if not more than one hundred (100) barrels are stored above ground at any one time
 Lumber yard, except the storage of boxes and crates
 Machine shops
 Machinery, repair of farm machinery
 Machinery storage yard

Malt products, manufacture of
 Marble, grinding, cutting and dressing of
 Marine oil service station
 Mattresses, manufacture and renovation of
 Medicines, manufacture of
 Metal, manufacture of products of precious metals
 Metal, manufacture of metal, steel and brass stamps including hand and machine engraving
 Metal fabricating
 Metal plating and finishing, provided no perchloric acid is used
 Metal spinning
 Metal storage
 Metal working shop
 Motors, manufacture of electric motors
 Moving van storage or operating yard
 Musical instruments, manufacture of
 Novelties, manufacture of
 Oil, manufacture of vegetable oil
 Oil wells and appurtenances to the same extent and under all of the same conditions as otherwise permitted by the provisions of this Code
 Oleomargarine, manufacture of
 Optical goods, manufacture of
 Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are not within five hundred (500) feet of any residential zone, Zone A-1 or any zone of similar restriction in any city or adjacent county as provided for in Chapter 5
 Paint mixing, except the mixing of lacquers and synthetic enamels
 Paper mache statuary, manufacture of
 Paper products, manufacture of, but not including the manufacture of paper itself
 Perfume, manufacture of
 Pest control service, including residential termite control
 Pharmaceuticals, manufacture and packaging of
 Phonograph records, manufacture of, including the grinding and processing of the basic materials used in connection therewith
 Phonographs, assembly of
 Plaster, storage of
 Plastics, molding of plastics, including the light manufacturing of products thereof, provided all grinding operations are conducted within an interior room
 Plumbing shop and plumbing contractor's shop
 Polish, manufacture of
 Pottery, manufacture of
 Poultry and rabbits, wholesale and retail sale including slaughtering and dressing within a building
 Presses, hydraulic, for the molding of plastic
 Produce yard, or terminal
 Putty, manufacture of
 Radios, assembly of
 Refrigeration plant
 Riding academies
 Roofing contractor's establishment
 Rope, manufacture and storage of
 Rubber, processing of raw rubber if the rubber is not melted
 Rubber, processing of raw rubber if where a banbury mixer is used, the dust resulting therefrom is washed
 Rugs, cleaning plant
 Rugs, manufacture of
 Saddles, manufacture of
 Sand, washing of sand to be used in sandblasting
 Sandpaper, manufacture of
 Sash and door manufacturing
 Sheet metal shop
 Shell products, manufacture of
 Shoe polish, manufacture of
 Shoes, manufacture of
 Shooting gallery
 Signs, manufacture of

Sodium glutamate, manufacture of
 Soft drinks, manufacture and bottling of
 Springs, manufacture of
 Starch, mixing and bottling of
 Statuary, manufacture of clay, paper mache and stone statuary and monuments
 Stencils, manufacture of
 Stone, marble and granite, grinding, dressing and cutting of
 Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
 Stove polish, manufacture of
 Textiles, manufacture of textiles, including clothing and upholstery
 Tire retreading
 Tools, manufacture of
 Toys, manufacture of
 Trailers, manufacture of
 Truck storage or rental
 Type, manufacture of printer's type
 Valves, storage and repair of oil well valves
 Venetian blinds, manufacture of
 Ventilating ducts, manufacture of
 Veterinary, consulting offices and hospitals
 Vitamin tablets, manufacture of
 Wallboard, manufacture of
 Warehouse, storage warehouse
 Watches, manufacture of
 Welding
 Window shades, manufacture of
 Wine storage and manufacture
 Wood, manufacture of wood products; provided, however, that a planing mill is not permitted
 Wood yard
 Woolen goods, manufacture and storage of
 Yarn, dyeing of yarn and manufacture of yarn products

b) The following commercial uses:

Ambulance station
 Animal grooming
 Auction houses
 Automotive repair or service centers
 Bakeries
 Battery service
 Blue printer
Bottling operations
 Commercial parking lots
 Cotton storage
 Dyeing and cleaning works
 Feed and grain stores
 Fish markets
 Furniture reupholstering
 Glass works
 Horticultural enterprises
 Laundries
 Lithograph shop
 Metal plating
 Motor vehicle and trailer sales (new and used)
 Newspaper publishing plants
 Pet shops
 Phonograph record production
 Plumbing and heating shops
 Public use facilities
 Riding stables
 Transfer stations and storage buildings
 Wholesale commercial enterprises

c) Other industrial uses for which a conditional use permit has been granted in accordance with the provisions of Chapter 5.

d) The following commercial uses for which a conditional use permit has been granted in accordance with the provisions of Chapter 5:

- 1) Sales of merchandise at retail;
- 2) Business and professional offices;
- 3) **Service business.**

ARTICLE 31 - M-2 HEAVY MANUFACTURING DISTRICT

(Amended by O-1877; O-1878)

91.31.1 PERMISSIBLE USES.

(Amended by O-3766)

No building, structure, improvement or premises shall be used, and no building, structure or improvement shall be erected or enlarged which is designed, arranged or intended to be occupied or used for any purpose other than the following:

a) Any use permitted in an M-1 zone.

b) Any other manufacturing use; provided, however, that the following uses shall be excluded in Zone M-2 unless a permit shall have been obtained therefor as hereinafter provided in Chapter 5:

Acid, manufacture of, including but not limited to ammonia products of hydrocyanic acid, chlorine or other noxious gases

Airports and emergency landing fields as provided for in Chapter 5

Cement and plaster of paris, manufacture of

Distillation of bones, fat rendering, the processing of dead animals and fish products

Explosives or fireworks

Fertilizers and glue

Livestock feed yard

Potash

Pyroizilin plastic products

Refuse dumps as provided for in Chapter 5

Rock crushers, brick yards, quarries, clay or gravel pits

Salvage yards, auto wrecking establishments, junk yards as provided for in Chapter 5

Smelting

Wood distillation products

Any business enterprise which produces or causes any dust, gas, smoke, noise, fumes, odor or vibrations which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof

c) The following commercial uses for which a conditional use permit has been granted in accordance with the provisions of Chapter 5:

- 1) Sales of merchandise at retail;
- 2) Business and professional offices;
- 3) **Service business.**

93.1.8 MOBILE FOOD VENDORS ON PUBLIC OR PRIVATE PROPERTY.

(Added by O-3756; Amended by O-3772)

a) Definitions.

1) "Mobile food vendor" means any person or entity operating a vehicle, trailer, car, wagon, bicycle, conveyance or structure on wheels, not firmly fixed to a permanent foundation and which is required to be registered with the California Department of Motor Vehicles, that offers the sale of food or beverage.

2) "Mobile food vendor event" means a gathering of one (1) or more mobile food vendors.

3) "Food caterer" means a person or entity that prepares food at a kitchen facility approved by the County of Los Angeles Department of Public Health that is pre-ordered and served at a private event which is not open to the general public.

b) Mobile food vendors operating on public or private property will be required to obtain a temporary parking lot event permit as required by Section 93.1.7 as well as be required to comply with the mobile food vending event requirements found in subsection (c) of this Section and the general operating requirements found in subsection (d) of this Section.

- 1) Exemptions from Temporary Parking Lot Event Permit Requirement.

A) Mobile food vendor events on Torrance Unified School District property are exempt from obtaining a temporary parking lot event permit. But, the mobile food vendors attending a mobile food vendor event on Torrance Unified School District property are still required to obtain all of the following:

- i) Valid approvals from the County of Los Angeles Department of Public Health including but not limited to a food handling permit or other health permit required by law shall possess and at all times display such required permit(s) in conspicuous view upon such vehicle and must also display the letter grade issued by the County of Los Angeles Department of Public Health (a mobile food vendor will post the most recent vehicle inspection report from the County of Los Angeles Department of Public Health in lieu of the letter grade if the city where the mobile food vendor's commissary is located has not adopted the Los Angeles County Code regarding the posting of letter grades);
- ii) A City business license issued to the vehicle (tracked by the vehicle identification number) of that mobile food vendor that includes a vehicle inspection by the Police Department; and
- iii) Proof of current registration and insurance for each mobile food vendor vehicle operating in the City.

B) Temporary parking lot event permits also do not apply to:

- i) Food caterers delivering food to private events;
- ii) Ice cream trucks as defined in California Vehicle Code Section 22456(c);
- iii) Mobile food vendors that operate on nonresidential construction and/or industrial sites for less than twenty (20) minutes; or
- iv) Any event that has received a special event permit.

2) Mobile food vendor events that are held on the City-owned parking lot that is located west of the Los Angeles County Courthouse parking lot, south of the Police Department's east parking lot, and east of the Police Department's main compound (the "Toyota Sports Complex Mobile Food Vendor Event Lot") must comply with the mobile food vending event requirements found in subsection (c) of this Section and the general operating requirements found in subsection (d) of this Section subject to the following exemptions:

A) Subsection (c)(6) of this Section is modified to allow five (5) mobile food vendors per mobile food vendor event in the Toyota Sports Complex Mobile Food Vendor Event Lot.

B) Subsection (c)(13) of this Section is modified to allow for portable restroom facilities for customers of the mobile food vendor event in the Toyota Sports Complex Mobile Food Vendor Event Lot.

c) Mobile Food Vending Requirements.

1) A mobile food vendor, with the exception of Torrance Unified School District property, shall be subject to temporary parking lot event permit if a mobile food vendor or vendors will be operating on site for a period exceeding twenty (20) minutes.

2) A mobile food vendor and mobile food vendor events are not permitted on properties used or zoned for residential purposes.

3) Authorization from the property owner (or authorized agent) of the site/location on which the event is taking place on shall be required.

4) Mobile food vendor events shall be located a minimum of one hundred (100) feet from property zoned or used for residential purposes as measured from the event perimeter to residential property line.

5) Mobile food vendor events shall be limited to no more than twenty-six (26) days per calendar year per site or location as determined by the Community Development Director or his/her designee.

6) No more than ten percent (10%) of the total number of parking spaces provided on the site/location shall be displaced by mobile food vendor event and no more than ten (10) vendors per mobile food vendor event. A mobile food vendor event that displaces more than ten percent (10%) of the total parking may be approved on a case-by-case basis with Fire Department and Police Department concurrence based upon circulation, public health, safety and welfare.

7) A detailed and dimensioned site plan of the mobile food vendor event layout shall be provided with the temporary parking lot event permit application. The plan of the mobile food vendor event layout shall include the location of each mobile food vendor, adequate space for customer queues and safe pedestrian movement without interfering with circulation outside of the designated mobile food vendor event area, and location of all other activities or temporary structures associated with the mobile food vendor event.

8) Temporary parking lot event permit application shall include a list of each mobile food vendor participating, their active business license identification number, and vehicle identification number for each mobile food vendor vehicle that will be present.

9) Mobile food vendor event hours of operation shall be between 9:00 a.m. to 10:00 p.m. daily.

10) All mobile food vendor vehicles shall remain parked and stationary during the mobile food vendor event. There shall be no mobile food vendor vehicle movement during the mobile food vendor event.

11) On- and off-site vehicular and pedestrian circulation shall be maintained at all times during the mobile food vendor event.

12) Handicap parking spaces and accessibility shall be maintained at all times during the mobile food vendor event.

13) The applicant shall demonstrate that there will be sufficient access to on-site restroom facilities provided for customers of the mobile food vendor event. Portable restroom facilities are not permitted.

- 14) Temporary tables and seating for patrons may be permitted within the mobile food vendor event area as part of the approved temporary parking lot event permit application and plan.
- d) General Operating Requirements.
- 1) Vending shall be from vehicle duly registered and licensed by the State of California Department of Motor Vehicles.
 - 2) Each mobile food vendor shall be equipped with a trash receptacle of a size adequate to accommodate all trash and refuse generated by such vending.
 - 3) Each mobile food vendor shall pick up and deposit in the trash receptacle on the vehicle any paper, cups, wrapper, litter or other refuse of any kind which were a part of the goods or merchandise supplied from the mobile food vendor vehicle and which have been left or abandoned within twenty-five (25) feet of the mobile food vendor vehicle on any public property other than in a trash receptacle provided for such purposes. No mobile food vendor or operator shall dispose of any trash or refuse in any such public or private trash receptacle other than a trash receptacle owned, operated or otherwise provided by and under the control of such mobile food vendor.
 - 4) Each mobile food vendor causing the sale of or offering for sale any produce or other food item for which a food handling permit or other health permit is required by law shall possess and at all times display such required permit(s) in conspicuous view upon such vehicle and shall also display the letter grade issued by the County of Los Angeles Department of Public Health (a mobile food vendor will post the most recent vehicle inspection report from the County of Los Angeles Department of Public Health in lieu of the letter grade if the city where the mobile food vendor's commissary is located has not adopted the Los Angeles County Code regarding the posting of letter grades).
 - 5) Each mobile food vendor shall have obtained valid approvals from the County of Los Angeles Public Health Department, and a City of Torrance business license which includes review of proper registration, proof of insurance and a vehicle safety inspection by the Police Department prior to operation.
 - 6) Each mobile food vendor and mobile food vendor event shall be subject to the Torrance Municipal Code noise ordinance.
- e) The issuance of a permit, certification, or approval under the provisions of this Section or Section 93.1.7 shall not constitute a waiver of any other requirement contained in the Torrance Municipal Code or any other law, ordinance or regulation, and all such requirements shall be complied with in addition to the obtaining of a permit, certification, or approval under the provisions of this Section.
- f) The issuance of a permit, certification, or approval under the provisions of this Section or Section 93.1.7 shall not constitute an approval of any violation of any provision of this Section, or any law, ordinance or regulation, and a permit, certification, approval, or other document purporting to give authority to violate any law or ordinance shall not be valid with respect thereto.
- g) Violations.
- 1) Any person who violates any provision of this Section is guilty of a misdemeanor.
 - 2) Any violations of this Section, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in civil, criminal and/or administrative enforcement actions, immediate suspension of temporary parking lot event permit and denial of an application for future temporary parking lot event permits by the mobile food vendor and/or the property owner.

