

CONSIDERATION OF A LEVEL 2 ENTERTAINMENT
PERMIT ALLOWING LIVE ENTERTAINMENT WITHIN
AN EXISTING INSTITUTIONAL BUILDING ON
PROPERTY LOCATED IN AN INSTITUTIONAL (P-CF)
ZONE

514 N. Prospect Ave.

MARCH 11, 2025 CITY COUNCIL MEETING

SUBJECT SITE



Neighborhood

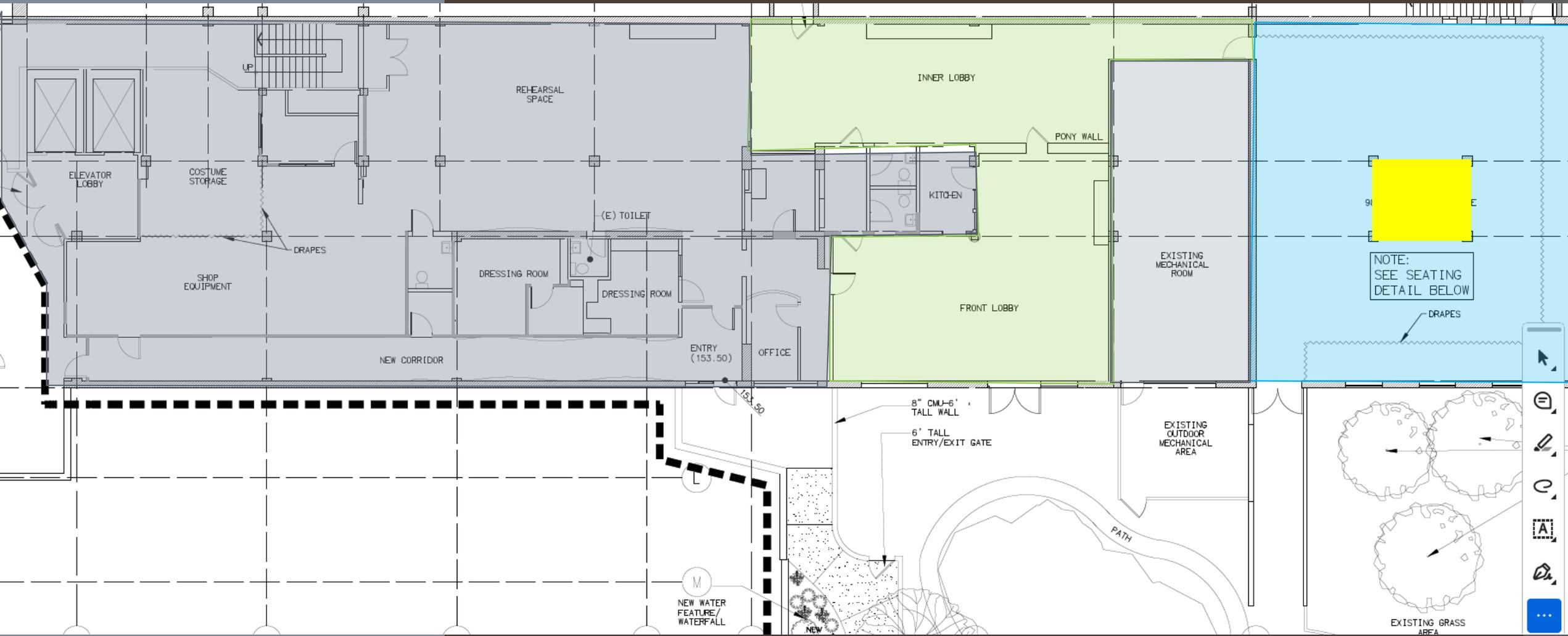


PROPOSED PROJECT

- Tenant space was previously occupied by a childcare development facility.
- Shakespeare by the Sea
 - Will periodically occupy use from June to August
 - Will host fundraising events between 60 to 80 people during the day and evening.
- Little Fish Theatre
 - Will host performances between September to May.
 - Seating for up to 98 audience members.
 - 6 to 9 productions per year.
 - 8-10 performers on stage.
 - Schedule:
 - Thursday through Sunday 8:00PM to 11:00PM
 - Saturday and Sunday Matinee 2:00PM to 5:00PM
 - Rehearsals Monday through Thursday 6:00PM to 11:00PM and Saturdays and Sundays from 10:00AM to 4:00PM

PLANNING COMMISSION

- Considered Conditional Use Permit on 12/19/24
 - Discussed compatibility for BCHD site
 - Supportive of the use
 - Improve the quality of life for residents
 - Unanimously approved the CUP



REHEARSAL SPACE

INNER LOBBY

PONY WALL

KITCHEN

(E) TOILET

EXISTING MECHANICAL ROOM

NOTE:
SEE SEATING
DETAIL BELOW

DRAPES

FRONT LOBBY

EXISTING OUTDOOR MECHANICAL AREA

EXISTING GRASS AREA

ELEVATOR LOBBY

COSTUME STORAGE

UP

DRAPES

SHOP EQUIPMENT

DRESSING ROOM

DRESSING ROOM

NEW CORRIDOR

ENTRY (153.50)

OFFICE

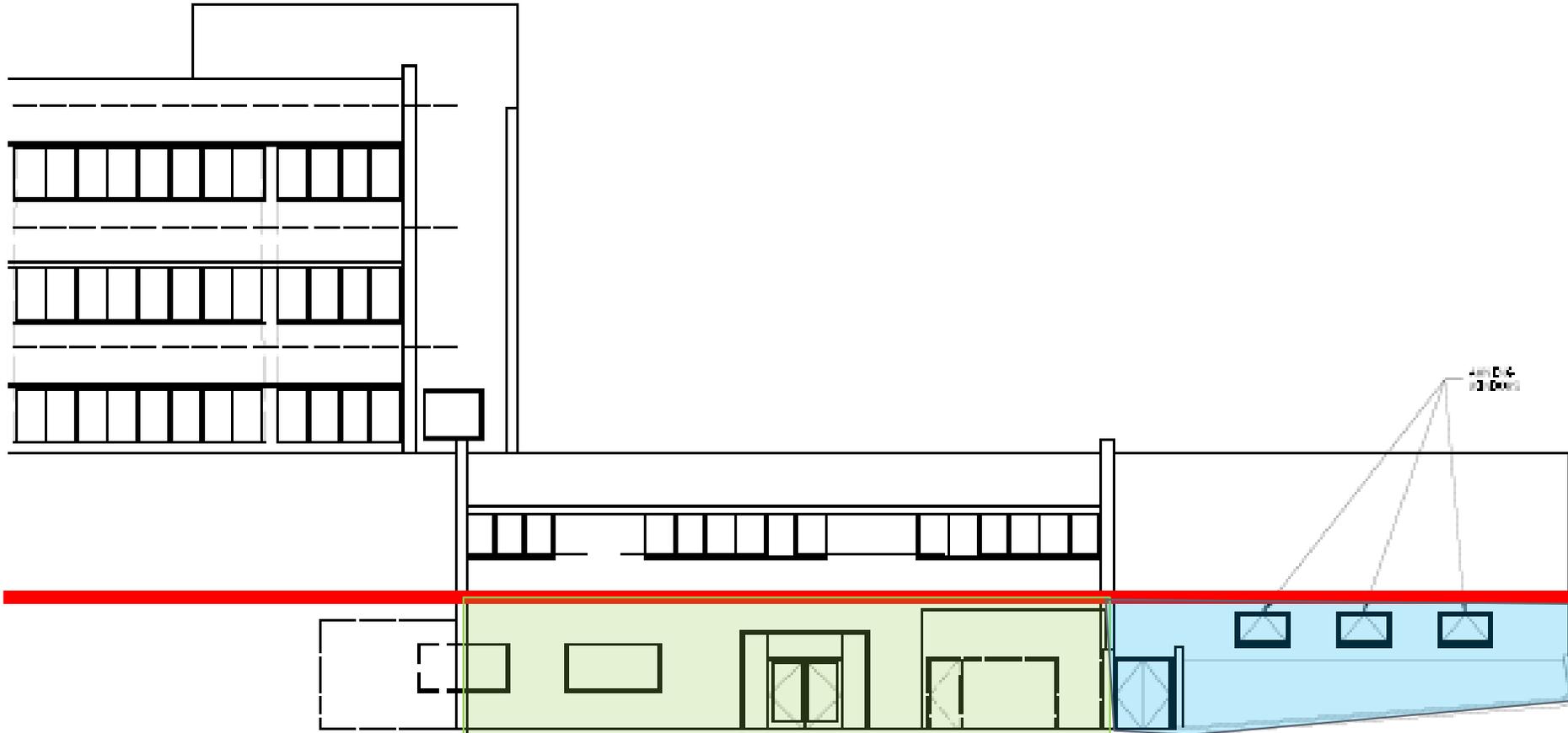
8" CMU-6' TALL WALL

6' TALL ENTRY/EXIT GATE

PATH

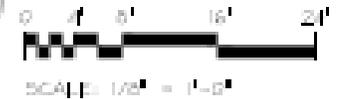
NEW WATER FEATURE/WATERFALL





Existing Grade Line

SOUTHERN EXTERIOR ELEVATION





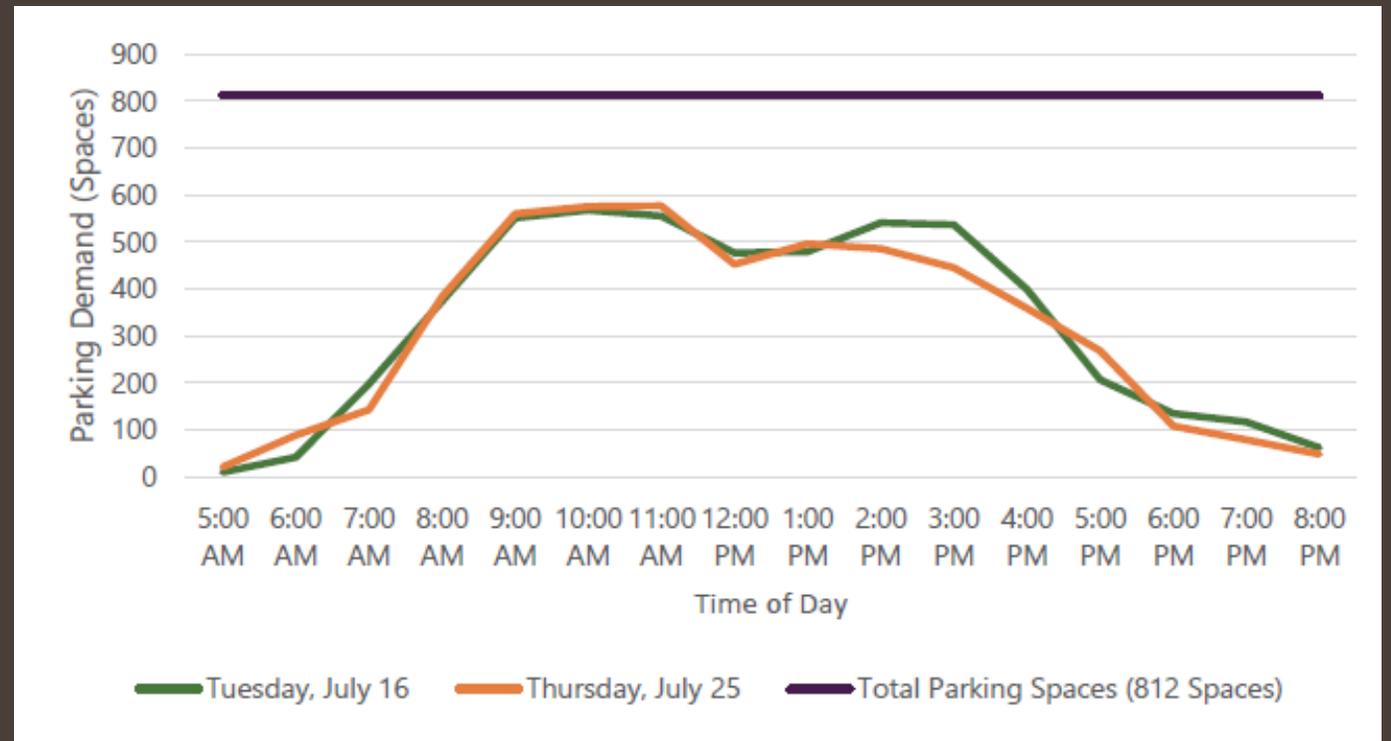
BEACH CITIES

CHILD DEVELOPMENT CENTER



PARKING

- BCHD has a total of 812 parking spaces.
- At its peak, 600 spaces are used during the day.
- Surplus of over 200 spaces are available for the use during peak.



Source: Fehr & Peers Parking Analysis Technical Memorandum for the Beach Cities Health District Campus

Bond Waiver

- § 4-17.06 Bond.
 - Every permit granted pursuant to this chapter shall require a bond to be posted with the City.
 - Bond amount to be determined by the City Council.
 - The bond may be drawn upon for extraordinary law enforcement or public safety services in connection with the entertainment activity conducted under the permit.
- Applicant requested that the City Council waive the \$1,500 bond.

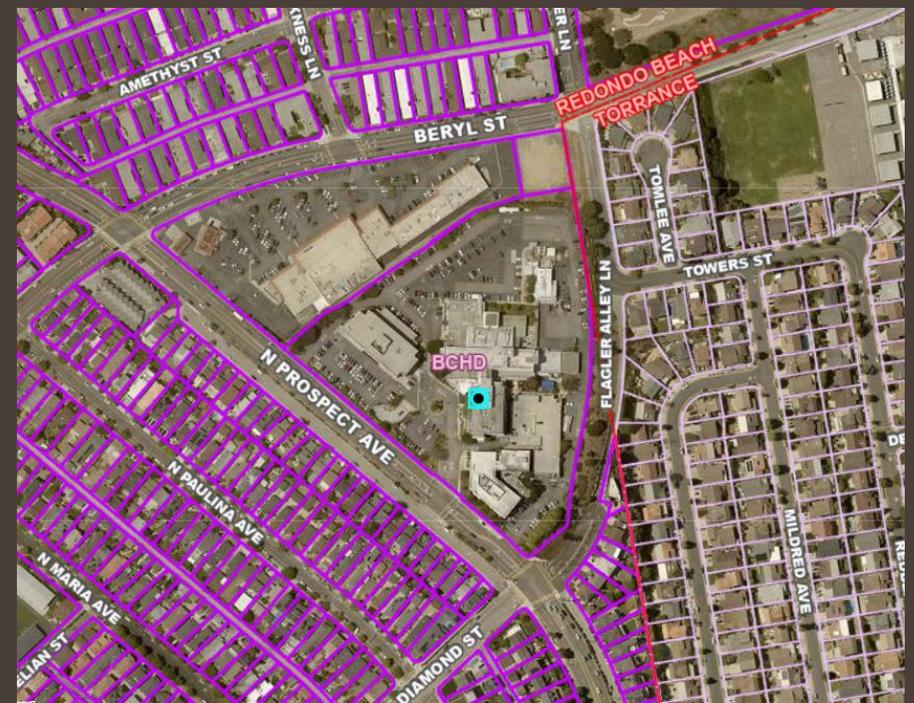
STAFF RECOMMENDATION

Staff recommends that the City Council open the public hearing, take testimony, close the public hearing, and approve the Level 2 Entertainment Permit for the operation of a live performance theater at a multi-tenant public community facility (Shakespeare by the Sea/Little Fish Theatre) at 514 N. Prospect Ave.



SUBJECT SITE

- Located on the east side of N. Prospect Ave. and west of Diamond St.
- Site is Zoned Public Facility (P-CF)
- Properties to the north are zoned C-2
- Properties to the east are single family residential properties in the City of Torrance
- Properties to the south are zoned Single Family Residential R-1.
- Lot size is 407,808 SF
- Two-way driveway on N Prospect Ave.
- Tenant Space is 8,861 SF



WAYFINDING



● TYPICAL SIGNAGE

---▶ WAYFINDING ROUTE