



City of Commerce

Economic Development and Planning Department
2535 Commerce Way
Commerce, CA 90040
Tel. (323)722-4805 • planning-division@commerceca.gov

TEMPORARY USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Project No: TUP-2025-025 Application Fee: 609.43 Date Submitted: 6/17/2025

APPLICATION COMPLETENESS: Only applications that include all of the required application requirements will be deemed "complete." Please be advised that additional information may be required to complete your application. The Economic Development and Planning Department retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision making body. Applicants will be notified whether or not their application is complete. Only projects with complete applications will be reviewed by the decision making body.

An application for a Temporary Use Permit shall be submitted no less than 5 days prior to commencement of the use or event to ensure adequate review of the application.

NOTE: The Temporary Use Permit Application is also available at the following website address:
<https://www.commerceca.gov/city-hall/economic-development-and-planning/planning/planning-applications-fees>

Temporary Use permits are permitted for up to a three (3) day period to allow the occurrence of an event, activity, with the exception of carnivals, fairs, and similar uses, which shall be considered uses requiring a Special Use Permit.

INSTRUCTIONS TO APPLICANT:

A. Complete all the items listed below. *Please print legibly.*

B. Submit the following:

- ☒ 1 completed Application
- ☒ 1 electronic copy of Site/Plot Plan to scale (or 8 1/2 x 11 sheets if submitting in person)
- ☒ 1 electronic copy of Floor Plan to scale (or 8 1/2 x 11 sheets if submitting in person)
Please show location of the event/activity, including buildings, temporary improvements, portable restrooms, vendor locations, parking areas and driveways, tents, canopies, cooking area, platforms, portable generators, etc., including pedestrian and/or vehicle circulation is required.
- ☒ Los Angeles County Fire Prevention Division Public Assemblages and Event
 - ☐ Provision of ABC License, Building Permits and/or Resale Permits, if applicable. All Los Angeles County Fire Department, and Health Department requirements must be satisfied.

C. Application Fee (See link above for current 'Fee Schedule' information) PAID

***For electronic submittals email all required documents to:** planning-division@commerceca.gov

GENERAL INFORMATION: Applicants must be a person(s) who is able to demonstrate a legal vested interest in the proposed application. The authorized agent of any person with a legal vested interest may also initiate an application. If the applicant is an organization or business, also include name of a contact person.

Applicant: Timothy Cam

Address of Event: 2909 Supply Avenue, Commerce, CA 90040

Mailing Address: 2902 Supply Avenue, Commerce, CA 90040

Telephone No.: 562-777-5427

Email: timothy@dirtydogla.com

Is the Applicant a Non-Profit Organization?: ☐ Yes ☒ No

If yes, attach a letter from the IRS determining exemption from Federal Income Tax described in Section 501 (c).

Is the Applicant the business owner/host of the event?: ☒ Yes ☐ No

Business License: _____ Expiration Date: _____

Business Owner (If not the Applicant): _____

Mailing Address: _____

Telephone No.: _____ Email: _____

EVENT/ACTIVITY INFORMATION:

Describe purpose of event/activity. Include all activities such as meetings, assembly, entertainment, etc., if more space is needed, please attach a separate sheet of paper:

See attached supplemental document.

Date(s) of Event/Activity: Various (see attached supplemental

Time(s) of Event/Activity (for each day): Evenings

Number of persons expected to attend proposed event/activity?: Various (see attached supplemental)

Will the event include any of the following:

Will there be live entertainment?	☒ Yes ☐ No	If yes, what type(s)?	See supplemental.
Will there be security provided?	☒ Yes ☐ No	If yes, who?	TBD
Will there be vendors? Including vending booths/tables	☒ Yes ☐ No	If yes, what type(s)?	See supplemental
Will there be temporary signs or banners? <i>Please note a temporary sign permit may be required.</i>	☒ Yes ☐ No	If yes, how many?	Up to 6 signs per event, including directional signage.
Will there be portable restrooms?	☐ Yes ☒ No	If yes, how many?	
Will there be alcoholic beverages served? <i>Please note ABC License approval is required.</i>	☒ Yes ☐ No	If yes, what type(s)?	Beer and wine, in accordance with ABC licensing requirements and event-specific permits.

Will there be tents/canopies?	☒ Yes ☐ No	If yes, how many and what size?	For outdoor events, appx 2–4 tents
Will there be portable generators?	☐ Yes ☒ No	If yes, how many and what size?	
Will there be pyrotechnics, candles, open flame cooking, or other open flame?	☐ Yes ☒ No	If yes, how many?	
Will there be propane tanks?	☐ Yes ☒ No	If yes, how many and what size?	
Will there be bleachers or platforms?	☐ Yes ☒ No	If yes, how many and what size?	
Will there be a stage?	☒ Yes ☐ No	If yes, what size and height?	Up to 20'x12' stage, appx 2' height
Will there be special electrical devices or equipment?	☒ Yes ☐ No	If yes, what type(s)?	Sound systems, lighting rigs, projection equipment for performance
Will there be extension cords?	☒ Yes ☐ No	If yes, what type(s) and how many?	Heavy-duty outdoor extension cords
Will there be any other temporary structures?	☐ Yes ☒ No	If yes, what type(s)?	
Will there be street/sidewalk closure? <i>Please note other permits will be required from other Departments.</i>	☐ Yes ☒ No	If yes, contact Public Works for a Permit.	PWPermitCounter@commerceca.gov

If you answered "Yes" to any of the questions above, please explain:

See attached supplemental document.

TENT COMPANY INFORMATION:

Company Name: TBD

Address: _____

License Number: _____ Telephone No.: _____

Liability Insurance Information Attached?: ☐ Yes ☐ No

Number of Tents: _____ Size of Tents: _____

SECURITY COMPANY INFORMATION:

Company Name: TBD

Address: _____

Contact Name: _____

License Number: _____ Emergency Telephone No.: _____

Will security personnel be armed?: ☐ Yes ☐ No How many security will be provided onsite?: _____

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/we understand and agree to abide by all the regulations of the City of Commerce and any other conditions imposed for the permit/activity requested. I/we certify that all statements made on this application are true and complete. I/we understand that any false statement may result in denial of the requested permit or revocation of any issued permit.

Timothy Cam Digitally signed by Timothy Cam
Date: 2025.06.17 12:22:31 -07'00'
Applicant Signature

06/17/25

Date

All property owners must sign this application. If this portion is completed by someone other than the property owner (i.e., property manager or landlord) written proof is required authorizing the individual to sign on behalf of the property owner.

Timothy Cam Digitally signed by Timothy Cam
Date: 2025.06.17 12:22:38 -07'00'
Property Owner Signature

06/17/25

Date

FOR OFFICE USE ONLY

Received By: _____ Application Fee: _____ Receipt No.: _____

NOTES:

☐ Approved: ☐ Not Approved: Planner: _____

CONDITIONS:



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

PUBLIC ASSEMBLAGES AND EVENT INFORMATION

Public Assemblages and Events, Section 403, of *Los Angeles County Fire Code* (Title 32) states:

Fire watch personnel. When, in the opinion of the fire code official, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall provide one or more fire watch personnel, as required and approved, to remain on duty during the times such places are open to the public, or when such activity is being conducted. (403.1)

Duties. Fire watch personnel shall keep diligent watch for fires, obstructions to means of egress and other hazards during the time such place is open to the public or such activity is being conducted and take prompt measures for remediation of hazards, extinguishment of fires that occur and assist in the evacuation of the public from the structures. (403.1.1)

Public safety plan. In other than Group A or E occupancies, where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety. (403.2)

Contents. The public safety plan, where required by Section 403.2, shall address such items as emergency vehicle ingress and egress, fire protection, emergency egress or escape routes, emergency medical services, public assembly areas and the directing of both attendees and vehicles (including the parking of vehicles), vendor and food concession distribution, and the need for the presence of law enforcement, and fire and emergency medical services personnel at the event. (403.2.1)

Crowd Managers. Trained crowd managers shall be provided for facilities or events where more than 1,000 persons congregate. The minimum number of crowd managers shall be established at a ratio of one crowd manager to every 250 persons. Where approved by the fire code official, the ratio of crowd managers shall be permitted to be reduced where the facility is equipped throughout with an approved automatic sprinkler or based upon the nature of the event. (403.3)

Fire safety officers and advisors. When in the opinion of the fire code official, it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require, the owner or lessee to employ or cause the employment of one or more approved fire safety officers or advisors, to be on duty at such place during the hazardous activity. (403.4)

The information above states general Fire Code permit requirements. Additional specific requirements may be set by the fire code official after reviewing the application for a permit and subsequent field inspection. Application for a permit required by the Fire Code should include enough detail information such as a statement, plot plan, drawings, photos, lists, technical specifications, and applicable approval from other agencies in order to show compliance with Fire Code requirements.

Rev. 5/14



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

PUBLIC ASSEMBLAGES AND EVENT DECLARATION

FIRE DEPARTMENT APPROVAL FOR A PUBLIC ASSEMBLAGE OR EVENT AS REGULATED IN SECTION 403 OF THE LOS ANGELES FIRE CODE (TITLE 32) REQUIRES DETAILED INFORMATION TO BE SUBMITTED IN ORDER TO CHECK FOR APPLICABLE REGULATIONS.

Return this form along with a detailed letter and scaled plot plan describing the event you are proposing. Include a description of the event, dates, times, and any special information that is requested. Show distance from structures and parking areas. Show emergency vehicle access to the event and any other pertinent details relating to emergency and fire safety issues such as emergency exiting, seating plans, fire hydrant location, fire sprinkler connections, generators, tents, carnival rides, floats, cooking areas, combustible brush and grass, parking, fencing, barricades, and structures, etc., involved in or affected by the event.

Type of event: Various (see attached supplemental)

Location of event: 2909 Supply Avenue, Commerce CA 90040

Date/time of the event: Various - weekends

Promoter: TBD

On-site responsible person: Timothy Cam

Contact information: (562) 777-5427

Expected total attendance: 100-1,000 Average attendance: ~500

Medical services provided at event?	☐ Yes ☒ No	Number and qualification on letter.
Providing security personnel?	☒ Yes ☐ No	Number and company name on letter.
Using flammable liquids or gas?	☐ Yes ☒ No	Amount and location state on plan/letter.
Using temporary structures?	☐ Yes ☒ No	Number/size shown on plan/letter.
Using cooking/heating equipment?	☐ Yes ☒ No	Show on the plan/letter.
Altering access roads or Bldg exits?	☐ Yes ☒ No	Show on the plan/letter.
Using fireworks or pyrotechnics?	☐ Yes ☒ No	Show permit and license/letter.
Using open flame devices or fire?	☐ Yes ☒ No	Show on plan/letter.

If you answered yes to any of the above questions, please include detailed information about each item in your declaration letter and show details on the plot plan. Additional information may be requested by the Fire Code Official.

Timothy Cam

Signature

Digitally signed by Timothy Cam
Date: 2025.06.17 12:23:51 -07'00'

06/17/25

Date

June 17, 2025

City of Commerce
Economic Development and Planning Department
2535 Commerce Way
Commerce, CA 90040

RE: Temporary Use Permit Request – Dirt Dog Event Operations

Dear Ms. Serrano,

On behalf of Dirt Dog, we are submitting this letter in support of our Temporary Use Permit (TUP) application to allow event programming at our site while we concurrently pursue longer-term permitting solutions, including a code amendment and conditional use permit.

We respectfully request approval of a Temporary Use Permit for a minimum of six (6) months in accordance with Section 19.39.740(C)(1) of the City of Commerce Municipal Code, which allows the Director to extend the approval period of a TUP during an emergency situation. In our case, the emergency is operational; without the ability to host temporary events, our business would be forced to cease operations, creating a significant disruption to a valued and growing community hub.

The events anticipated under this TUP include:

- Live Music & Cultural Performances (e.g., DJ events, Hispanic music, older crowd entertainment)
- Live Sporting Events (e.g., MMA, wrestling, cornhole tournaments)
- Community Events (e.g., toy drives, back-to-school events, nonprofit-led programming)
- Private Family Events (e.g., quinceañeras, weddings, birthday parties)
- Meet-and-Greets & Public Appearances
- Conventions & Exhibitions (e.g., art shows)
- Shows (e.g., comedy performances)

On average, we anticipate up to 13 events per month, with the following approximate distribution:

- 6 small events (100–200 attendees)
- 3 medium events (200–500 attendees)
- 2 large events (500–1,000 attendees)
- 1 extra-large event (1,000–2,000 attendees)

These events are critical to maintaining our operations and community partnerships while we work closely with City staff on a permanent entitlement path.

This temporary use aligns with the TUP regulations and is permitted on this property for several reasons:

1. Zoning Compatibility: The subject property is located within the M-2 (Heavy Industrial) Zone, which permits a wide range of commercial and industrial uses. The proposed temporary events- ranging from music and art performances to small conventions and

family celebrations - will occur entirely within an existing improved structure and secured outdoor space without altering the fundamental character of the property. Consideration has been given to the area's function and character, and the events proposed are not expected to generate issues related to crime, loitering, or traffic congestion. Rather, they are organized and permitted gatherings that will be well-managed and appropriately staffed. As a temporary activity, the proposed use does not represent a change in land use but rather a time-limited expansion of typical commercial assembly functions compatible with the site and surrounding area.

2. Temporary and Non-Permanent Nature: The use is clearly temporary and reversible, consistent with the spirit and intent of the TUP regulations. All events will be scheduled with clear start and end times during weekends and evenings, utilize removable equipment, and require no permanent improvements to the site.
3. Emergency Justification: The inability to conduct these events would result in a disruption to the business's operations and threaten its long-term viability. The requested TUP offers a temporary path forward while we complete the necessary planning work (including studies, parking analysis, and entitlement applications) for permanent approval.
4. Public Benefit: The proposed events serve a public interest by offering inclusive, family-friendly programming that supports local artists, nonprofits, and vendors. These events are structured and managed to ensure public safety and consistency with City requirements.

We appreciate your guidance and support in moving this request forward. Please do not hesitate to contact us should you need additional information or clarification.

Sincerely,

A handwritten signature in cursive script that reads "Timothy Cam".

Timothy Cam
CEO, Dirt Dog Inc.



VICINITY MAP



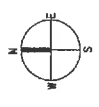
COVENANT AND AGREEMENT
SECURING REQUIRED PARKING SPACES:

1	2738 SUPPLY AVE.	51 SPACES
2	3015 SUPPLY AVE.	50 SPACES
3	2930 VAIL AVE.	160 SPACES
4	2749 TANAGER AVE.	40 SPACES
5	2909 TANAGER AVE.	28 SPACES
6	2919 TANAGER AVE.	23 SPACES
TOTAL		352 SPACES

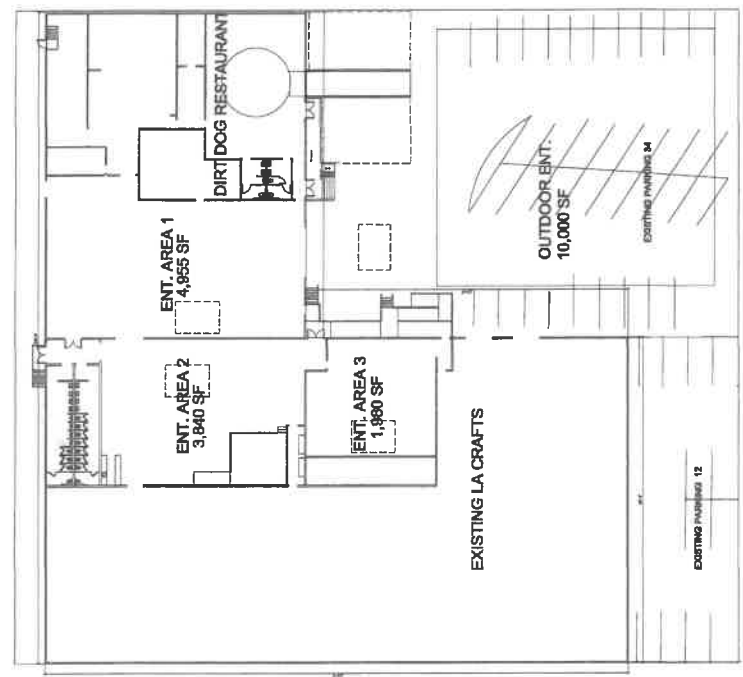
TOTAL PARKING REQUIRED = 318

PARKING REQUIREMENT:
CITY OF COMMERCE ZONING CODE
TABLE 18.21.080A

EXISTING DIRT DOG RESTAURANT	
RESTAURANT	3,402 SF / 200 = 18
COMMISSARY	1,014 SF / 1,000 = 1
OFFICE	235 SF / 300 = 1
EXISTING LA CRAFTS	
WAREHOUSE	17,000 SF / 2,000 = 9
OFFICE	500 SF / 300 = 2
PROPOSED ENTERTAINMENT/CLUB	
ENT. AREA 1	4,955 SF / 75 = 66
ENT. AREA 2	3,840 SF / 75 = 51
ENT. AREA 3	1,980 SF / 75 = 27
OUTDOOR	10,000 SF / 75 = 133
EMPLOYEES LARGEST SHIFT 20	= 10



PARKING LOCATION PLAN



SITE PLAN

SCALE: 1" = 20'



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SECURING REQUIRED PARKING SPACES:

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VICINITY MAP



PARKING REQUIREMENT:
CITY OF COMMERCE ZONING CODE
TABLE 18.21.090A

EXISTING DIRT DOG RESTAURANT	
RESTAURANT	3,402 SF / 200 = 18
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EXISTING LA CRAFTS

WAREHOUSE	17,000 SF / 2,000 = 9
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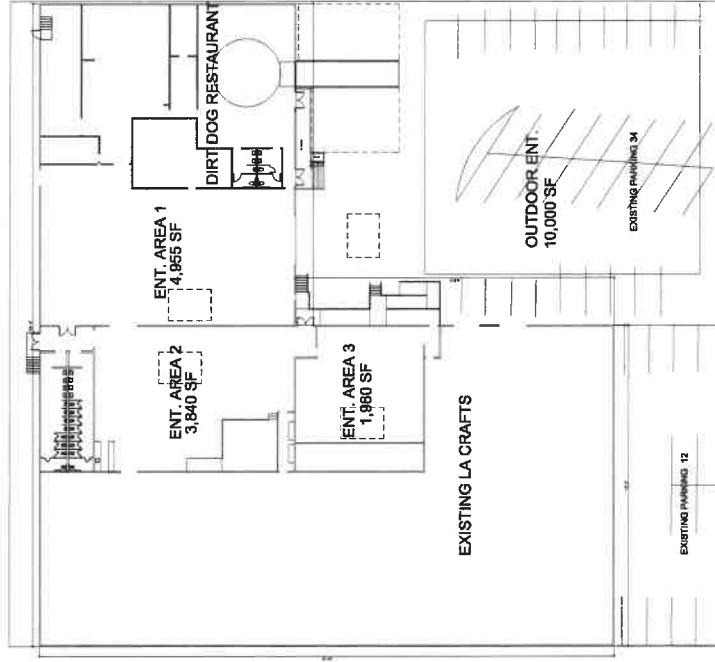
PROPOSED ENTERTAINMENT/NIGHT CLUB

ENT. AREA 1	4,955 SF / 75 = 66
ENT. AREA 2	3,840 SF / 75 = 51
ENT. AREA 3	1,980 SF / 75 = 27
OUTDOOR	10,000 SF / 75 = 133
EMPLOYEES LARGEST SHIFT 20	= 10

TOTAL PARKING REQUIRED = 318



PARKING LOCATION PLAN



SITE PLAN

SCALE: 1" = 20'



Dirt Dog
2800 Supply Ave.,
Culverton, CA 93040

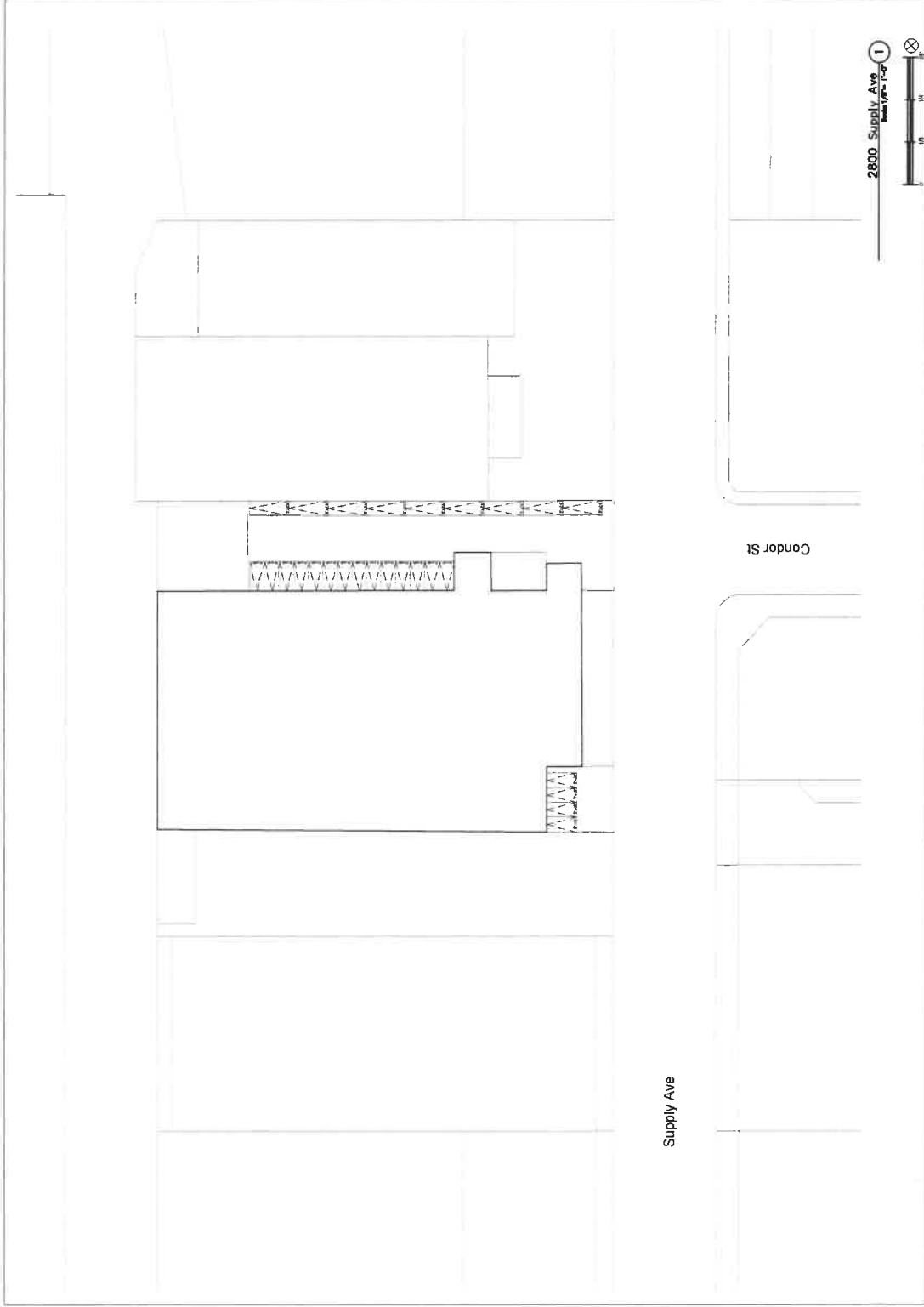
PROJECT # DD #001



27 parking spaces

2800 Supply Ave

P1.01



2800 Supply Ave
Scale: 1/8" = 1'-0"



Dirt Dog
2800 Supply Ave.,
Commerce, CA 90040

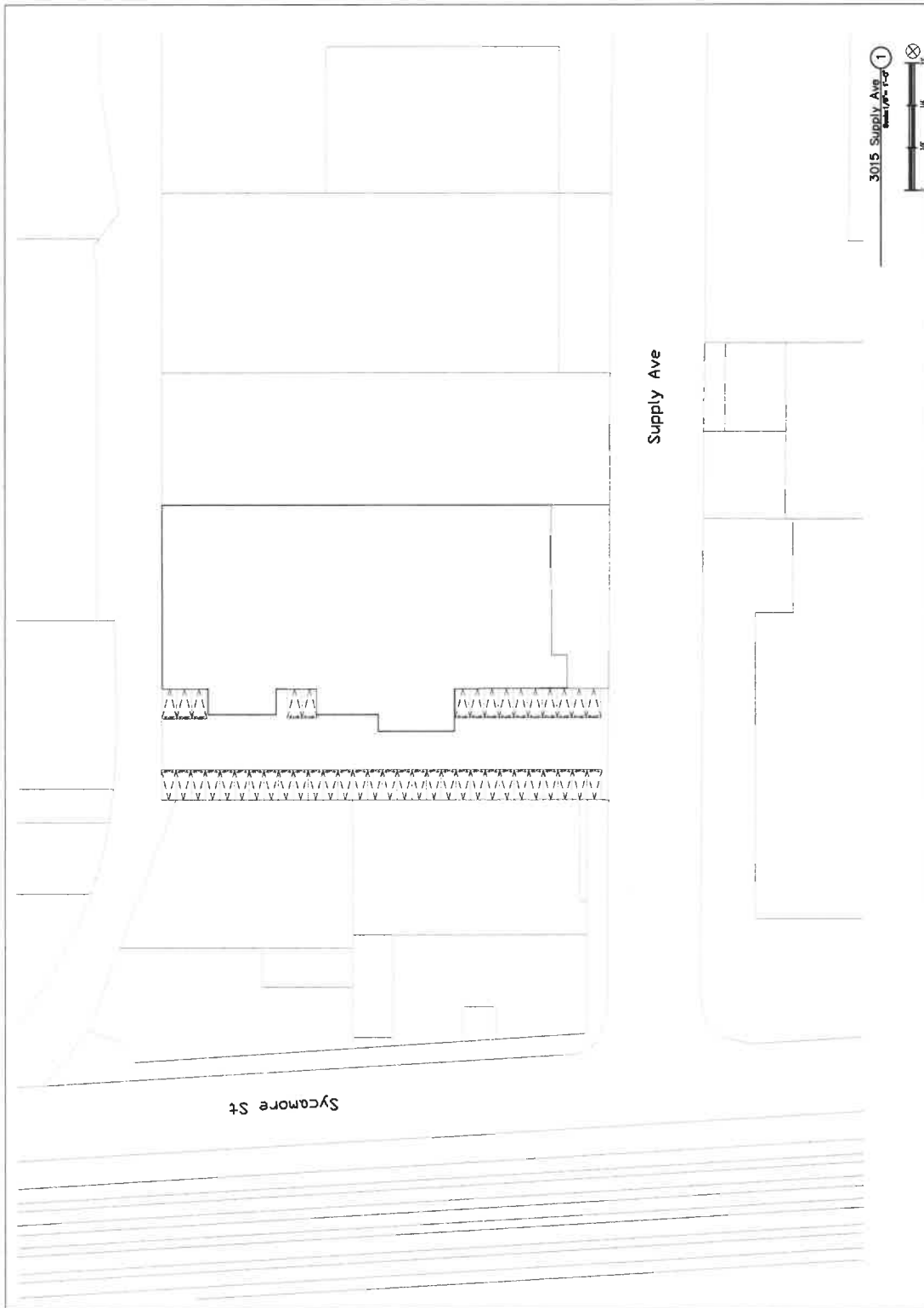
DD #001



45 parking spaces

2800 Supply Ave

P2.01



Dirt Dog
2800 Supply Ave.
Comstock, CA 95040

DD #001



SOMOS
Sustainable
Organic
Marketplace
www.somos.org
info@somos.org

56 parking spaces

2800 Supply Ave

P3.01

