

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, February 3, 2010 in the Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gibson.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Horwich, Skoll, Uchima and Chairperson Weideman.

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Yumul, Sr. Planning Associate Chun, Planning Assistant Martos, Civil Engineer Symons, Fire Marshal Kazandjian, Plans Examiner Noh and Deputy City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Wednesday, January 28, 2010.

**5. APPROVAL OF MINUTES - None**

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 11A , PRE09-00009: Louie Tomaro (Andy Balk), and 11B, CUP09-00026, PRE09-00008, Jalal Ashrafzadeh (Tinish LLC), to February 17, 2010.

**MOTION:** Commissioner Browning moved to continue Agenda Items 11A and 11B to February 17, 2010. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**7. ORAL COMMUNICATIONS #1**

**7A.** Maureen O'Donnell, resident and former city councilwoman, reported that she received numerous calls regarding the parking situation in downtown Torrance and subsequently devised a plan that could potentially add over 70 parking spaces by taking advantage of wasted space. She invited Commissioners to tour the area with her so she could point out specific areas that could be used for parking, noting that she has already invited the Mayor and City Council. She expressed concerns that notification for Planning Commission hearings is only sent to property owners and related her belief that

merchants/tenants should also be notified because they could be greatly impacted and the information is not always passed on by property owners. She reported that the proliferation of establishments selling alcoholic beverages is also a concern for downtown Torrance businesses and residents.

Assistant City Attorney Sullivan confirmed that Commissioners could tour the area with Ms. O'Donnell as long as it is done in groups of three or less in order to comply with the Brown Act.

Commissioners thanked Ms. O'Donnell for her efforts.

**7B.** Marilyn Ron, Antique Attic, 1274 Sartori Avenue, expressed concerns about the lack of parking in downtown Torrance as well as the lack of handicapped parking. She suggested that restaurants be required to provide valet parking during lunchtime and recommended that signage for the public parking structure be improved so it's easier to find. She stated that it would be very helpful if there was one 20-minute parking space near her business because her customers often have trouble finding a place to park. She echoed concerns that notification for Planning Commission hearings does not include merchants/tenants. She urged that a traffic study/parking study be done before any new restaurants are approved in the downtown area. She related her understanding that the Code does not differentiate between retail establishments and restaurants with regard to parking requirements.

Sr. Planning Associate Chun provided clarification regarding parking requirements in the Downtown Redevelopment Project Area. She explained that retail/commercial uses must provide 1 parking space per 570 square feet of floor area for existing buildings and 1 space per 300 square feet for new buildings and restaurants must provide 1 space per 100 square feet of modified gross floor area.

\*

Chairperson Weideman reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS – None.**

**9. CONTINUED HEARINGS**

**9A. PRE08-00015: LARRY AND MARISELA SMITH**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 4714 Newton Street.

Jan Trobaugh, project architect, voiced his agreement with the recommended conditions of approval. He reported that he took over this project after it was considered by the Planning Commission in July 2008 and continued indefinitely; that he completely redesigned it to address concerns of the neighbor to the east about view impact; and that this neighbor no longer objects to the project. He noted that he has agreed to lower the guardrail of the front-facing balcony by 12 inches at the request of the neighbor.

Commissioner Browning reported that he visited the site on February 1, but had no contact with anyone; that he subsequently received an email from Mrs. Smith (applicant) and sent a brief reply in which he thanked her for working with neighbors; and that he also spoke on the phone with Mr. Keach (4702 Newton Street) who indicated that there could be a privacy issue due to the height of the balcony. He noted that what is identified in the plans as a deck is technically a balcony according to the City's terminology and also noted that there is a minimum height requirement for guardrails.

Mr. Trobaugh clarified that he plans to lower the finished floor level of the balcony by 12 inches, which will in turn lower the guardrail.

Planning Manager Lodan proposed amending Condition No. 9 to include the guardrail, and Commissioner Browning recommended adding a condition requiring automatic roll-up garage doors as was included for the previous project.

**MOTION:** Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous voice vote.

Commissioner Skoll expressed support for the project and commended the applicant for working with neighbors.

**MOTION:** Commissioner Skoll moved for the approval of PRE08-00015, as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Modify**

No. 9 That the front-facing balcony's finished floor elevation and guardrail shall be lowered by at least one foot.

**Add**

- That automatic roll-up garage doors shall be provided for both garage doors to the satisfaction of the Community Development Director.

The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 08-070.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 08-070 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **PRE09-00009: LOUIE TOMARO (ANDY BALK)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence with a basement on property located within the Hillside Overlay District in the R-1 Zone at 405 Via Anita.

Continued to February 17, 2010.

**11B. CUP09-00026, PRE09-00008: JALAL ASHRAFZADEH (TINISH LLC)**

Planning Commission consideration for approval of a Conditional Use Permit and Precise Plan of Development to allow the expansion of an existing mini-mart, the retail sale of beer and wine for off-site consumption, the relocation of the repair shop, and a new restaurant to an existing service station on property located within the Hillside Overlay District in the C-3 Zone at 25905 Rolling Hills Road.

Continued to February 17, 2010.

**11C. CUP09-00025: STEVEN TORRES**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a restaurant with the on-site service of alcoholic beverages (Type 47 ABC License), live amplified music, and outdoor patio seating within an existing commercial tenant space on property located within the Downtown Redevelopment Project Area, Commercial Sector at 1321 Sartori Avenue.

**Recommendation**

Approval.

Planning Assistant Yumul introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Steven Torres, 1321 Sartori Avenue, applicant, voiced his agreement with the recommended conditions of approval. He briefly described the proposed restaurant, noting that it will serve American cuisine and offer outdoor seating.

Responding to questions from the Commission, Mr. Torres reported that he has had no prior experience operating a restaurant; that he will have approximately 20 employees; that the hours of operation will be Monday through Thursday, 11:00 a.m. to 10:00 p.m., Friday and Saturday, 11:00 a.m. to 11:00 p.m., and Sunday, 11:00 a.m. to 9:00 p.m.; that the live music would consist of a piano with amplification so it could be heard within the restaurant; and that there would be no music or speakers outside.

Carl Chavez, project architect, provided clarification regarding the outdoor patio seating, explaining that a customer will have to walk through the restaurant to get to the outdoor seating. With regard to parking, he reported that there are eight tandem spaces to the rear of building and the applicant is negotiating with the City for off-site parking across the street in the Plaza del Prado parking structure.

Planning Assistant Martos advised that off-site parking must be within 300 feet of the building and the parking being considered is a little over 100 feet away so it complies with this requirement.

Commissioner Browning related his belief that the proposed restaurant was another opportunity to rejuvenate the downtown area, and while there may be a parking problem at lunch, there should be no problem in the evening, which is prime time for the restaurant. He suggested that nearby businesses might also benefit from increased foot traffic.

Commissioner Horwich voiced concerns about the logistics of the tandem parking, and Mr. Chavez expressed confidence that the restaurant's management would be able to coordinate the parking to make it work.

Commissioner Gibson asked about parking for the restaurant's employees, and Planning Manager Lodan suggested that the employees could use the tandem parking to the rear.

Chairperson Weideman noted that employees would not be able to use street parking in front of the restaurant because there is a two-hour time limit.

Commissioner Busch asked about outreach efforts, and Mr. Torres reported that he has spoken with a few of the business owners and residents in the area.

In response to Commissioner Busch's inquiry, Planning Manager Lodan provided clarification regarding the City's notification policy, explaining that state law requires that property owners within 300 feet of a project be notified and the City has expanded the notification area to 500 feet. He advised that tenants would only be notified under special circumstances at the direction of the Planning Commission and/or City Council. He noted that a sign is posted on the project site informing the public about Planning Commission hearings.

Commissioner Busch voiced his opinion that merchants in downtown Torrance should be notified of hearings on projects in the Downtown Redevelopment Project Area because of the potential that their businesses could be directly impacted and encouraged the Commission to explore this issue at a later date.

Chairperson Weideman invited public comment.

Heather Gold, 1301 Cabrillo, Brisas del Prado, reported that she lives in a mixed-use residential/commercial building that shares the Plaza del Prado parking structure with nearby businesses and was concerned that allocating parking for the restaurant's use could create problems. She indicated, however, that her primary concern was the amplified music because she did not want to be subjected to loud music until 10:00 or 11:00 p.m. She stated that she appreciates redevelopment efforts in this area and does not want to thwart the project, but urged that conditions be imposed to ensure that music is contained within the building and doors remain closed.

Rebecca Pulmano, 1340 El Prado, Brisas del Mar, reported that residents of her complex are mainly concerned about noise from the proposed restaurant, not only from the live entertainment, but also from the outdoor seating area, boisterous customers leaving the restaurant late at night, and employees dumping trash after closing time. She noted that most of the units in the complex do not have air conditioning so windows are frequently left open.

In response to Chairperson Weideman's inquiry, Assistant City Attorney Sullivan clarified that any restaurant that wishes to have live entertainment must obtain an Entertainment Permit, which is approved by the Business License Review Board. He noted that the LRB sometimes approves Entertainment Permits on a six-month trial basis when there are concerns about noise and the board also has the ability to impose conditions to mitigate noise impact, such as requiring that the restaurant's windows and doors remain closed.

Commissioner Busch asked if there are other restaurants in this area that have live music, and Sr. Planning Associate Chun advised that there are approximately four restaurants within a block or two of the proposed restaurant that have live music.

Commissioner Browning suggested that those who choose to live in a mixed-use development should recognize that it might not be as quiet as living in a single-family home in a residential neighborhood and indicated that he was not inclined to deny a project that complies with all requirements just because there is a possibility that someone might be disturbed. He noted the applicant must comply with regulations in the Torrance Municipal Code concerning noise levels.

Jeannie Anner, 1516 Cravens Avenue, Brisas del Mar, reported that the police have been called numerous times due to public disturbances created by customers of Keegan's Pub and expressed concerns that the same thing could happen with the proposed restaurant. She stated that she supports a thriving downtown area, but doubted that most of the businesses stay open late enough to benefit from restaurant traffic. She indicated that she was also concerned about Mr. Torres's lack of experience and the restaurant's impact on parking. She related her belief that Mr. Torres should have made more of an effort to discuss the project with nearby residents.

Alvin Jones, Brisas del Prado, expressed concerns that the proposed restaurant will generate more cruising and motorcycle traffic, noting that he has already been awakened by loud motorcycles from the Red Car Brewery. He stated that he was also concerned about the amplified music and the restaurant's closing time since most residents work regular business hours and need to be able to get to sleep at a reasonable hour in order to be productive at their jobs.

Tom Odawara, 1281 Cabrillo Avenue, Brisas del Prado, stated that he was not opposed to the restaurant, but wants to be sure that there will be adequate parking lot security; that cigarette butts from patrons are cleaned up; and that noise is controlled. He noted that it's difficult to keep a restaurant's doors closed when there is outdoor seating because servers like to leave the door open for easier access.

Michael Shafer, owner of The Depot and Buffalo Fire Department restaurants, reported that he is serving as a mentor for Mr. Torres and he is currently shadowing him on a daily basis. Regarding employee parking, he pointed out that not all 20 employees will be at the restaurant at one time, explaining that there are two shifts with most servers working only 4 hours. With regard to the Entertainment Permit, he clarified that almost all restaurants use an amplified sound system for background music and a secondary permit is required if there is a DJ or live music. He noted that doors cannot be propped open to service patio areas because LA County Health Department regulations require that all exterior doors remain closed.

Asked to comment on the parking issue, Mr. Shafer related his experience that there is plenty of parking available in the underground parking structure, especially during evening hours. He noted that employees of the proposed restaurant will be parking off-site in a parking lot he leases near the "Welcome to Downtown Torrance" mural. He stressed the need for more businesses in downtown Torrance in order to continue its revitalization.

Janet Payne, 1381 Engracia Avenue, stated that she supports the proposed restaurant but believes that the City must do something to address the parking problem in the downtown area. She reported that the parking structure is underutilized and not well signed and suggested that an effort should be made to encourage people to use it. She commented positively on the design of the outdoor seating area, noting that the National Trust for Historic Preservation, of which she is a member, promotes outdoor seating as a means of revitalizing downtown areas.

In response to Commissioner Skoll's inquiry, Ms. Payne indicated that she had no objections to changes to the building's façade from a historic preservation standpoint and believed the restaurant would enhance the area.

Marilyn Ron, owner of Antique Alley, 1274 Sartori Avenue, noted that she detailed her concerns in the letter included in the supplemental material. She requested clarification of the number of spaces in the underground parking structure that have been leased to restaurants and other businesses and how many remain for public use. She suggested that restaurants in the area provide valet parking during lunchtime in order to preserve street parking for local merchants.

Planning Assistant Martos reported that there are 75 public parking spaces in the parking structure, which are in addition to spaces allocated for nearby residences; that 10 of the spaces are leased by the Tortilla Cantina restaurant; and that there would be a surplus of 53 public parking spaces if the proposed restaurant leases the 12 spaces necessary to comply with parking requirements.

Chairperson Weideman asked about handicapped parking, and Planning Assistant Martos reported that street parking is standard-sized stalls, but there is ample handicapped parking in the parking structure.

Commissioner Busch suggested that it would be helpful to have a few handicapped parking spaces on the street to provide for easier access to businesses.

The Commission briefly recessed from 8:42 p.m. to 8:50 p.m.

Maureen O'Donnell, 1522 Beech Avenue, urged that the parking problem be addressed before any more businesses are induced to open in the downtown area. She stated that people don't want to park in the underground parking structure, especially at night, and they will continue to park where it is the most convenient, which is on the street. She expressed concerns that the only handicapped parking on Sartori is in the underground structure and this is a major obstacle for those who need it. She reported that merchants have complained that students of the nearby college are taking up much of the parking and creating a litter problem and she believes the enrollment is substantially greater than what has been reported to the City. She noted that the proposed restaurant shares an alley with the condominium complex to the rear and expressed concerns that residents will be impacted by noise from clean-up long after the restaurant's closing time.

Susie Nobel, 1311 Sartori Avenue, expressed support for the project, relating her belief that it would be a great improvement to the neighborhood.

Voicing support for the project, Don Barnard, Save Historic Old Torrance, stressed the need to encourage new businesses in order to attract other businesses and revitalize the area.

Returning to the podium, Mr. Chavez, project architect, emphasized that the building has 15-18 inch thick masonry walls with insulation and sound baffling material on the ceiling so any noise/music will be contained within the restaurant.

At the Commission's request, Assistant City Attorney Sullivan described the public hearing process for obtaining an Entertainment Permit from the License Review Board.

Commissioner Busch requested that speakers at tonight's hearing be notified of the date of the License Review Board hearing for this restaurant's Entertainment Permit and that minutes from this meeting be included in the agenda item.

In response to Commissioner Uchima's inquiry, Mr. Shafer explained that this site is not conducive to valet parking because approximately 10 parking spaces on the street would be lost for the loading/unloading area. He reported that complimentary valet parking was initially offered at the Buffalo Fire Department restaurant, but people did not take advantage of it because sufficient parking was available. With regard to employee parking, he stated that he insists that employees park off-site; that managers at both of his restaurants make sure that employees are parking where they're supposed to; and that he believes Mr. Torres will be equally diligent. He noted that the proposed live entertainment will be reviewed by the License Review Board and the ABC (Department of Alcoholic Beverage Control) and both agencies have the ability to impose conditions in order to mitigate the impact on nearby residents.

**MOTION:** Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Noting that he frequents downtown Torrance, Commissioner Browning related his observation that poorly maintained vacant storefronts detract from the area, while the proposed restaurant with its attractive façade would be a significant improvement and could potentially bring more foot traffic, as well as other businesses to the area. He conceded that parking is a problem at certain times of the day, but indicated that he was inclined to support this project because it could take many years to solve the parking problem and he felt it was important to move forward with new development.

Commissioner Skoll voiced support for the project, stating that he was satisfied that the License Review Board will do its job and take care of any issues associated with the amplified music. He related his belief that bringing new businesses to downtown Torrance should be a priority and this applicant should not be penalized for existing parking problems, which the City needs to address.

Commissioner Horwich stated that he favored the concept of having a restaurant at this location, but was concerned that parking arrangements have not been finalized and he felt approving this project was premature. He noted that the staff report mentions that the total number of parking spaces required will be based on the final building plans and are subject to change.

Planning Manager Lodan explained that parking requirements are based on modified gross floor area, which can change during the plan check process due to building and safety requirements, and any such changes would likely result in a reduction in the number of stalls required.

Commissioner Gibson noted that she and Ms. Payne were involved in a campaign to bring shoppers to downtown Torrance 18 years ago; expressed concerns that after all this time the parking situation continues to be a problem; and urged the City to take action on this issue.

Commissioner Skoll thanked Ms. O'Donnell for her efforts to address the parking problem in downtown Torrance and indicated that he would like to take advantage of her invitation to tour the area (per Orals – 7A).

Commissioner Uchima asked about imposing a condition requiring employees to park off-site. Planning Manager Lodan stated that he believed this issue was best left to management because enforcement could be problematic.

Commissioner Busch questioned when the City plans to address the parking problem in downtown Torrance. Planning Manager Lodan reported that staff is already reviewing various aspects of downtown Torrance internally and anticipates that there will be some kind of public planning process later this year or early next year.

In response to Commissioner Busch's inquiry, Sr. Planning Associate Chun confirmed that businesses typically inquire about foot traffic and vacancy rates when considering whether to locate in downtown Torrance.

Commissioner Busch voiced support for the project, noting his agreement with Findings F and G of Planning Commission Resolution No. 10-011, which cite the fact that the proposed restaurant is compatible with existing and proposed future land uses within the Commercial Sector of the Downtown Redevelopment Project Area and that it will attract new clients for existing businesses in the downtown area. He noted that the License Review Board will be holding another public hearing on the proposed live entertainment so residents will have an opportunity to discuss their concerns about this issue.

**MOTION:** Commissioner Browning moved for the approval of CUP09-00025, as conditioned, including all findings of fact set forth by staff, adding a condition that the restaurant's hours of operation shall be Monday through Thursday, 11:00 a.m. to 10:00 p.m.; Friday and Saturday, 11:00 a.m. to 11:00 p.m.; and Sunday, 11:00 a.m. to 9:00 p.m. The motion was seconded by Commissioner Skoll and passed by a 6-0 roll call vote, with Commissioner Horwich abstaining.

Commenting on his vote, Commissioner Horwich stated that he is very much in favor of a restaurant at this location but in his opinion, there are too many unanswered questions so he was not prepared to vote on the project at this time.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 10-011.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 10-011 as amended. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Commissioner Bush reiterated his request that interested parties who spoke at this hearing be notified of the License Review Board hearing.

**12. RESOLUTIONS**

**12A. CUP09-00017, DVP09-00002: JOHN PUENTE, IN-N-OUT BURGER (PEYTON CRAMER LINCOLN-MERCURY)**

Planning Commission adoption of resolutions reflecting their decision to deny without prejudice a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of a drive-through restaurant, drive-through pharmacy, and retail building on property located in the HBCSP-PR Zone at 20440-20460 Hawthorne Boulevard.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 09-054 and 09-055. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Commissioner Gibson left the meeting at this time (9:30 p.m.) due to illness.

**13. PUBLIC WORKSHOP ITEMS – None.**

**14. MISCELLANEOUS ITEMS – None.**

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the City Council considered the appeal of the Commission's denial of the Precise Plan of Development at 25636 Amber Leaf Road at the January 27 City Council meeting and ultimately approved the project by a vote of 6-1 adding a condition that the FAR be reduced to 0.50. He noted that the project was revised before it was submitted to the City Council to address concerns discussed at the Planning Commission hearing. He reported that the final public hearing on the draft General Plan and EIR is scheduled for the February 23 City Council meeting, and Commissioner Browning agreed to represent the Commission at the February 23 hearing.

**16. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the February 17, 2010 Planning Commission meeting.

Chairperson Weideman reiterated an earlier request by the Commission for a list of existing telecommunications towers in Torrance since Commissioners will be considering an appeal of a Telecommunications Committee decision to deny a cell phone tower at the next meeting.

Assistant City Attorney Sullivan explained that telecommunications companies have only been required to obtain a permit for telecommunications facilities in Torrance

since the Telecommunications Ordinance was enacted five years ago, so staff would not have information about existing facilities erected prior to that time. Additionally, he noted that the applicant was seeking to fill in gaps in its coverage so the location of other telecom companies' cell phone towers was not relevant to the hearing.

Chairperson Weideman suggested that the number of cell phone towers within a 500-foot radius of the project would be relevant with regard to the issue of cell tower blight.

Assistant City Attorney Sullivan advised that the Telecommunications Ordinance requires the co-location of antennas wherever possible to address the issue of cell tower blight.

Commissioner Browning cautioned that telecom companies might prefer that the location of cell phone towers not be publicly disclosed as it could make these facilities vulnerable to attack.

Commissioner Busch related his belief that the Commission should be concerned about the potential for cyber attacks on cell phone facilities. He questioned whether a Commissioner would be disqualified from participating in the hearing if he or she holds stock in the telecommunications company involved.

Assistant City Attorney Sullivan agreed to check on this issue and report back.

## **17. ORAL COMMUNICATIONS #2**

**17A.** Dick Rossberg, Torrance Bakery, commended the Planning Commission for doing an outstanding job. He stressed the need to notify all property owners in the Downtown Redevelopment Project area when new projects are considered and related his belief that merchants and nearby homeowners associations should also be notified. He noted that traffic congestion and parking problems are a sign of a thriving economy and cautioned that care must be taken so as not to damage existing businesses when trying to address these issues. He expressed concerns that leasing spaces in the public parking structure could lead to charging for parking, which he does not support.

**17B.** Commissioner Horwich expressed an interest in expanding the notification policy to include tenants.

Assistant City Attorney Sullivan advised that such a change in policy would require the approval of the City Council.

It was the consensus of the Commission to request that staff bring forward a discussion item on this topic.

**17C.** Chairperson Weideman expressed an interest in touring the downtown area to review the parking situation with Ms. O'Donnell as discussed under Orals and asked to be notified if a tour is scheduled.

**17D.** Commissioner Browning expressed concerns that the U-Haul company on Hawthorne Boulevard south of Pacific Coast Highway continues to park trucks up and down the street.

Planning Manager Lodan explained that the U-Haul company has been at this location for a number of years and is a non-conforming use, and that a Minor Development Permit has been approved for the site, which includes conditions regarding the parking of vehicles, but these conditions cannot be enforced until the company implements the permit.

Assistant City Attorney Sullivan suggested that the City's Oversize Vehicle Ordinance may provide a way to address this issue through parking enforcement.

**17E.** Commissioner Horwich expressed an interest in attending the League of California Cities planning seminar in Monterey.

Planning Manager Lodan reported that funding was available to send one Commissioner to the seminar, and it was the consensus of the Commission to designate Commissioner Horwich.

**17F.** Commissioner Skoll questioned when the Commission will take over the approval of signage.

Assistant City Attorney Sullivan advised that the press of other business has delayed the revision of the Torrance Municipal Code, which is necessary before the Planning Commission can assume this responsibility.

Planning Manager Lodan stated that staff will bring forward an item on this topic on a night with a light agenda so Commissioners can become familiar with the regulations on signage and the approval process.

**17G.** Chairperson Weideman, with the concurrence of the Commission, requested that staff provide information regarding the allocation of parking spaces in the underground parking structure in downtown Torrance, including the number of spaces leased to businesses and the number of handicapped parking spaces.

**18. ADJOURNMENT**

At 10:00 p.m., the meeting was adjourned to Wednesday, February 17, 2010 at 7:00 p.m.

Approved as Submitted April 7, 2010 s/ Sue Herbers, City Clerk
--