



TORRANCE GENERAL PLAN  
PLANNING COMMISSION WORKSHOP #2  
RESIDENTIAL SUBCOMMITTEE

AGENDA  
7:00 P.M.  
MARCH 9, 2005

CULTURAL ARTS CENTER, TOYOTA MEETING HALL

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**MEETING OBJECTIVES:**

- Review key facts about residential development.
- Discuss current issues and perceptions about residential development in the City.
- Identify stable neighborhoods based on the definition drafted at the February 23, 2005 Planning Commission meeting.
- Identify areas where change may occur over the life of the General Plan.
- Receive community input.

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1. Call to Order
  2. Salute to the Flag
  3. Roll Call
  4. Selection of Subcommittee Chairperson
  5. Introductions – Jane Isomoto, City of Torrance
  6. Update: Meeting Dates, Committee Structure, and Topics – Jane Isomoto and Carolyn Chun, City of Torrance
  7. Presentation: Residential Development Facts – Laura Stetson and Jeff Henderson, CBA
    - Torrance Demographics*
    - Density*
    - Intensity (Floor-area ratio, lot coverage)*
    - Second dwelling units (“granny flats”)*
    - Regional growth needs*
    - Impact on schools*
    - Trip generation*
    - Other*

8. **Presentation: Review of Issues and Perceptions** – Jeff Henderson and Sam Gennawey, CBA
9. **Activity: Identifying Stable Neighborhoods and Areas of Potential Transition** – Jeff Henderson and Sam Gennawey
10. **Community Input**
11. **Summary and Next Steps**
12. **Adjournment**