



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.tornet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, December 22 & December 29

Monday, December 25 (Holiday)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, DECEMBER 20, 2006
7:00 P.M.

Happy Holidays

from the

Community Development Department!

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 12/14/06.
5. **APPROVAL OF MINUTES: OCTOBER 18, 2006, NOVEMBER 1, 2006 AND NOVEMBER 15, 2006**
6. **REQUESTS FOR POSTPONEMENTS**

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

9. WAIVERS

A. WAV06-00021: ROY AND JENNIFER SASAKI

Planning Commission consideration for approval of a Waiver to allow less than the required side yard setbacks in conjunction with a second story addition to an existing two story single family residence on property located in the R-1 Zone at 22623 Benner Avenue. (Res. No. 06-133)

10. FORMAL HEARINGS

A. DIV06-00022: SUNCAL TORRANCE PROPERTIES LLC

Planning Commission consideration for approval of a Lot Line Adjustment between APNs 7366-019-051, 7366-019-052, 7366-019-055, 7366-019-120, and 7366-019-121 on property located in the Hawthorne Boulevard Corridor Specific Plan Del Amo Business District 1 Zone and bordered by Fashion Way to Carson Street, Del Amo Circle East and Madrona Avenue. (Res. No. 06-134)

B. PRE06-00026: STEVE WUNDERLICH (PHIL HARRIS)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 4604 Vanderhill Road. (Res. No. 06-135)

C. PCR06-00006, WAV06-00017: JAMES AND CHRISTINA BOLINAS

Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a second unit above a detached garage resulting in a Floor Area Ratio over 0.5 in conjunction with a Waiver to allow less than the required side and rear yard setbacks on property located in the Small Lot Low-Medium Overlay District in the R-2 Zone at 1808 Gramercy Avenue. (Res. Nos. 06-136. 06-137)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT