



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, JANUARY 15, 2014
7:00 P.M.**

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.TorranceCA.Gov.

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, January 10 and 24, 2014

Monday, January 20, 2014 (Martin Luther King Jr.)

*"Our lives begin to end the day we become silent
about things that matter."*

~ Martin Luther King, Jr.~

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 Thursday, Jan. 9, 2014.
5. **APPROVAL OF MINUTES:** December 4, 2013
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**

ROLL CALL: _____ Polcari _____ Skoll _____ Watson _____ D'anjou _____ Gibson _____ Chairperson Rizzo

10. CONTINUED HEARINGS

- A. WAV13-00008: WILL BASILIO (CLINT AND YVONNE FISHER)
Planning Commission consideration for approval of a Waiver of the side yard setback requirement to allow a first story addition on property located within the Hillside Overlay District in the R-1 Zone at 22228 Redbeam Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15305(a) - Minor Alterations and 15301(e) – Existing Facilities. (Res. No. 13-054)
- B. PRE13-00008, WAV14-00001: JEFF LYON (WAY AND WENDY WONG)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence, in conjunction of a Waiver of the rear and side yard setback requirements for a detached accessory structure, on property located within the Hillside Overlay District in the R-1 Zone at 5714 Clearsite Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities and 15305 Minor Alterations. (Res. Nos. 13-049, 14-004)

11. WAIVERS

12. FORMAL HEARINGS

- A. PRE13-00011: FABIO MALEK
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5210 Vanderhill Road. This project is Categorically Exempt from CEQA per Guidelines Section 15303(a) – New Construction. (Res. No. 14-001)
- B. PRE13-00012: MR. & MRS. G. ESPARZA
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5014 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 14-002)

C. DIV13-00006: CONTINENTAL DEVELOPMENT CORPORATION (CONTINENTAL 3640 LOMITA CORP)

Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment between 3640 Lomita Boulevard and APNs 7378-015-050 and 7378-015-053 on properties located in the HMD and SRP Zones. This project is Categorically Exempt from CEQA per Guidelines Section 15305(a) – Minor Alterations. (Res. No. 14-003)

13. RESOLUTIONS

A. PRE13-00004: KELLY HAMM (YUKIMO HAYASHIDA)

Planning Commission consideration adoption of a resolution reflecting their decision to deny without prejudice a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 310 Calle de Arboles. This project is Categorically Exempt from CEQA per Guidelines Section 15303(a) – New Construction of Small Structures. (Res. No. 13-038)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. PRE13-00004: KELLY HAMM (YUKIMO HAYASHIDA)

Planning Commission discussion of a request to reconsider their decision to deny without prejudice a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 310 Calle de Arboles.

B. Community Development Director Weekly Summary Report(s)

1. December 12, 2013
2. December 20, 2013
3. December 26, 2013
4. January 3, 2014

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT