



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 03, 2016

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, February 05 and 19, 2016

Friday, February 12, 2016 (Lincoln's Birthday)
Monday, February 15, 2016 (Presidents' Day)

"Where words fail, music speaks."

~ Hans Christian Andersen ~

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 Friday, January 29, 2016.
5. **APPROVAL OF MINUTES:** December 02, 2015 and December 16, 2015
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1 (Limited to a 30 minute period)**
This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.

ROLL CALL: _____ Polcari _____ Rudolph _____ Tsao _____ Watson _____ Gibson _____ Herring _____ Chairperson D'anjou

8. TIME EXTENSIONS

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

A. PRE15-00024: SHEILA CORDOVA (CLARA CAETANO TREVISAN)
Planning Commission consideration for approval of a Precise Plan of Development to allow an addition and remodel to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 4209 Paseo de las Tortugas. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-007)

B. DIV15-00009: CONTINENTAL DEVELOPMENT CORPORATION (MOOG, INC.)
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 1899 Western Way and 20263 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15305(a) – Minor Alterations in Land Use Limitations. (Res. No.16-008)

C. CUP15-00031, DVP15-00005, DIV15-00008: CONTINENTAL DEVELOPMENT CORPORATION (CONTINENTAL SKYPARK LLC)
Planning Commission consideration for approval of a Development Permit to allow the construction of a new commercial building for anticipated bank use and restaurant use, a Conditional Use Permit to allow the restaurant use, and a Division of Lot to allow the creation of a new lot for the proposed building pad on property located in the H-MP Zone at the northeast corner of Hawthorne Boulevard and Skypark Drive (near 23550 Hawthorne Boulevard). This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res No's. 16-009, 16-010, 16-011)

D. CUP15-00030, DVP15-00004: STARBUCKS COFFEE COMPANY (TENNE FAMILY TRUST)

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction of a new coffee shop building with drive-through service on property located in the H-NT Zone at 18308 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No's. 16-012, 16-013)

13. RESOLUTIONS

A. ADM15-00003: PHILLIP PECORD C/O AUTOZONE (FRANKLIN REAL ESTATE, LP)

Planning Commission adoption of a resolution reflecting their decision to approve a Planning Administrative Action to allow exterior modifications to an existing storefront on property located in the C-3 Zone at 4675 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-054)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Planning Commission Requested Information Item on Breweries.

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