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**TORRANCE PLANNING COMMISSION – FEBRUARY 3, 2016**

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At 8:12 p.m., the meeting was adjourned to Wednesday, February 17, 2016 at 7:00 p.m.

February 3, 2016

**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, 2016, in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Polcari.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners Gibson, Herring, Polcari, Rudolph, Tsao, Watson and Chairperson D'anjou.

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Sr. Fire Prevention Officer Kazandjian, Associate Civil Engineer Symons, Plans Examiner Noh and Assistant 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 Friday, January 29, 2016.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Polcari moved to approve the December 2, 2015 Planning Commission minutes as written. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote, with Commissioners Rudolph and Watson abstaining.

**MOTION:** Commissioner Polcari moved to approve the December 16, 2015 Planning Commission minutes as written. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote, with Commissioners Gibson, Rudolph and Watson abstaining.

**6. REQUESTS FOR POSTPONEMENTS – None.**

**7. ORAL COMMUNICATIONS #1 – None.**

\*

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

**8. TIME EXTENSIONS – None.**

**9. SIGN HEARINGS- None.**

**10. CONTINUED HEARINGS – None.**

11. **WAIVERS** - None.

12. **FORMAL HEARINGS**

12A. **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.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request.

Sheila Cordova, project architect, voiced her agreement with the recommended conditions of approval. She explained that Planning Commission approval is necessary because the front entry tower, which is approximately 17 feet, exceeds the maximum height for a one-story addition and this extra height is needed to allow for windows in the entry area in order to bring more light and natural ventilation into the house.

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

**MOTION:** Commissioner Polcari moved to approve PRE15-00024, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 16-007.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 16-007. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

12B. **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.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request.

Alex Rose, representing the applicant, voiced his agreement with the recommended conditions of approval. He explained that the Lot Line Adjustment would adjust the southern property line between Moog (20263 Western Avenue) and Western Federal Credit Union (1899 Western Avenue) so that a water treatment facility used by Moog would now be on its property instead of Western Federal Credit Union's property.

In response to Commissioner Gibson's inquiry, he confirmed that both parties were in agreement with the proposed Lot Line Adjustment.

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

**MOTION:** Commissioner Polcari moved to approve DIV15-00009, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 16-008.

**MOTION:** Commissioner Herring moved to adopt Planning Commission Resolution No. 16-008. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

**12C. 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). The project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material consisting of revised conditions of approval and additional code requirements.

Toni Reina, representing the applicant, voiced her agreement with the revised conditions of approval, with the exception of the condition requiring reciprocal cross access and parking agreements with the Skypark Medical and Office Center to be recorded prior to the issuance of building permits. She explained that the applicant was requesting that this be modified to allow the agreements to be recorded prior to the issuance of the Certification of Occupancy so construction can proceed on schedule.

Planning Manager Lodan indicated that staff had no objections to changing the condition as requested.

Ms. Reina briefly described the proposed project, which consists of a 3,400 square-foot commercial building. She reported that the tenants are expected to be a bank and a restaurant, but the applicant would like the ability to use the entire building for a restaurant use in the event ongoing negotiations with the bank are not finalized.

In response to Chairperson D'anjou's inquiry, Planning Manager Lodan confirmed that the building can accommodate a restaurant use as proposed and has more than adequate parking.

Commissioner Herring requested clarification of Condition No. 22, which requires that clean air/EV parking stalls be provided per California Green Code Section 5.106.5.2.1.

Sr. Planning Associate Santana explained that this code section requires that 8% of the total parking for a new development be designated for clean air vehicles and this parking can be for vanpools, carpools, hybrid and alternate fuel vehicles, as well as electric vehicles.

Commissioner Herring asked if there were plans to add EV parking stalls, and Ms. Reina reported that the composition of the parking has not been decided, but she was open to discussing this with staff.

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

**MOTION:** Commissioner Polcari moved to approve CUP15-00031, as conditioned, including all findings of fact set forth by staff, with the following modification to Condition 13:

**Modify**

That reciprocal vehicular cross access and parking easement agreements between the proposed parcel (DIV15-00008) and existing parcels that comprise the Skypark Medical and Office Center shall be recorded with the County Recorder and a copy of the recorded easement agreements shall be provided to the Planning Division prior to ~~issuance of building permits~~ issuance of Certificate of Occupancy

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

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 16-009.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 16-009 as amended. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote.

**MOTION:** Commissioner Polcari moved to approve DVP15-00005, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 16-010.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 16-010. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote.

**MOTION:** Commissioner Polcari moved to approve DIV15-00008, as conditioned, including all findings of fact set forth by staff, with the above-stated modification to Condition 3. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 16-011.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 16-011 as amended. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

**12D. 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.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material consisting of consisting of a revised Resolution No. 16-012.

Bill Applegate, representing the applicant, voiced his agreement with the recommended conditions of approval with the exception of Condition No. 27, which requires the drive-through menu board speaker volume to be reduced to 45 decibels after 10:00 p.m. He requested that the decibel limit be changed to 50 as measured from the adjacent property line, which is consistent with standards in the Torrance Municipal Code. He explained that there will be an eight-foot high landscaped wall to act as a buffer for residences and Starbucks has agreed to install baffling on the wall if noise becomes a problem. He noted that Condition No. 27 also mentions the option of using a silent menu board, but this is not a viable alternative because this type of menu board is only used for drive-through service at banks.

Mr. Applegate briefly described the proposed project, noting that an entirely new building will be constructed and the applicant worked closely with staff to arrive at a plan that would optimize the site. He reported on community outreach efforts, explaining that some of the concerns mentioned by attendees were not pertinent because they involved the adjacent Chick-Fil-A restaurant and all concerns related to this project were addressed. He noted that this Starbucks it is not meant to replace the one on Artesia Boulevard, which does not have a drive-through.

Commissioner Herring disclosed that he is acquainted with Mr. Applegate, but that will not affect his decision on this project.

Commissioner Rudolph disclosed that as president of the North Torrance Homeowners Association, he attended a presentation on the project given by Mr. Applegate and the applicant to the board of directors and that the board took no action other than to post a brief unbiased information item in the HOA's newsletter.

Mr. Applegate reported that he and a Starbucks representative will be attending a general membership meeting of the North Torrance HOA tomorrow evening and providing the coffee regardless of the outcome of this hearing to keep them informed about the project.

Mr. Rudolph clarified that he resigned as president of the HOA as soon as he was appointed to the Planning Commission and had no involvement in the decision to allow Starbucks to bring coffee to the general meeting.

Commissioner Gibson disclosed that she has known Mr. Applegate for a long time. She requested clarification regarding the location of the driveways and the drive-through, which was provided by Mr. Applegate.

Commissioner Watson commented positively on the project, noting that she likes that it will have two restrooms, rather than one shared restroom as is typical at other Starbucks.

Commissioner Tsao disclosed that he also knows Mr. Applegate, but that will not affect his decision on this project.

In response to Commissioner Tsao's inquiry, Mr. Applegate reported that there will be 3 employees working most of the time, but there may be as many as 6 and the designated employee parking is at the southeast corner of the property, which is not as desirable for customers because they could potentially be blocked in if the drive-through exceeds its stacking capacity.

Commissioner Rudolph asked if consideration was given to locating the speaker box for the drive-through on the south side of the building instead of the east side, and Mr. Applegate explained that residences are actually closer on the south side since there is an alley separating residences on the east side from the site.

Chairperson D'anjou asked about staff's rationale for requiring a stricter decibel limit for the drive-through speaker box.

Planning Manager Lodan explained that while there have been no noise complaints associated with Starbucks drive-throughs, there have been complaints about other drive-throughs therefore the Environmental Division recommended that this condition be included out of an abundance of caution due to the proximity of residences.

Mr. Applegate noted that the equipment to be used has automatic volume control that adjusts based on ambient noise and it will never exceed the decibel limit set.

In response to Commissioner Rudolph's inquiry, Planning Manager Lodan related his understanding that the only drive-through with a stricter than Code noise limit on its speaker box in this area is the Jack-in-the-Box on Redondo Beach Boulevard.

Commissioner Rudolph questioned whether a more restrictive noise limit could be imposed if problems develop, and Planning Manager Lodan advised that unless a more restrictive limit is specified in the conditions of approval, the applicant can only be required to comply with the Code.

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

A brief discussion ensued and it was the consensus of the Commission to amend Condition No. 27 as the applicant had requested.

**MOTION:** Commissioner Polcari moved to approve CUP15-00030 and DVP15-00004, as conditioned, including all findings of fact set forth by staff, with the following modification:

**Modify**

No. 27 That the applicant shall ensure that drive-through menu speaker volume will be reduced to 45 50 decibels after 10:00 p.m. and before 7:00 a.m. as measured from the residential receiving property line.

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

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 16-012 and 16-013.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution Nos. 16-012 and 16-013 as amended. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

**13. RESOLUTIONS**

**13A. 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 153011 – Existing Facilities.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 15-054.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 15-054. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote, with Commissioner Rudolph abstaining.

**14. PUBLIC WORKSHOP ITEMS – None.**

**15. MISCELLANEOUS ITEMS**

**15A. INFORMATION ITEM ON BREWERIES**

Sr. Planning Associate Santana reported that staff prepared the information item on the current state of breweries in Torrance as requested by the Commission at the November 18, 2015 Planning Commission meeting, which includes background information about land use regulations and review procedures, a chart of existing breweries and their tasting room hours, and a report from the Torrance Police Department on calls for service.

At Chairperson D'anjou's request, Sr. Planning Associate Santana provided a breakdown of the calls for service to the breweries, noting that the majority of the 8 calls in 2015 were unrelated to the breweries, with only one incident of disturbance of the peace/public intoxication.

Chairperson D'anjou thanked staff for the very thorough report.

Commissioner Rudolph asked about the impetus for the report.

Sr. Planning Associate Santana explained that there were two agenda items at the November 18 meeting that led to the discussion of breweries and whether or not they were having a negative impact on the community, therefore the Commission requested that staff prepare an information item on them.

Chairperson D'anjou reported that she was concerned that the breweries were evolving into bars since they initially did not include tasting rooms, food trucks and entertainment and she was pleased to learn that does not seem to be the case.

Sr. Planning Associate Santana asked if the Commission was comfortable with the current practice of allowing staff to approve requests for expanded tasting room hours administratively.

A brief discussion ensued and it was the consensus of the Commission to continue this practice.

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

Planning Manager Lodan reported that at the January 26, 2016 City Council meeting, the Council agreed to reconsider their decision on the project at 406 Camino de Encanto.

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

Planning Manager Lodan reviewed the agenda for the February 17, 2015 Planning Commission meeting.

**18. ORAL COMMUNICATIONS #2**

**18A.** Bill Samp introduced himself to the Commission, noting that he was recently appointed as the Torrance Fire Marshal.

Commissioners Tsao, Polcari, Watson, Herring, Gibson, Rudolph, and Chairperson D'anjou spoke.

**19. ADJOURNMENT**

8:12 p.m., the meeting was adjourned to Wednesday, February 17, 2016 at 7:00 p.m.

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Approved as submitted March 2, 2016 s/ Rebecca Poirier, City Clerk
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