



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MARCH 18, 2015

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](http://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, March 6 and 20, 2015

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*"You must be the change you wish to see in the world."*

*~ Mohandas K. Gandhi ~*

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## 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, March 13, 2015.
5. **APPROVAL OF MINUTES:** January 7, 2015 and February 18, 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.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**

ROLL CALL: \_\_\_\_\_Herring \_\_\_\_\_Skoll \_\_\_\_\_Tsao \_\_\_\_\_Watson \_\_\_\_\_D'anjou \_\_\_\_\_Gibson \_\_\_\_\_Chairperson Polcari

**10. CONTINUED HEARINGS**

A. PCR15-00001: PARAGON LABORATORIES (VICTOR & CLAIRE KAUFMAN FAMILY TRUST)

Planning Commission consideration for approval of a Planning Commission Review to allow operating hours between 10pm and 7am at an existing manufacturing facility on property located in the ML(M1-PP) Zone at 20433 Earl Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-016)

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. CUP15-00001, DVP15-00001, DIV15-00001, WAV15-00001: KNICKERBOCKER & ASSOCIATES (GALENA REAL PROPERTY LP)

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction of a new mixed-use project, consisting of eight dwelling units and approximately 2,700 square feet of commercial space, in conjunction with a Division of Lot for condominium purposes and a Waiver of the rear setback on property located in the H-WT Zone at 24444 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-fill Development, and Section 15305 – Minor Alterations. (Res. Nos. 15-017, 15-018, 15-019, 15-020)

B. PRE15-00002: KENT HOLTORF

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence with basement level on property located within the Hillside Overlay District in the R-1 Zone at 5207 Paseo de las Tortugas. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 15-021)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. February 27, 2015
2. March 5, 2015

**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**