

INDEX
TORRANCE PLANNING COMMISSION – APRIL 6, 2016

<u>SUBJECT</u>		<u>PAGE</u>
	<u>OPENING CEREMONIES</u>	
1.	Call to Order	1
2.	Flag Salute	1
3.	Roll Call/Motions for Excused Absence	1
4.	Posting of the Agenda	1
5.	Approval of Minutes	1
6.	Requests for Postponement	1
7.	<u>ORAL COMMUNICATIONS #1</u>	1
8.	<u>TIME EXTENSIONS</u>	1
9.	<u>SIGN HEARINGS</u>	1
10.	<u>CONTINUED HEARINGS</u>	
10A.	PRE15-00004: Bizhan Khaleeli (Mohamad Chahine)	2-3
11.	<u>WAIVERS</u>	
11A.	WAV16-00002: Adam and Lisa Deierling <i>Res. 16-030</i>	3-4
12.	<u>FORMAL HEARINGS</u>	
12A.	PRE16-00001: Sigrid and Rene Boggio <i>Res. 16-031</i>	4-6
12B.	CUP16-00001: Myung Chung (Paul Kim) <i>Res. 16-032</i>	6-7
12C.	CUP15-00014, DIV15-00006, ZON15-00003 (EAS15-00001): Emilio Gutierrez (Ali Awad)	7
13.	<u>RESOLUTIONS</u>	7
14.	<u>PUBLIC WORKSHOP ITEMS</u>	7
15.	<u>MISCELLANEOUS ITEMS</u>	
15A.	Community Development Director Summary Reports	7
16.	<u>CITY COUNCIL ACTION ON PLANNING MATTERS</u>	7
17.	<u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u>	7
18.	<u>ORAL COMMUNICATIONS #2</u>	7
19.	<u>ADJOURNMENT</u>	7

At 8:35 p.m., the meeting was adjourned to Wednesday, April 20, 2016 at 7:00 p.m.

**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, April 6, 2016, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Tsao.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

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

Absent: Commissioner Rudolph.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Sr. Fire Prevention Manager Kazandjian, Plans Examiner Noh, Associate Civil Engineer Symons and Assistant City Attorney Sullivan.

MOTION: Commissioner Herring moved to grant Commissioner Rudolph an excused absence for this meeting. The motion was seconded by Commissioner Watson and passed by unanimous voice vote.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, March 31, 2016.

5. APPROVAL OF MINUTES

MOTION: Commissioner Watson moved to approve the March 2, 2016 Planning Commission minutes as written. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Rudolph).

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan reported that the applicant has requested that Agenda Item 12C, CUP15-00014, DIV15-00006, ZON15-00003 (EAS15-00001): Emilio Gutierrez, be continued to May 4, 2016, however, staff was recommending that it be continued indefinitely and re-noticed once a new hearing date has been confirmed.

MOTION: Commissioner Gibson moved to continue Agenda Item 12C indefinitely. The motion was seconded by Commissioner Watson and passed by unanimous voice vote.

7. ORAL COMMUNICATIONS #1

7A. Commissioner Polcari recommended his colleagues on the Commission become familiar with the Hawthorne Boulevard Corridor Specific Plan so they will be prepared for upcoming cases.

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**

10A. **PRE15-00004: BIZHAN KHALEELI (MOHAMAD CHAHINE)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with a rooftop deck on property located within the Hillside Overlay District in the R-1 Zone at 5505 Riviera Way. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction.

Recommendation: Approval.

Planning Associate Martinez introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Bizhan Khaleeli, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, noting that it meets or exceeds all requirements.

Peter Dabbieri, 439 Via El Chico, expressed concerns that noise from large gatherings on the rooftop deck would carry throughout the neighborhood and called for the deck to be downsized.

Joei Sheckman, 5437 Riviera Way, stated that her only objection to the project was the rooftop deck because it would look directly into her backyard.

Ray Sanders, 23627 Susana, voiced objections to the rooftop deck, citing privacy impact to both his backyard and house.

Responding to questions from the Commission, Mr. Sanders explained that he was not opposed to the second story or second-floor balconies, but objects to the rooftop deck because it in effect creates a third story.

Paul Barrere, 5434 Riviera Way, expressed concerns that the proposed second story would completely block the ocean view from the top of his terraced backyard.

Referring to Exhibits 1 and 2 (staff report), Mr. Khaleeli disputed claims that the rooftop deck would invade neighbors' privacy. He pointed out that the deck is nestled within the structure and is surrounded by 4-foot planters on the east and west sides and a six-foot planter on the north side to prevent people on the deck from looking down into neighboring properties. He noted that photographs he previously submitted show many expansive decks and balconies on Via El Chico, many of which have nothing to mitigate privacy impact. Urging approval of the project, he pointed out that the staff report states that "impacts to privacy and view have been mitigated."

Commissioner Herring asked how the architect came up with the concept for this very interesting design.

Mr. Khaleeli explained that his client wanted a modern design, which is appropriate because Torrance and Palos Verdes have a long history of modernism, so after looking at other recently constructed homes in the area, he adapted architectural principals to fit within the context of this site.

MOTION: Commissioner Watson moved to close the public hearing. The motion was seconded by Commissioner Herring and passed by unanimous voice vote (absent Commissioner Rudolph).

Commissioner Watson stated that she liked the design of the project, but was concerned about the rooftop deck and wished it could be integrated into the structure differently because as currently proposed it seems more like a third floor.

Voicing support for the project, Commissioner Polcari indicated that he also liked the design and thought the wide planters on the deck would be effective in keeping people from leaning over and looking into neighbors' backyards.

Commissioner Tsao commented positively on the project's design, but suggested that the rooftop deck be shifted toward the middle of the building so it's farther away from neighbors.

Chairperson D'anjou noted that it's challenging to design a rooftop deck so that it's not intrusive to neighbors, but she believed the architect had done a good job in this case by mitigating the privacy impact with the planters.

MOTION: Commissioner Polcari moved to approve PRE15-00004, and the motion died for lack of a second.

Indicating that he favored a continuance, Commissioner Herring stated that he appreciated efforts to mitigate the project's impact, but thought a little more neighborhood outreach was needed.

Clarifying his earlier remarks, Commissioner Tsao stated that if the rooftop deck was moved a little to the south, he would vote to approve the project.

MOTION: Commissioner Herring moved to continue the hearing indefinitely. The motion was seconded by Commissioner Gibson and passed by a 4-2 vote, with Commissioner Polcari and Chairperson D'anjou dissenting (absent Commissioner Rudolph).

Planning Manager Lodan noted that the hearing will be re-advertised once a new date has been scheduled.

11. **WAIVERS**

11A. **WAV16-00002: ADAM AND LISA DEIERLING**

Planning Commission consideration for approval of a Waiver of the side yard setback requirements in conjunction with first and second-story additions to the existing two-story, single-family residence on property located in the R-1 Zone at 5328 Sharynne Lane. This project is Categorical Exempt from CEQA pre Guidelines Section 15305 – Minor Alterations.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Adam Deierling, 5328 Sharynne Lane, applicant, voiced his agreement with the recommended conditions of approval. He explained that the Waiver is necessary so that an existing structural wall between the main house and the garage does not have to be moved.

MOTION: Commissioner Gibson move to close the public hearing. The motion was seconded by Commissioner Herring and passed by unanimous voice vote (absent Commissioner Rudolph).

MOTION: Commissioner Gibson moved to approve WAV16-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Rudolph).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 16-030.

MOTION: Commissioner Gibson moved to adopt Planning Commission Resolution No. 16-030. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Rudolph).

12. FORMAL HEARINGS

12A. PRE16-00001: SIGRID AND RENE BOGGIO

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, in conjunction with a new detached accessory structure, on property located within the Hillside Overlay District in the R-1 Zone at 4726 Sharynne Lane. This project is Categorically Exempt from CEQA pre Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Rene Boggio, 4726 Sharynne Lane, applicant, provided background information about the project, explaining that he and his wife are both architects and they have lived in this house for five years so they would have better understanding of how best to remodel it. He briefly described the proposed project, noting that the addition has been located toward the front of the property to maximize the space in the backyard where they spend much of their time. He stated that they have tried to be very sensitive to neighbors and immediately changed the plans when a neighbor to the west had a concern about the pool house (detached accessory structure).

Sigrid Boggio, applicant, stated that she and her husband have found it distressing that one of their neighbors does not support the project because they have tried very hard to be a good neighbor. She requested that Condition No. 6, which limits the pool house to a total of two drains, be amended so they can have at least three drains for a sink, a toilet and a shower.

Planning Manager Lodan explained that the limitation on drains is meant to prevent accessory structures from being converted into rental units and proposed amending Condition No. 6 to state that the accessory structure shall be limited to a three-quarter bath or the wet bar shall be eliminated, and Ms. Boggio indicated that the amended condition was acceptable.

Sharon McKinney, 4722 Sharynne Lane, reported that she and her husband have not objected to the fact that the project will block sunlight their front patio since they mainly live in their backyard, however, they are concerned about the height of the rear patio cover due to the impact on their light and view, submitting photos to illustrate. She explained that they have proposed that the patio cover be reduced in height from 11 feet to 9 feet to mitigate this impact, which they believe is a reasonable compromise since the patio cover is not an integral part of the project.

Mike McKinney, 4722 Sharynne Lane, emphasized that they don't have any objections to the project itself, only the patio cover and related his belief that 9 feet was more than adequate height for a patio cover.

Commissioner Watson asked about the patio cover's composition, and Mr. Boggio explained that the cover will be solid wood with a real roof over it.

Submitting photos to illustrate, Mr. Boggio disputed the claim that the patio cover would block sunlight from the McKinneys' property, noting that existing trees already shade much of the area in question and pointed out that the McKinneys have a two-story addition that completely shades the backyard of their neighbor to the east. He explained that it was not feasible to reduce the height of the patio cover by 2 feet due to engineering issues involving the tie-in with the existing roof and related his belief that it would have an insignificant impact on the McKinneys. He noted that all of the homes in his neighborhood have a similar footprint and most have been extended out toward the rear of the property with additions up to 27 feet tall and suggested that it would be unfair not to allow him a patio cover in the same area on his property with a height of only 11 feet.

Chairperson D'anjou asked about the possibility of removing a portion of the east side of the patio, and Ms. Boggio explained that was not feasible because the kitchen is adjacent to this section of the patio.

Commissioner Gibson stated that she would like to see some compromise on this issue and asked staff for guidance.

Planning Manager Lodan advised that Condition No. 7, which requires the patio cover to be modified to the satisfaction of the Community Development Director, was worded in such a way to allow the two neighbors to work together to come up with a solution and includes several options, including lowering the height, shifting the structure westward or eliminating eastern portions.

Mr. Boggio voiced his opinion that it was unfair for the McKinneys to object to the patio cover when they have a two-story addition in that same location on their lot.

Commissioner Gibson indicated that she would support staff's recommendation with regard to Condition No. 7.

Mr. Boggio called attention to the staff report where it states, "Based on the patio's height and placement, staff does not anticipate that the patio cover will have adverse impacts to the neighbors' light."

Planning Manager Lodan explained that Condition No. 7 was included because staff felt there were options to address the McKinneys' concerns that would not be detrimental to the project.

Chairperson D'anjou noted her agreement with staff.

MOTION: Commissioner Gibson move to close the public hearing. The motion was seconded by Commissioner Herring and passed by unanimous voice vote (absent Commissioner Rudolph).

Commissioner Tsao stated that he thought the applicants had done a good job since only one neighbor has any concerns about the project, which he believes can be addressed with minor alterations.

Commissioner Polcari noted his agreement with Commissioner Tsao's remarks.

MOTION: Commissioner Herring moved to approve PRE16-00001, as conditioned, including all findings of fact set forth by staff, with the following modification:

No. 6 That the detached accessory structure shall be limited to ~~two drains total~~ a three-quarter bath or the wet bar shall be eliminated.

The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Rudolph).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 16-031.

MOTION: Commissioner Herring moved to adopt Planning Commission Resolution No. 16-031 as amended. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Rudolph).

12B. CUP16-00001: MYUNG CHUNG (PAUL KIM)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a child day care center and office use on property located in the M-2 Zone at 19801 Mariner Avenue. This project is Categorically Exempt from CEQA pre Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Myung Chung, applicant, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He explained that an existing church across the street has need for a child day care facility so they have leased this building and will use the first floor for child care and the second floor for church offices.

Commissioner Herring noted that he is familiar with the church, which is doing quite well and has a growing congregation, and related his belief that this will be a good use for the building.

MOTION: Commissioner Polcari move to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioner Rudolph).

MOTION: Commissioner Polcari moved to approve CUP16-00001, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Rudolph).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 16-032.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 16-031. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Rudolph).

12C. CUP15-00014, DIV15-00006, ZON15-00003 (EAS15-00001): EMILIO GUTIERREZ (ALI AWAD)

Planning Commission consideration for Adoption of a Mitigated Negative Declaration and for approval of a Conditional Use Permit to allow the construction of a mixed-use development consisting of 62 senior residential condominium units and approximately 3,000 square feet of commercial area, in conjunction with a Zone Change from C-R (Restricted Commercial) to C-2 (General Commercial) to allow the proposed use, and a Tentative Tract Map for condominium purposes, on property located in the C-R Zone on the east side of Prairie Avenue approximately 100 feet north of 176th Street (APN: 4088-002-021).

Item was continued indefinitely.

13. RESOLUTIONS – None.

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for March 11, March 17 and March 25, 2016 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the City Council approved the draft ordinance allowing the keeping of chickens on single-family residential properties with minor modifications at the April 5, 2016 City Council meeting.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the April 20, 2016 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

Commissioner Herring and Commissioner Gibson spoke.

19. ADJOURNMENT

8:35 p.m., the meeting was adjourned to Wednesday, April 20, 2016 at 7:00 p.m.

###

Approved as submitted May 4, 2016 s/ Rebecca Poirier, City Clerk
--