



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, APRIL 6, 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, April 1, 2016
Friday, April 15, 2016

"It's so nice to be a spoke in the wheel, one that helps to turn, not one that hinders."

~ Gertrude Bell ~

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 March 31, 2016.
5. **APPROVAL OF MINUTES:** March 2, 2016
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

10. CONTINUED HEARINGS

A. 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. (Res. No. 15-030)

11. WAIVERS

A. 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 Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 16-030)

12. FORMAL HEARINGS

A. 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 per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-031)

B. 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 per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-032)

C. 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). (Res. No's. 16-033, 16-034)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report (s)

1. March 11, 2016
2. March 17, 2016
3. March 25, 2016

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