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TORRANCE PLANNING COMMISSION – APRIL 20, 2016

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At 8:05 p.m., the meeting was adjourned to Wednesday, May 4, 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 20, 2016, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gibson.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners Gibson, Polcari, Rudolph, Tsao, and Vice-chair Watson.

Absent: Chairperson D'anjou and Commissioner Herring.

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

MOTION: Commissioner Polcari moved to grant Chairperson D'anjou and Commissioner Herring excused absences for this meeting. The motion was seconded by Commissioner Tsao 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 April 14, 2016.

5. APPROVAL OF MINUTES

MOTION: Commissioner Polcari moved to approve the March 16, 2016 Planning Commission minutes as written. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

Vice-chair Watson reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. TIME EXTENSIONS

8A. EXT16-00002: KINTETSU ENTERPRISES COMPANY OF AMERICA (ERIC MAHONEY)

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV06-00021) to allow the consolidation of two parcels into one parcel on property located in the M-2 Zone at 21381 Western Avenue (Tentative Parcel Map No. 68484). This project meets the requirements of the California Environmental Quality Act because there are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation (EAS06-00004).

Recommendation: Approval.

Planning Assistant Oorts introduced the request.

Eric Mahoney, representing Kintetsu Enterprises, applicant, reported that as part of the approval of the Miyako Hotel, the company was required to consolidate the two parcels on which the hotel and parking lot are located into one parcel; that they subsequently requested that the Division of Lot be deferred because they planned to pursue the vacation of Mullin Street in order to create one contiguous property; and that they have been unable to accomplish this so they would like to go forward with the original plan and need some time to complete the process.

Commissioner Rudolph expressed concerns about the delay in completing this action since the deferment was requested in 2009.

Mr. Mahoney explained that an effort was made to arrange for the vacation of Mullin Street when the hotel opened, but those efforts failed and the company did not pursue it and he was brought back to take care of any remaining issues and the Time Extension is needed because surveyors, civil engineers and attorneys must be hired in order to complete the Division of Lot.

Commissioner Rudolph asked if there was anything that could be done to ensure that it's completed.

Planning Manager Lodan advised that the City could threaten to revoke the hotel's Conditional Use Permit, but it was his impression that they are eager to take care of it since Mr. Mahoney was brought back for this purpose.

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

MOTION: Commissioner Rudolph moved to approve EXT16-00002, 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 Chairperson D'anjou and Commissioner Herring).

Planning Assistant Oorts read aloud the number and title of Planning Commission Resolution No. 16-035.

MOTION: Commissioner Rudolph moved to adopt Planning Commission Resolution No. 16-035. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

- 9. **SIGN HEARINGS** - None.
- 10. **CONTINUED HEARINGS** - None.
- 11. **WAIVERS** – None.
- 12. **FORMAL HEARINGS**
- 12A. **DIV16-00001: JIM TSENG**

Planning Commission consideration for approval of a Division of Lot to allow a flag lot subdivision of one parcel into two parcels on property located in the R-1 Zone at 2338 239th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Division.

Recommendation: Approval.

Planning Assistant Oorts introduced the request and noted supplemental material consisting of revisions to the conditions of approval.

Jim Tseng, applicant, expressed concerns about the Code Requirement which requires all physical public improvements to be completed prior to the approval of the Final Parcel Map due to issues involving the coordination of the installation of utilities with Edison.

A brief discussion ensued, and Mr. Tseng agreed to continue the hearing so that he could try to resolve this issue with staff.

MOTION: Commissioner Rudolph moved to continue the hearing to May 4, 2016. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson D’anjou and Commissioner Herring).

- 12B. **PRE16-00002, WAV16-00003: ROBERT RIBLETT (MARK AND TERESA RYAN)**

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 Waiver of the rear and side yard setback requirements, on property located within the Hillside Overlay District in the R-1 Zone at 406 Calle de Arboles. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities, and 15305 – Minor Alterations.

Recommendation: Approval.

Mark Ryan, 406 Calle de Arboles, applicant, requested the deletion of Condition No. 3, which requires the maximum height of second story additions to be lowered by one foot. He explained that he did not follow the tactic of proposing an overly large structure with the idea of negotiating down and instead proposed a reasonable design that is respectful of neighbors. He pointed out that the project’s height is already one foot under the maximum allowed, that a balcony was not included on the back of the house to avoid potential privacy impacts, and that the structure has a “wedding cake” tiered design to minimize the impact on neighbors.

William Lavoie, 423 Via Mesa Grande, stated that he is not affected by the project, but is opposed to any more two-story homes in the Hillside Overlay due to the narrow streets. He also expressed concerns that allowing second stories will have a domino effect and turn this small-town like community into another Manhattan Beach.

Vice-chair Watson noted that the Commission considers every project on a case-by-case basis.

Marian De Meire, 402 Calle de Arboles, reported that she had a cordial meeting with Mr. Ryan and his architect since she sent the letter expressing concerns about the project; that she is a longtime resident and does not want negativity in her relationship with these neighbors; and that she believes lowering the height by one foot will help resolve her concerns about the project's massing.

Returning to the podium, Mr. Ryan stated that appreciated Ms. De Meire's comments and believes reducing the project's height by one foot was a reasonable compromise. He voiced his agreement with the recommended conditions of approval.

Commissioner Polcari and Vice-chair Watson commented positively on the project's design.

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

MOTION: Commissioner Polcari moved to approve PRE16-00002 and WAV16—00003, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Rudolph and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

Planning Assistant Oorts read aloud the number and title of Planning Commission Resolution Nos. 16-037 and 16-038.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution Nos. 16-037 and 16-038. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

12C. MOD16-00005: GARY CROFT/DEAN REUTER (MARK TIPPET/MARCO PROPERTIES, INC)

Planning Commission consideration for approval of Modification of a previously approved Conditional Use Permit (CUP13-00015) to allow the operation of a restaurant and brewery with the service of alcoholic beverages and outdoor seating, in conjunction with an off-site parking arrangement on property located in the M-1 Zone and P-1 Zone at 1107-1111 Van Ness Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Assistant Oorts introduced the request.

Michael Shafer, representing the applicant, stated that there was some miscommunication with regard to the applicant's intention to have amplified sound and he was therefore requesting that the following conditions be modified or deleted:

Condition No. 6, which requires that an Amplified Sound Permit and an Entertainment Permit be obtained for amplified sound or any entertainment uses. He explained that the only amplified sound will be background music in the restaurant.

Condition No. 7, which requires a noise attenuation plan to be submitted for approval by the Environmental Division. He explained that there was no need for such a plan, which would cost between \$6,000 - 7,000, because no music will be audible outside of the restaurant.

Condition No. 8, which limits the outdoor dining area to 947 square feet and requires amplified music to cease at 10:00 p.m. He explained that there will be no outdoor speakers so the reference to amplified music can be eliminated.

Planning Manager Lodan recommended that Condition No. 6 be retained in its present form because these permits would be needed should the restaurant decide to have live entertainment in the future and clarified that background music being played through speakers would not trigger this requirement. He confirmed that Condition No. 7 could be deleted if Condition No. 8 is amended to state that there shall be no amplified sound on the outdoor patio.

Mr. Shafer agreed to the conditions as modified. He provided background information about the project, explaining that the proposed restaurant/brewery will offer English-style beers and pub food and he believes it will fit in perfectly with the area, which is becoming the Napa Valley of craft breweries and thereby putting Torrance on the map. He reported that the restaurant hopes open in July or August since much of the work has already been done because the previous owner planned to operate a restaurant but ran out of money.

Commissioner Rudolph asked if the applicant has secured an agreement for the required off-site parking, and Mr. Shafer confirmed that the applicant has a signed agreement with the Moose Lodge at 1020 Sartori Avenue.

Planning Manager Lodan noted that the approval for the previous restaurant required valet service because the off-site parking was not convenient to the restaurant, but staff does not feel it is necessary in this case because the off-site parking is across the street and Condition No. 19 requires that the parking agreement remain in effect as long as the restaurant is open.

Gary Croft, owner of Yorkshire Square Brewing Company, Inc., applicant, stated that he believes the restaurant/brewery will bring something different to the area, noting that he plans to offer "pub grub" made from local fresh ingredients.

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

MOTION: Commissioner Polcari moved to approve MOD16-00005, as conditioned, including all findings of fact set forth by staff, deleting Condition No. 7 and modifying Condition No. 8 as follows: That the outdoor seating area for customer dining shall be limited to 947 square feet, that there shall be no amplified sound, and that it shall be closed to patrons at 11:00 p.m. daily. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

Planning Assistant Oorts read aloud the number and title of Planning Commission Resolution No. 16-039.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution Nos. 16-039 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson D'anjou and Commissioner Herring).

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 31, and April 8, 2016 were distributed to the Commission.

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

Planning Manager Lodan reported that the City Council voted unanimously to deny the Precise Plan of Development at 406 Camino de Encanto at the April 19 City Council meeting and under orals at that meeting, the Council requested that the Planning Commission review the Hawthorne Boulevard Corridor Specific Plan to ensure it still reflects the City's vision for the boulevard.

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

Planning Manager Lodan reported that the agenda for the May 4, 2016 Planning Commission meeting has not yet been set.

18. **ORAL COMMUNICATIONS #2**

Vice-chair Watson requested that staff provide her with a copy of the Hawthorne Boulevard Corridor Specific Plan, and Planning Manager Lodan agreed to do so, noting that it's also available on the City's website

19. **ADJOURNMENT**

8:05 p.m., the meeting was adjourned to Wednesday, May 4, 2016 at 7:00 p.m.

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Approved as submitted May 18, 2016 s/ Rebecca Poirier, City Clerk
