



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, APRIL 20, 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](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, April 15, 2016  
Friday, April 29, 2016

\*\*\*\*\*

*"It's a wonderful feeling being a bridge to the past and unite generations."*

*~ Vin Scully ~*

\*\*\*\*\*

## 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 April 14, 2016.
5. **APPROVAL OF MINUTES:** March 16, 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**

A. 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). (Res. No. 16-035).

**9. SIGN HEARINGS**

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. 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 239<sup>th</sup> Street. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Division. (Res. No. 16-036)

B. 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. (Res. No's. 16-037, 16-038)

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

Planning Commission consideration for approval of a 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. (Res. No. 16-039)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. March 31, 2016
2. April 8, 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**