

INDEX
TORRANCE PLANNING COMMISSION – MAY 4, 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>	2
9. <u>SIGN HEARINGS</u>	2
10. <u>CONTINUED HEARINGS</u>	
10A. DIV16-00001: Jim Tseng	2 <i>Res. 16-038</i>
11. <u>WAIVERS</u>	
11A. WAV16-00005: Charles McDonald	3 <i>Res. 16-040</i>
12. <u>FORMAL HEARINGS</u>	
12A. CUP16-00003, MOD16-00003: Michael Song (2455 Sepulveda LLC)	3
12B. MOD16-00004, WAV16-00004: Lane Design Build	4 <i>Res. 16-043 & -044</i>
13. <u>RESOLUTIONS</u>	4
14. <u>PUBLIC WORKSHOP ITEMS</u>	4
15. <u>MISCELLANEOUS ITEMS</u>	
15A. Community Development Director Summary Reports	5
16. <u>CITY COUNCIL ACTION ON PLANNING MATTERS</u>	5
17. <u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u>	5
18. <u>ORAL COMMUNICATIONS #2</u>	5
19. <u>ADJOURNMENT</u>	5

At 7:32 p.m., the meeting was adjourned to Wednesday, May 18, 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, May 4, 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, Rudolph, Tsao, Watson and Chairperson D'anjou.

Absent: Commissioner Polcari.

Also Present: Sr. Planning Associate Santana, Planning Associate Kevin Joe, Plans Examiner Noh, Associate Civil Engineer Symons and Deputy City Attorney Thompson-Bell.

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

4. POSTING OF THE AGENDA

Sr. Planning Associate Santana reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, April 28, 2016.

5. APPROVAL OF MINUTES

MOTION: Commissioner Watson moved to approve the April 6, 2016 Planning Commission minutes as written. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote, with Commissioner Rudolph abstaining (absent Commissioner Polcari).

6. REQUESTS FOR POSTPONEMENTS

Sr. Planning Associate Santana relayed the applicant's request to continue Agenda Item 12A, CUP16-00003, MOD16-00003: Michael Song (2455 Sepulveda LLC) indefinitely.

MOTION: Commissioner Rudolph moved to continue Agenda Item 12A indefinitely. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioner Polcari).

Chairperson D'anjou announced that the hearing will be re-advertised once a new date has been confirmed.

7. ORAL COMMUNICATIONS #1 – None.

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. **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 Associate Joe introduced the request.

Jim Tseng, applicant, voiced his agreement with the recommended conditions of approval. He explained that he would like to divide this parcel into two flag lots so they can be developed in the future.

Chairperson D'anjou related her observation that there are properties with similar layouts in this area.

In response to Commissioner Rudolph's inquiry, Mr. Tseng confirmed that he met with staff and his concerns about one of the Code Requirements had been resolved.

Daniel Follick, 239th Street, reported that the subject property currently has no sidewalk and juts into the street approximately four feet and asked if this will be addressed.

Associate Civil Engineer Symons advised that the applicant will be required to install curbs, gutters and sidewalk and the curbing will be in line with the rest of the street.

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

MOTION: Commissioner Rudolph moved to approve DIV16-00001, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioner Polcari).

Planning Associate Joe read aloud the number and title of Planning Commission Resolution No. 16-036.

MOTION: Commissioner Rudolph moved to adopt Planning Commission Resolution No. 16-036. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

11. **WAIVERS**

11A. WAV16-00005: CHARLES MCDONALD

Planning Commission consideration 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 4621 Milne Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations.

Recommendation: Approval.

Planning Associate Joe introduced the request.

Charles McDonald, 4621 Milne Drive, applicant, voiced his agreement with the recommended conditions of approval. He explained that he would like to build an addition at the rear of his house maintaining the existing five-foot side yard setback on the west side of his lot and this setback does not comply with current Code Requirements, which require a side yard setback of 10% of the width of the lot or eight feet. He further explained that he is only enclosing a balcony on the second floor and is not adding any square footage. He reported that he discussed the project with immediate neighbors and none of them had any concerns, noting that the neighbor to the west has a nine-foot side yard setback so there will be plenty of separation between the structures.

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

MOTION: Commissioner Watson moved to approve WAV16-00005, 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 Commissioner Polcari).

Planning Associate Joe read aloud the number and title of Planning Commission Resolution No. 16-040.

MOTION: Commissioner Rudolph moved to adopt Planning Commission Resolution No. 16-040. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Polcari).

12. FORMAL HEARINGS

12A. CUP16-00003, MOD16-00003: MICHAEL SONG (2455 SEPULVEDA LLC)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP07-00020), in conjunction with approval of a Conditional Use Permit to allow a new one-story commercial building with new on-grade parking on property located in the M-2 Zone at 2455 Sepulveda Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction.

Item was continued indefinitely.

12B. MOD16-00004, WAV16-00004: LANE DESIGN BUILD (NICHOLAS AND JENNY YIAKAS)

Planning Commission consideration for approval of a Modification of a previously approved Precise Plan of Development (PRE78-39) to allow first and second-story additions to a two-story, single-family residence, in conjunction with a Waiver of the average front yard setback, garage setback, side yard setback, and building height requirements, on property located within the Hillside Overlay District in the R-1 Zone at 925 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15305– Minor Alterations.

Recommendation: Approval.

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

Nicholas Yiakas, 925 Calle Miramar, applicant, voiced his agreement with the recommended conditions of approval and briefly described the proposed project.

In response to Commissioner Herring's inquiry, Mr. Yiakas confirmed that he had been able to resolve the privacy concerns of his neighbor at 316 Avenida Atezada, noting that there is an email from the neighbor to this effect in the supplemental material.

Commissioner Herring asked about this neighbor's concerns about drainage.

Mr. Yiakas responded that the drainage problem occurred due to a change in the pitch of the street; that repairs to his driveway have taken care of 99.9% of the problem; and that he will do whatever is necessary to address this issue during the construction process.

Plans Examiner Noh advised that the applicant will be required to submit a grading plan and a hydrology report during the plan check process to ensure that drainage issues are addressed.

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

MOTION: Commissioner Herring moved to approve MOD16-00004 and WAV16-00004, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Polcari).

Planning Associate Joe read aloud the number and title of Planning Commission Resolution Nos. 16-043 and 16-044.

MOTION: Commissioner Herring moved to adopt Planning Commission Resolution Nos. 16-043 and 16-044. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

13. RESOLUTIONS – None.

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Sr. Planning Associate Santana noted that the Community Development Director Weekly Summary Reports for April 14 and April 22, 2016 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Sr. Planning Associate Santana reviewed the agenda for the May 18, 2016 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Rudolph expressed concerns that the parkway in front of the Chase Bank at the corner of 182nd Street and Hawthorne Boulevard was not replanted after a new light pole was installed, and Sr. Planning Associate Santana offered to relay this information to Code Enforcement staff.

18B. Commissioner Tsao requested an excused absence for the May 18 Commission meeting because he will be attending a family reunion.

Commissioner Watson, seconded by Commissioner Herring, so moved and voice vote reflected unanimous approval (absent Commissioner Polcari).

18C. Commissioner Watson, Commissioner Gibson and Commissioner Herring spoke.

19. ADJOURNMENT

7:32 p.m., the meeting was adjourned to Wednesday, May 18, 2016 at 7:00 p.m.

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Approved as submitted June 1, 2016 s/ Rebecca Poirier, City Clerk
