



PLANNING COMMISSION

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, May 1, 15 and 29, 2015
Monday, May 25, 2015 (Memorial Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 20, 2015
7:00 P.M.

*"It's human nature to stretch, to go, to see, to understand.
Exploration is not a choice, really; it's an imperative."*

~ Michael Collins ~

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 Thursday, May 14, 2015.
5. **APPROVAL OF MINUTES:** April 1, 2015 and April 15, 2015
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. MOD14-00013: SOUTH BAY LEXUS (CITY OF TORRANCE)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP05-00041) to allow the operation of an automobile dealership in conjunction with the existing automobile service center, and to allow renovations and expansions to the existing building and site, on property located in the M-2 Zone at 24777 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-013)

11. WAIVERS

12. FORMAL HEARINGS

A. CUP15-00008: TIM ABRAMS (MARBLE PARK INVESTMENT)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a private training facility on property located in the M1-PP Zone at 2527 237th Street, Suite D. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-031)

B. CUP15-00002, WAV15-00007: H MART WEST INC (PACOSH, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow a grocery store with restaurant uses within an existing commercial building, in conjunction with a Waiver to allow a wall to exceed the maximum height on property located in the C-2 Zone at 4340 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15303 – New Construction. (Res. Nos. 15-032, 15-033)

C. CUP15-00006, DIV15-00002: ICON PLANNING AND DESIGN STUDIO (MARK AWAD)

Planning Commission consideration for approval of a Conditional Use Permit to allow two separate two-unit condominium developments on Parcels 4083-003-009 and 4083-003-010, in conjunction with a Division of Lot to allow a Lot Line Adjustment and for condominium purposes, on properties located in the R-2 Zone at 18300 Grevillea Avenue and APN 4083-003-009. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 15-034, 15-035)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. April 10, 2015
2. April 16, 2015
3. April 24, 2015
4. April 30, 2015
5. May 8, 2015

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