



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, June 12 and 26, 2015

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JUNE 17, 2015
7:00 P.M.

"My father gave me the greatest gift anyone could give another person, he believed in me."

~ Jim Valvano ~

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, June 11, 2015.
5. **APPROVAL OF MINUTES:**
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**

ROLL CALL: _____Skoll _____Tsao _____Watson _____D'anjou _____Gibson _____Herring _____Chairperson Polcari

10. CONTINUED HEARINGS

A. CUP15-00009, ZON15-00002, DIV15-00004, WAV15-00006: ANASTASI DEVELOPMENT (WILLIAM GARRETT)

Planning Commission consideration for approval of a Conditional Use Permit to allow a 16-unit residential condominium development, in conjunction with a Zone Change from C-5 (Conditional Commercial District) to RP (Residential Professional District), a Tentative Tract Map to consolidate the existing parcels and for condominium purposes, and a Waiver of the RP Zone height limit, on properties located in the C-5 Zone at 23625-23649 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 2008111046 – 2009 Torrance General Plan Update. (Res. Nos. 15-041, 15-042, 15-043)

11. WAIVERS

12. FORMAL HEARINGS

A. MOD15-00003 (CUP78-00077): GRAFFINO INC DBA BETTOLINO KITCHEN (RIVIERA PLAZA LLC)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP78-00077) to allow the transfer from a Type 41 to a Type 47 liquor license at an existing restaurant, on property located in the C-1 Zone at 211 Palos Verdes Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities. (Res. No. 15-046)

B. CUP15-00010: GARRETT HANES (JOHN THOMPSON)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a classic car storage and restoration, with spray booth, and limited sales on property located in the M1-PP Zone at 3115 Fujita Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-047)

C. CUP15-00007, ZON15-00001, DIV15-00003: MICHAEL ROTH

Planning Commission consideration for approval of a Conditional Use Permit to allow a three-story six-unit residential condominium development and to allow a Floor Area Ratio of 0.7, in conjunction with a Zone Change from A-1 (Light Agricultural District) to R-3 (Limited Multiple-Family Residential District), and a Tentative Tract Map for condominium purposes on property located in the A-1 Zone at 17502 Van Ness Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 2008111046 – 2009 Torrance General Plan Update. (Res. Nos. 15-044, 15-045)

- D. ZON12-00002, EAS12-00002: CITY OF TORRANCE
 Planning Commission consideration for adoption of a Mitigated Negative Declaration and approval of a Zone Change from A-1 (Light Agricultural District) to P-U (Public Use District) for APN 4087-037-902, as part of the North Torrance Well Field (NTWF) Project. The NTWF Project consists of developing one additional ground water well (Well #11) within undeveloped Right-of-Way between Yukon Elementary School and the west side of Yukon Avenue (4087-037-901); a site access road and utility easement along the southern property line of Yukon Elementary School site at 17815 Yukon Avenue, Torrance, CA 90504 (APN 4087-037-900); and one additional ground water well (Well #10), a 3-million gallon water storage reservoir, water treatment facilities, and booster pump station on a presently vacant site (APN 4087-037-902) bounded by the I-405 Freeway to the west and south, Yukon Elementary School to the east and Southern California Edison Right-of-Way to the north. Additionally, a total of approximately 9,000 feet of associated pipelines will be installed from the well sites to Yukon Avenue and in Yukon Avenue between existing Well #9 at McMaster Park (4087-033-900) to 182nd Street and the demolition of existing, deficient water pumping/storage facilities at McMaster Park at 3624 Artesia Blvd, Torrance, CA 90504.
- E. MOD15-00004 (CUP11-00009): MONKISH BREWING CO, LLC (THE CAPELLINO COMPANY) for approval of a Modification of a previously approved Conditional Use Permit (CUP11-00009) to extend the hours of operation and services at an existing brewery with tasting room on property located in the M-2 Zone at 20311 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-048)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

- A. Planning Commission Elections
- B. Community Development Director Weekly Summary Report(s)
1. May 28, 2015
 2. June 5, 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