

INDEX
TORRANCE PLANNING COMMISSION – AUGUST 19, 2015

<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>	2
8. <u>TIME EXTENSIONS</u>	2
9. <u>SIGN HEARINGS</u>	2
10. <u>CONTINUED HEARINGS</u>	
10A. ADM15-00003: Phillip Pecord c/o Autozone	2
10B. CUP15-00009, ZON15-00002, DIV15-00004, WAV15-00006: Anastasi Development (William Garrett) <i>Res. 15-041, -042 & -043</i>	2-5
11. <u>WAIVERS</u>	5
12. <u>FORMAL HEARINGS</u>	
12A. PRE15-00011, WAV15-00008: John Juge, Jr. (Gamble) <i>Res. 15-060 & -061</i>	5-6
12B. PRE15-00012: Keith Johnson (Perez) <i>Res. 15-062</i>	6-9
12C. PCR15-00002, WAV15-00010: Sonia Rodrigues <i>Res. 15-063 & -064</i>	9-10
12D. MOD15-00007: Harry Designs (Kashiwa Court LLC) <i>Res. 15-065</i>	10-11
13. <u>RESOLUTIONS</u>	
13A. MHE15-00031: Pamela Kelterborn <i>Res. 15-059</i>	11
14. <u>PUBLIC WORKSHOP ITEMS</u>	11
15. <u>MISCELLANEOUS ITEMS</u>	
15A. Community Development Director Weekly Summary Reports	11
16. <u>CITY COUNCIL ACTION ON PLANNING MATTERS</u>	11
17. <u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u>	11
18. <u>ORAL COMMUNICATIONS #2</u>	12
19. <u>ADJOURNMENT</u>	12

At 9:08 p.m., the meeting was adjourned to Wednesday, September 2, 2015 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, August 19, 2015, 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, Herring, Skoll, Tsao, Watson and Chairperson D'anjou.

Absent: Commissioner Polcari.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Gorbin, Associate Civil Engineer Symons, Assistant City Attorney Sullivan.

MOTION: Commissioner Watson moved to grant Commissioner Polcari an excused absence for this meeting. The motion was seconded by Commissioner Herring, and hearing no objection Chairperson D'anjou so ordered.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, August 14, 2015.

5. APPROVAL OF MINUTES

MOTION: Councilmember Gibson moved for the approval of the July 15, 2015 Planning Commission minutes as written. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Polcari).

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 10A, ADM15-00003: Phillip Pecord C/O Autozone, to September 16, 2015.

MOTION: Commissioner Gibson moved to continue Agenda Item 10A to September 16, 2015. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioner Polcari).

Chairperson D'anjou announced that there would be no additional notification because the hearing was continued to a date certain.

7. **ORAL COMMUNICATIONS #1** – None.

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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. **ADM15-00003: PHILLIP PECORD C/O AUTOZONE (FRANKLIN REAL ESTATE, LP)**

Planning Commission consideration of an appeal of a Community Development Director denial of a Planning Administrative Action to allow exterior modifications to an existing storefront on property located in the C-3 Zone at 4675 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 153011 – Existing Facilities.

Item was continued to September 16, 2015.

10B. **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 14-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.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Commissioner Skoll reported that he recused himself when this matter was originally considered on June 17, 2015 not only because he was vice president of the Southeast Homeowners Association, but also because he had heard comments about the project prior to the meeting, but that was not the case with the revised project, therefore he was prepared to participate in this hearing, noting that the City Attorney concurs with his decision.

Commissioner Herring disclosed that he visited the site several times, but did not speak with anyone. Commissioner Gibson disclosed that she knows Joan Thompson, a neighbor who spoke at the last hearing and has submitted written comments. Chairperson D'anjou disclosed that she also visited the site.

Scott Anastasi, Anastasi Development, applicant, voiced his agreement with the recommended conditions of approval. He stated that he held a meeting at the site on July 8, which was attended by approximately 30 people, and revisions were made based on their feedback making it a much better project.

Randy Morris, project architect, reviewed revisions made to the project to address residents' concerns. He explained that trash bins were relocated to the middle of the site to address concerns about noise and odors; that vehicular access was moved toward Arlington to avoid impacting adjacent residents and mitigate traffic impact; that the number of units facing 236th Place and 237th Street was reduced from 8 to 6 and they were redesigned to be more compatible with the neighborhood; that the 8 interior units remain the same because access is off Arlington and the density does not affect the residential neighborhood; and that west-facing windows were adjusted so living areas do not look into neighbors' yards and the setback on the west side was increased from 5 to 15 feet. He explained that he was unable to address concerns that the units might become rentals because the developer has no control over what property owners do with their units once they are purchased. With regard to concerns about water usage due to the drought, he advised that the project will comply with the newest regulations for water-saving fixtures and devices and it will have drought-tolerant landscaping. He noted that there was a request that the height of the westerly wall be increased from 6 feet to 8 feet due to privacy concerns, but related his belief that this was no longer an issue due to the repositioning of windows and the increased setback. He reported that concerns about residents using garages for storage instead of parking will be addressed in the CC&Rs. He pointed out that any kind of development built on this site is going to increase traffic since the site is currently underutilized.

Commissioner Skoll disclosed that he lives on 236th Street, but is not within the notification area and related his observation that this corner is in great need of improvement. He explained that he initially thought there should be fewer units, but after careful consideration he came to the conclusion that this is a very well designed project and he was inclined to support it as proposed, but would like to hear what residents have to say before making a decision.

Mr. Morris advised that the project's density was a balancing act because the larger three-bedroom units on 237th Street and 236th Place are likely to have three drivers, thereby generating more vehicular traffic than the two-bedroom units in the middle of the project.

Mr. Anastasi related his experience that two-bedroom units are in great demand in throughout the South Bay because they serve as a starter homes for single people and newly married couples.

Chairperson D'anjou invited public comment.

Joan Thompson, 236th Place, reported that she serves as block captain for Neighborhood Watch and approximately 30 people reviewed the revised plans at a National Night Out event at her home a couple of weeks ago. She stated that she was pleased by the revisions, which addressed some of neighbors' concerns, however, she still has concerns about the project's density, the adequacy of the parking, and the lack of open space. She noted that there is a major concern that the project will make it more difficult to turn left onto Arlington from eastbound 236th Place and requested that "Keep Clear" markings be painted on the street to make it easier for exiting vehicles.

Commissioner Gibson asked if balconies count as open space.

Planning Manager Lodan advised that balconies larger than 6' x 10' count toward open space requirements. He offered to relay the request for the Keep Clear markings to Transportation Planning staff, noting that there's a possibility that the request could be approved administratively, but it may need to be forwarded to the Traffic Commission.

Pat Alexander, 236th Place, stated that she appreciated the revisions, but would have liked to have seen the number of units reduced by two and more play space added. She echoed concerns that the project will make it more difficult to make a left turn onto Arlington from 236th Place and proposed that curbs on the corners be painted red to preserve the line-of-sight.

Commissioner Gibson noted that the request for red curbing was not within the Commission's purview and recommended contacting Transportation Planning staff.

Commissioner Skoll reported that he solved the problem of turning left onto Arlington by driving around the block to 237th and Arlington where there is a stop sign, and while it's a little bit out of the way, he's found that it's well worth it especially when there's a lot of traffic. He indicated that he also would like the curbs on the corners painted red.

Commissioner Herring asked if an analysis was done to determine the impact changing the zoning of the site from C-5 to R-P would have on traffic.

Planning Manager Lodan advised that staff did a comparison based on the square footage of the existing shopping center and the 16-unit project that was originally proposed using standard traffic generating models and determined that the commercial development would generate 344 trips per day, while the residential development would generate 93 trips. He stated that staff recognizes that the comparison does not represent current conditions because the dilapidated shopping center is not fully tenanted, however, this is the method by which comparisons are made for Planning purposes. He noted that in general, residential developments generate much less traffic than commercial developments.

Commissioner Tsao related his observation that people tend to drive more slowly on Arlington/Narbonne due to the enforcement efforts of both the L.A. County Sheriffs and the Torrance Police Department.

Returning to the podium, Mr. Anastasi stated that he thought adding red curbing at the corner was a great idea and would do what he could to accomplish this.

Commissioner Watson asked if there was any room to create a play area, and Mr. Anastasi responded that it was his experience that play areas are rarely used, especially in a development like this where the homebuyers tend to be younger people with babies and toddlers who require close supervision.

MOTION: Councilmember Herring moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote (absent Commissioner Polcari).

Commissioner Skoll stated that he spent a great deal of time reading the staff report and digesting it and he believes this is an excellent project, which will be a great improvement for this area. He commended Mr. Anastasi and his architect for their willingness to work with neighbors to address their concerns.

MOTION: Commissioner Skoll moved to approve CUP15-00009, ZON15-00002, DIV15-00004, and WAV15-00006, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution Nos. 15-041, 15-042 and 15-043.

MOTION: Commissioner Tsao moved for the adoption of Planning Commission Resolution Nos. 15-041, 15-042 and 15-043. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Polcari).

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **PRE15-00011, WAV15-00008: JOHN JUGE, JR. (JOHN AND DINA GAMPLE)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the addition of a semi-subterranean level to an existing two-story, single-family residence, in conjunction with a Waiver to exceed the maximum height, on property located within the Hillside Overlay in the R-1 Zone at 3823 Paseo de las Tortugas. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 Existing Facilities and 15305 – Minor Alterations.

Recommendation: Approval.

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

John Gamble, 3823 Paseo de las Tortugas, applicant, requested clarification of Condition No. 13, which requires that a particular type of street tree be planted. He noted that his property does not have a parkway and expressed concerns that the tree would conflict with his existing landscaping.

Chairperson D’anjou explained that the City specifies the type of tree to be used to create uniformity in the neighborhood.

Associate Civil Engineer Symons clarified that the tree is to be located in the 5-foot easement next to the sidewalk and the condition was not subject to modification by the Planning Commission because it is a code requirement.

John Juge, Jr., project architect, briefly described the proposed project, noting that the addition is semi-subterranean and it does not extend beyond the footprint of the existing house.

Commissioner Gibson related her understanding that the proposed exterior spiral staircase is not allowed.

Planning Manager Lodan advised that a condition has been included requiring that the staircase be eliminated, and Mr. Juge confirmed that it will be removed.

Commissioner Tsao reported that he drives by the site on an almost daily basis and understands why the applicant would want to expand his house in this way to take advantage of the beautiful view.

Commissioner Skoll commented positively on the project.

Commissioner Herring disclosed that he visited the site, but did not speak with anyone.

Mr. Juge questioned why a grading permit is required since less than 16 yards of soil will be removed, and Plans Examiner Gorbin advised that since the project involves excavation, the Grading Division must review it and will make the determination as to whether a grading permit is required.

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

MOTION: Commissioner Skoll moved to approve PRE15-00011 and WAV15-00008, 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 Gomez read aloud the number and title of Planning Commission Resolution Nos. 15-060 and 15-061.

MOTION: Commissioner Herring moved for the adoption of Planning Commission Resolution Nos. 15-060 and 15-061. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Polcari).

12B. PRE15-00012: KEITH JOHNSON (RONALD AND ANDREA PEREZ)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new, two-story, single-family residence on property located within the Hillside Overlay in the R-1 Zone at 101 Via la Circula. This project is Categorically Exempt per Guidelines Section 15303 – New Construction.

Recommendation: Approval.

Planning Associate Gomez introduced the request and noted supplemental material consisting of a revised silhouette plan and correspondence submitted by the applicant in support of the project.

Referring to the recommended conditions of approval, Keith Johnson, project architect, explained that Condition No. 7 requires the elimination of the sink and refrigerator in bedroom #4 due to concerns that it could be converted into a secondary living unit, however this is not his clients' intention and they would prefer to retain these amenities because the area is designed for their mother/mother-in-law. With regard to Condition No. 8, which requires the balcony railing to be replaced with a 5-foot high solid wall, he related his understanding that the wall must be low enough for someone to be able to climb over it to meet egress requirements.

With the aid of slides, Mr. Johnson briefly reviewed the proposed project. He reported that the plans were shared with neighbors and they did not receive any negative feedback until recently when the neighbor at 105 Via la Circula raised objections; that this neighbor's only solution was to eliminate the second story and that was not feasible; and that staff later visited this neighbor and subsequently recommended approval of the project as proposed. Referring to aerial photographs of the site, he offered to plant foliage to address privacy impact, noting that there are only three windows facing this neighbor, including a bathroom window that can be obscured glass. Urging approval, he stated that the project was designed to cause the least intrusion on the views, light, air and privacy of neighbors and he believes it will be a great addition to the neighborhood.

Commissioner Skoll asked if the silhouette shown in the slides is the latest silhouette.

Mr. Johnson clarified that the silhouette has always been accurate and remains unchanged, and it was only the certification that was revised per supplemental material.

Chairperson D'anjou, Commissioner Tsao and Commissioner Herring disclosed that they viewed the project site but did not speak with anyone.

Commissioner Skoll noted that the staff report mentions that second units are not allowed in the Hillside Overlay.

Planning Manager Lodan advised that the State required cities to enact guidelines that allow second residential units on R-1 properties, but the Hillside Overlay was excluded because it was deemed not to be appropriate for second units due to its narrow streets and other unique features.

Chairperson D'anjou stated that she could understand why someone would want to put in these amenities for an elderly parent and did not think this was an unreasonable request.

Planning Manager Lodan reported that the Torrance Municipal Code allows a full kitchen to be added for an elderly parent via the Conditional Use Permit process.

Mr. Johnson stated that the applicant does not need a full kitchen and will agree to eliminate the sink and refrigerator to get the project approved.

Andrea Perez, applicant, reported that her father-in-law passed away in November 2014 and her mother-in-law was not comfortable living alone; that she and her husband currently live in the neighborhood, but their lot is very sloped; and that they determined that the best solution would be to build a new home on this site. She explained that the downstairs suite was designed to provide her mother-in-law with a measure of privacy and autonomy and they reluctantly agreed to eliminate the refrigerator and sink to move the project along. She offered her assurance that they have no intention of renting out any portion of their new house. She noted that the letter of objection mentions that only three people will be living in the home, but there actually will be four, including their adult child, who is disabled and on Social Security. She stated that the project was designed to be consistent with the neighborhood and as unobtrusive as possible, noting that they plan to build the house as quickly as possible to minimize the inconvenience to neighbors.

Phyllis Valentin, 105 Via la Circula, voiced objections to the project, maintaining that the lower bedroom suite could easily be converted into a second unit in violation of the R-1 zoning and that project would intrude on her privacy. Additionally she questioned whether Andrea Perez had the authority to submit this application because the property's legal owners are listed as Paul and Barbara Perez.

Commissioner Watson asked if the City has encountered problems with illegal conversions.

Planning Manager Lodan advised that there have been instances where second units have been created within existing R-1 structures and the Code Enforcement process is used when they are discovered to ensure that they are returned to their original state.

In response to Commissioner Tsao's inquiry, Ms. Valentin clarified that she believes a second unit could be created by closing one wall at the south side of the property.

Commissioner Tsao noted that it is becoming increasingly common for elderly parents to live with their children because there is not enough senior housing and a lot of people cannot afford the senior housing that is available at \$5,000 or more per month.

Peter Valentin, 105 Via la Circula, reported that he has a parent living in a senior living facility because he understood when he purchased his home that there are very strict guidelines in the Hillside Overlay. He stated that he has lived in his home for 19 years and hopes to eventually pass it on to his son, therefore he wants to ensure that it remains an R-1 neighborhood. He suggested that while the Perez family may have no intention of creating a second unit, the property could change hands and the fact that the rental income could pay the mortgage will be a strong inducement. He also voiced objections to the proposed second story, contending that it would completely eliminate any privacy in his backyard, and offered to place Commissioners on a lift so they could personally view the impact.

Commissioner Tsao stressed the need for neighbors to work together in the Hillside Overlay and suggested the possibility that Mr. Valentin's son may wish to add a second story at some point in the future.

Andrea Perez wanted to clarify that Barbara Perez, the legal owner of the subject property, recently quit claimed it to her and her husband and their name will soon be on the title.

Mr. Johnson explained that while it was not possible to eliminate all privacy impact, every effort was made to minimize it, noting that the second floor was set back 25 feet from the property line adjacent to 105 Via La Circula to provide an added buffer and there are only three windows facing in this direction.

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

Commissioner Herring stated that while he could appreciate the Valentins' arguments, he believed the architect had done his due diligence and tried to make the project as least invasive as possible, therefore he will be supporting it.

Also voicing support for the project, Chairperson D'anjou related her belief that the applicants put a great deal of effort in trying not to impose on their neighbors. She noted that the Commission cannot vote based on something that may happen in the future.

MOTION: Commissioner Herring moved to approve PRE15-00012 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 15-062.

MOTION: Commissioner Tsao moved for the adoption of Planning Commission Resolution No. 15-062. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Polcari).

12C. PCR15-00002, WAV15-00010: SONIA RODRIGUES (SAL PLAZA)

Planning Commission approval of a Planning Commission Review to allow a two-unit project to exceed a 0.50 Floor Area Ratio, in conjunction with a Waiver of the side yard setback requirement, on property located within the Small Lot, Low-Medium Overlay District in the R-2 Zone at 2227 Andreo Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15305 – Minor Alterations.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Chairperson D'anjou, Commissioner Tsao, Commissioner Watson and Commissioner Gibson disclosed that they each had viewed the site, but did not speak with anyone.

Sonia Rodrigues, project designer, voiced her agreement with the recommended conditions of approval. She briefly described the proposed project, which consists of a one-story residence in the front and a second unit in the rear over the garage. She noted that curb cuts are not allowed in the Small Lot, Low-Medium Overlay so all garages are off the alley, with three enclosed garage spaces and one open space on the side.

Commissioner Watson noted that as the staff reports mentions, lots in the Small Lot, Low-Medium Overlay are narrower and substandard in size and questioned whether the proposed project might be a little over-built for this lot.

Ms. Rodrigues responded that there are several lots within the overlay that have two units and the proposed design was consistent with other projects that have been approved in recent years.

Commissioner Tsao related his observation that there are many properties in the area with a similar design. He asked if the garage was wide enough to accommodate three cars, and Ms. Rodrigues reported that the garage will be enlarged to meet the 27-foot minimum width requirement.

Commissioner Skoll voiced his opinion that Ms. Rodrigues had done an excellent job of designing a project for this challenging lot.

MOTION: Councilmember Skoll moved to close the public hearing. The motion was seconded by Commissioner Herring and passed by unanimous voice vote (absent Commissioner Polcari).

MOTION: Commissioner Herring moved to approve PCR15-00002 and WAV15-00010 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 Gomez read aloud the number and title of Planning Commission Resolution Nos. 15-063 and 15-064.

MOTION: Commissioner Skoll moved for the adoption of Planning Commission Resolution Nos. 15-063 and 15-064. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

12D. MOD15-00007: HARRY DESIGNS (KASHIWA COURT LLC)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP79-77) to allow a second-floor addition and interior and exterior remodeling to an existing industrial office/warehouse building on property located in the M1-PP Zone at 23145 Kashiwa Court. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Robert Nickell, applicant, reported that he has been in business since 1995 and purchased this building because he was tired of paying rent and is now ready to expand, noting that the project includes a new façade and energy efficient upgrades.

Responding to questions from the Commission, Mr. Nickell stated that he is a pharmacist by profession and has created a company that manufactures single-use injection kits designed to address contamination issues in doctor's offices. He reported that he will have 35-40 employees at this location, most of whom will work from 9:00 a.m. to 5:00 p.m., and he has purchased a second building in downtown Torrance for administrative staff. He explained that the company, which is licensed by the FDA, obtains the medications, puts the kits together, and then sells them via wholesalers and distributors. He clarified that his business is privately owned and he is not affiliated with any pharmaceutical company.

Commissioner Gibson commented positively on the project, indicating that she particularly liked the balcony area. Mr. Nickell responded that his goal was to create a pleasant environment for himself and his employees.

Commissioner Skoll noted that the staff report mentions that the site has been unoccupied for some time and recommends that areas where debris and empty plastic bottles have accumulated be swept, and Mr. Nickell agreed to take care of this immediately.

Commissioner Watson suggested that the product sounds like it would be useful for emergency kits.

Mr. Nickell stated that while he thought it was a good idea, his focus was strictly in-office medical practices and he already has more work than he can handle.

Commissioner Tsao stated that he thought this was a great location for the business and wished Mr. Nickell continued success.

Steve Kalty, 229th Place, requested clarification as to whether there would be any expansion outside the footprint of the existing building. He explained that he was caught unaware by the Torrance Memorial expansion, which took away his view of the green hillside, and wants to make sure something like that does not happen again.

Harry Abhichandani, Harry Designs, project architect, explained that project maintains the existing shell of the building and maximizes the space within it by expanding the existing second floor, which is currently a small mezzanine.

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

MOTION: Commissioner Skoll moved to approve MOD15-00007 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 Gomez read aloud the number and title of Planning Commission Resolution No. 15-065.

MOTION: Commissioner Herring moved for the adoption of Planning Commission Resolution No. 15-065. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Polcari).

13. RESOLUTIONS

13A. MHE15-00031: PAMELA KELTERBORN

Planning Commission consideration for adoption of a resolution reflecting their decision to approve MHE15-00031 to allow the retention of a seven-foot wide accordion door, which replaced a four-foot wide French door, on property located within the Hillside Overlay District in the R-1 Zone at 113 Vista del Sol. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 15-059.

MOTION: Commissioner Skoll moved for the adoption of Planning Commission Resolution No. 15-059. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote, with Commissioners Gibson and Herring abstaining (absent Commissioner Polcari).

14. PUBLIC WORKSHOP ITEMS – None.

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for July 31 and August 6, 2015 were distributed to the Commission.

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

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the September 2, 2015 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Tsao asked about the status of the H-Mart project, and Planning Manager Lodan reported that they are waiting for final building permits and will begin construction soon.

18B. Commissioner Watson related her understanding that there was a recent court decision that cities could not ban donation/collection bins.

Assistant City Attorney Sullivan advised that the decision came out of Michigan and the court ruled that banning all bins violated the First Amendment right of freedom of expression. He noted that the ruling would not affect Torrance because the city chose to regulate the bins rather than banning them.

18C. Commissioner Skoll noted that he had seen activity at the new Costco site, and Plans Examiner Gorbin reported that building permits have not been issued and he was meeting with Costco representatives on Monday.

18D. Commissioner Skoll related his observation that the new Jons Market does not appear to be close to being open, and Planning Manager Lodan reported that the market is undergoing extensive renovations.

18E. Commissioner Herring asked if the Planning Commission could get a walk-through of Del Amo mall before the formal opening, and Planning Manager Lodan agreed to look into the matter.

18F. Chairperson D'anjou requested an excused absence for the September 2 Planning Commission meeting. Commissioner Herring, seconded by Commissioner Gibson, so moved; and hearing no objection, it was so ordered.

19. ADJOURNMENT

At 9:08 p.m., the meeting was adjourned to Wednesday, September 2, 2015 at 7:00 p.m.

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Approved as submitted September 16, 2015 s/ Rebecca Poirier, City Clerk
