



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 20, 2014  
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, August 8 and 20, 2014  
Friday, September 5 and 19, 2014

Monday, September 1, 2014 (Labor Day)

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*"Education is the movement from darkness to light."*

*~ Allan Bloom ~*

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## 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 Friday, August 15, 2014.
5. **APPROVAL OF MINUTES:** August 6, 2014
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**

ROLL CALL: \_\_\_ Gibson \_\_\_ Skoll \_\_\_ Watson \_\_\_ D'anjou \_\_\_ Chairperson Polcari

## 10. CONTINUED HEARINGS

- A. ZON14-00003, GPA14-00003, DIV14-00008: CHANDLER RANCH PROPERTIES, LLC / BRI, LLC / CHANDLER PERRIS, LLC  
Planning Commission consideration for approval of a “City Boundary Modification” between Torrance and Rolling Hills Estates to allow the annexation/deannexation of 41 acres, a Zone Change and General Plan Amendment to designate the annexed land to P-1 Zone; Public/Quasi-Public/Open Space Land Use Designation, in conjunction with Tentative Parcel Map 61287 as it relates to land located in Torrance, and notice of intent to consider adoption of a Development Agreement on properties located within the Hillside Overlay District in the R-1/R1-PP/A-1 Zone. The environmental clearance for this project has been completed by the Lead Agency, Rolling Hills Estates, which certified a 2011 Final Environmental Impact Report (SCH#2008011027) for the project and later adopted a 2014 Addendum pursuant to Public Resources Code Section 21166, determining that none of the triggers that would have required further environmental review had occurred. The City of Torrance is acting as a responsible agency pursuant to CEQA Guidelines Section 15096. (Res. No. 14-039)

## 11. WAIVERS

## 12. FORMAL HEARINGS

- A. PRE14-00007: CHARLES BELAK-BERGER (GREG & JOELLEN STILES)  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 22317 Redbeam Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-050)
- B. CUP14-00018: ERIN RANK, HABITAT FOR HUMANITY OF GREATER LA (GARFIELD DEVELOPMENT LTD)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a Habitat for Humanity ReStore, involving retail sales and donation/recycling center, on property located in the M-2 Zone at 18600 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-051)

C. CUP14-00019: ARTHUR MURRAY DANCE STUDIO (ROLLING HILLS PLAZA, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a dance studio in an existing 2,562-square foot commercial tenant space located in the PD Zone at 2521 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-052)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. August 1, 2014
2. August 7, 2014

**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**