



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, SEPTEMBER 21, 2016  
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, September 16 & 30, 2016

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*"No act of kindness, no matter how small, is ever wasted."*

~ Aesop

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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 September 15, 2016.
5. **APPROVAL OF MINUTES: July 20, 2016 and August 3 & 17, 2016**
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. CUP16-00011, CUP16-00012, CUP16-00013, CUP16-00014, DIV16-00006, DIV16-00007: ENNIO SCHIAPPA HOMES, INC.

Planning Commission consideration for approval of Conditional Use Permits to allow a two-unit residential condominium development on each of the four parcels, in conjunction with Division of Lots for condominium purposes, on properties located in the R-2 Zone at 18512 Grevillea Avenue and APNs 4083-004-011, 4083-004-021, and 4083-004-022. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and 15315 – Minor Land Divisions.

(Res. Nos. 16-069, 16-070, 16-071, 16-072, 16-073, 16-074)

B. CUP16-00005, DIV16-00004, WAV16-00009, ZON16-00002: ROBERT STRINGFIELD (WAYNE G ANASTASI)

Planning Commission consideration for approval of a Zone Change from ML (M1-PP) (Limited Manufacturing District with Light Manufacturing – Precise Plan Overlay) to R-3 (Limited Multiple Family Residential District), in conjunction with a Conditional Use Permit to allow a 25-unit multiple-family residential community, a Waiver to allow a reduction of the window separation requirement, and a Tentative Tract Map for subdivision purposes, on property located in the ML (M1-PP) Zone at 20411 Earl Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 20081110146 – 2009 Torrance General Plan Update. (Res. Nos. 16-066, 16-067, 16-068)

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. PRE16-00012: OBELISK ARCHITECTS (LARRY JOHNSON)

Planning Commission consideration for approval of a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5321 Linda Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-078)

B. CUP16-00016, CUP16-00017, DIV16-00008: CHARLES BELAK-BERGER (LEE ROSEN)

Planning Commission consideration for approval of a Conditional Use Permit to allow a two-unit residential condominium development on each of the two parcels, in conjunction with a Division of Lot for condominium purposes, on properties located in the R-2 Zone at 3918 and 3922 242<sup>nd</sup> Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction, and 15315 – Minor Land Divisions. (Res. Nos. 16-079, 16-080, 16-081)

C. CUP16-00018: CRAFT BEER CELLAR TORRANCE (CNK INVESTMENT CO, INC)

Planning Commission consideration for approval of a Conditional Use Permit to allow instructional tastings at an existing craft beer retail store on property located in the P-D Zone at 24667 Crenshaw Boulevard, Suites #E and #F. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-082)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report (s)

1. August 12, 2016
2. August 18, 2016
3. August 26, 2016
4. September 1, 2016
5. September 9, 2016

**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**