



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, OCTOBER 5, 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.

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 30, 2016

"Autumn, the year's last, loveliest smile."

~ William Cullen Bryant

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 29, 2016.
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

10. CONTINUED HEARINGS

A. CUP15-00035, DIV15-00011, WAV15-00018: RICKY DE LA ROSA (JOE AND OLIVIA MANALO)

Planning Commission consideration for approval of a Conditional Use Permit to allow a three-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes, and a Waiver of the front yard and side yard setback requirements, on property located in the R-3 Zone at 2109 218th Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction, 15315 – Minor Land Divisions, and 15305 – Minor Alterations. (Res. No's. 16-023, 16-024, 16-025)

B. PRE15-00004: BIZHAN KHALEELI (MOHAMAD CHAHINE)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence with a rooftop deck on property located within the Hillside Overlay District in the R-1 Zone at 5505 Riviera Way. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 15-030)

11. WAIVERS

12. FORMAL HEARINGS

A. GPA16-00002, ZON16-00003 (EAS16-00003): CITY OF TORRANCE

Planning Commission consideration for adoption of a Negative Declaration and for approval of a General Plan Amendment from “Low-Density Residential” to “Public/Quasi-Public/Open Space” and a Zone Change from R-2 (Two-Family Residential) to P-U (Public Use) to allow the reconfiguration and expansion of the adjacent parking lot area of Torrance Fire Station No. 1, on property located in the R-2 Zone at 1716 Date Avenue.

- B. CUP16-00019: JUAN GONZALEZ (BRAVO COLLISION, INC)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automotive repair facility on property located in the M-2 Zone at 1801 Del Amo Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-083)

- C. PCR16-00002: MARISA FALCONE
 Planning Commission consideration for approval of a Planning Commission Review to allow first and second-story additions and a new detached garage to an existing one-story single family residence on property located within the Torrance Tract Overlay in the R-1 Zone at 1416 Acacia Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-084)

- D. PRE16-00009, WAV16-00008: ROBIN AHN
 Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story single family residence, in conjunction with a Waiver of the garage setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 205 Calle de Madrid. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities, and 15305 – Minor Alterations. (Res. Nos. 16-085, 16-086)

13. RESOLUTIONS

- A. CUP16-00005, DIV16-00004, WAV16-00009, ZON16-00002: ROBERT STRINGFIELD (WAYNE G ANASTASI)
 Planning Commission adoption of a resolution reflecting their decision to deny 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)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report (s)

1. September 23, 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