



# 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](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, October 2, 16 and 30, 2015

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, OCTOBER 21, 2015  
7:00 P.M.

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*"Knowledge will give you power, but character respect."*

*~ Bruce Lee ~*

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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 Thursday, October 15, 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: \_\_\_\_\_ Polcari \_\_\_\_\_ Skoll \_\_\_\_\_ Tsao \_\_\_\_\_ Watson \_\_\_\_\_ Gibson \_\_\_\_\_ Herring \_\_\_\_\_ Chairperson D'anjou  
P.C. 10/21/15

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

**A. CUP15-00021: JOSEPH SHEALY (CHRIS WONG)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of take-out only boba, shaved ice, juice and drink establishment on property located in the C-3 Zone at 2370 Crenshaw Boulevard, #J. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. No. 15-075)

**B. CUP15-00020: JEFF JAMILE/MR. J'S ACADEMY (FARZAD RASTEGAR)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a private school within an existing commercial building on property located in the H-MP Zone at 22760 Hawthorne Boulevard, #106. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. No. 15-076)

**C. PRE15-00017: DAVID STUDDS (CYRUS SHARGH)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 423 Camino de Encanto. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. No. 15-077)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. October 1, 2015
2. October 9, 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**