



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.

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, November 13, and 27, 2015

Wednesday, November 11, 2015 (Veteran's Day)
Thursday, November 26, 2015 (Thanksgiving)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 4, 2015
7:00 P.M.

"The family is the nucleus of civilization."

~ Will Durant ~

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 29, 2015.
5. **APPROVAL OF MINUTES:** October 7, 2015
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.

ROLL CALL: _____Herring _____Polcari _____Skoll _____Tsao _____Watson _____Gibson _____Chairperson D'anjou
P.C. 11/04/15

8. TIME EXTENSIONS

A. EXT15-00004: SIMON PROPERTY GROUP, INC

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV13-00005) for the purposes of lot consolidation and re-subdivision to match the proposed development on property located in the H-DA1 Zone at 3525 Carson Street. This project meets the requirements of the California Environmental Quality Act because there are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation. (Reso. No. 15-078)

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

A. CUP15-00022: MIGUEL GARCIA (MARUMATSU, INC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the re-establishment of a bar and restaurant with alcohol service on property located in the C-2 Zone at 5150 190th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. No. 15-079)

B. CUP15-00025: ELLM INC (TORRANCE TOWNE CENTER ASSOCIATES, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow beer and wine service in conjunction with the operation of new restaurant on property located in the P-D Zone at 2755 Pacific Coast Highway, Unit A. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. Nos. 15-080)

C. PRE15-00018, WAV15-00011: WILL BASILIO (CHRISTINA SUENAGA)

Planning Commission consideration for approval of a Precise Plan of Development to allow first story additions to an existing one-story single family residence, in conjunction with a Waiver of the rear yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 5326 Clearsite Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Reso. No. 15-081, 15-082)

D. PRE15-00019: WILL BASILIO (MICHAEL A. JONES)

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, in conjunction with a new rear deck on property located within the Hillside Overlay District in the R-1 Zone at 22640 Ellinwood Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Reso. No. 15-083)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. October 15, 2015
2. October 23, 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