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**TORRANCE PLANNING COMMISSION – DECEMBER 16, 2015**

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At 7:20 p.m., the meeting was adjourned to Wednesday, January 6, 2016 at 7:00 p.m.

December 16, 2015

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, December 16, 2015, in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Polcari.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners Gibson, Herring, Polcari, Skoll, Tsao and Chairperson D'anjou.

Absent: Commissioner Watson (excused).

Also Present: Planning Manager Lodan, Planning Associate Martinez, Planning Assistant Oorts and Assistant City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, December 10, 2015.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Polcari moved to approve the November 18, 2015 minutes as written. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote, with Commissioner Herring abstaining (absent Commissioner Watson).

**6. REQUESTS FOR POSTPONEMENTS – None.**

**7. ORAL COMMUNICATIONS #1 – None.**

**8. TIME EXTENSIONS**

**8A. EXT15-00006: SAKURA FINETEK USA, INC (WOLFGANG MUELLER)**

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV06-00025) to allow the consolidation of two lots into one on properties located in the M-2 Zone at 1750 214<sup>th</sup> Street and 1600 Abalone Avenue. This project is Categorically Exempt for CEQA per Guidelines Section 15305 – Minor Alterations.

**Recommendation:** Approval.

Planning Associate Martinez introduced the request.

John Tripodis, representing Sakura Finetek, reported that the Time Extension is necessary to facilitate the construction of a warehouse/manufacturing building, which is currently in progress, and to finalize the Tentative Parcel Map with L.A. County.

**MOTION:** Commissioner Herring moved to close the public hearing. The motion was seconded by Commissioner Polcari and passed by unanimous voice vote (absent Commissioner Watson).

**MOTION:** Commissioner Polcari moved to approve EXT15-00006, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Watson).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 15-096.

**MOTION:** Commissioner Herring moved to adopt Planning Commission Resolution No. 15-096. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioner Watson).

9. **SIGN HEARINGS**- None.

10. **CONTINUED HEARINGS** – None.

11. **WAIVERS** - None.

12. **FORMAL HEARINGS**

12A. **CUP15-00018: LOUIS SKELTON (CHASE/PLAZA DEL AMO PROPERTIES, LLC)**

Considered later in the meeting, see page 3.

12B. **CUP15-00029: BYANT PALMER SOTO, INC. (TOWN & COUNTRY INVESTORS LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a new restaurant with beer and wine service on property located in the C-3 Zone at 2809 Pacific Coast Highway. This project is Categorically Exempt for CEQA per Guidelines Section 15301 – Existing Facilities.

**Recommendation:** Approval.

Planning Associate Martinez introduced the request.

Commissioner Gibson disclosed that she knows Lisa Eriksen, owner of Lisa's Bon Appetite, and her daughter Susanne Alexander, but that will not affect her decision.

Susanne Alexander, representing Lisa's Bon Appetite, explained that they are moving from their current location on Pacific Coast Highway and their café will be at this location in the Town & Country shopping center and the catering portion of the business has been moved to a facility on Lomita Boulevard.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote (absent Commissioner Watson).

**MOTION:** Commissioner Skoll moved to approve CUP15-00029, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Watson).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 15-098.

**MOTION:** Commissioner Tsao moved to adopt Planning Commission Resolution No. 15-098. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Watson).

Item 12A was considered out of order at this time.

**12A. CUP15-00018: LOUIS SKELTON (CHASE/PLAZA DEL AMO PROPERTIES, LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the service of beer and wine (Type 41) at an existing deli on property located in the H-DA2 Zone at 3849 Torrance Boulevard. This project is Categorically Exempt for CEQA per Guidelines Section 15301 – Existing Facilities.

**Recommendation:** Approval.

Planning Associate Martinez introduced the request.

A brief discussion ensued, and it was the consensus of the Commission to take action on this matter even though no representative was present because the applicant Guilliano's Delicatessen is a long-standing business in Torrance.

**MOTION:** Commissioner Polcari moved to approve CUP15-00018, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Watson).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 15-097.

**MOTION:** Commissioner Tsao moved to adopt Planning Commission Resolution No. 15-097. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote (absent Commissioner Watson).

Assistant City Attorney Sullivan noted for the record that no one from the public was present in the audience at this time.

**13. RESOLUTIONS – None.**

**14. PUBLIC WORKSHOP ITEMS – None.**

**15. MISCELLANEOUS ITEMS**

**15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for November 25, and December 4, 2015 were distributed to the Commission.

**16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the City Council considered the Precise Plan of Development at 406 Camino de Encanto at the December 15, 2015 City Council meeting and voted to deny the project by a vote of 4-3.

**17. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reported that the January 6, 2016 Planning Commission meeting may be canceled depending on what action the City decides to take regarding the regulation of medical marijuana dispensaries and Commissioners will be notified as soon as the decision has been made.

**18. ORAL COMMUNICATIONS #2**

Commissioners extended holiday greetings and thanked staff for their efforts this past year.

**19. ADJOURNMENT**

7:20 p.m., the meeting was adjourned to Wednesday, January 6, 2016 at 7:00 p.m.

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| Approved as submitted<br>February 3, 2016<br>s/ Rebecca Poirier, City Clerk |
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