



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, SEPTEMBER 15, 2010
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 10 & 24, 2010

Monday, September 6, 2010 (Labor Day)

"You can get all A's and still flunk life."

~ Walker Percy ~

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, September 9, 2010.
5. **APPROVAL OF MINUTES: August 4 & August 18, 2010**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

9. CONTINUED HEARINGS

A. CUP10-00010, DIV10-00003, DVP10-00001, & WAV10-00005: OBELISK ARCHITECTS (ST MERCURIUS/ST ABRAAM CHURCH)

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit for the development of a Church Master Plan and to allow modifications to existing educational operations including the operation of a summer program, a Division of Lot to allow for the consolidation of two existing parcels into one parcel, and a Waiver of the street and landscaped setback requirements to allow the rehabilitation of an existing structure and retention of an existing landscape planter on property located in the HBCSP-DA2 Zone at 3611 and 3645 Torrance Boulevard. (Res. Nos. 10-046, 10-047, 10-048, 10-049)

B. CUP10-00011: COLE VOCATIONAL SERVICES – TORRANCE (KATHY PHAM)

Planning Commission consideration for approval of a Conditional Use Permit to allow an Adult Daycare Facility on property located in the H-NT Zone at 4236 Artesia Boulevard. (Res. No. 10-051)

C. MOD10-00007: PAUL BOGHOSSIAN (CHRIST THE KING LUTHERAN CHURCH)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP75-19) to allow the installation of a modular classroom on property located in the A-1/R-2 Zone at 2706 182nd Street. (Res. No. 10-050)

10. WAIVERS

11. FORMAL HEARINGS

A. PRE10-00008, WAV10-00007: PETER A. RAHILL (NICK & KAREN TRAINA)

Planning Commission consideration for approval of a Precise Plan of Development to allow first story additions and the remodel of the first and second story of an existing two-story single family residence in conjunction with a Waiver to allow less than the required front and side yard setbacks on property located within the Hillside Overlay District in the R-1 Zone at 22705 Draille Drive. (Res. Nos. 10-052, 10-053)

- B. DIV10-00004, WAV10-00008: DAVID KNEEL / WILLDAN ENG (KENNETH LOUIE & ROBERT HARBOUR)
 Planning Commission consideration for approval of a Lot Line Adjustment to accommodate an existing encroaching garage, in conjunction with a Waiver of the side yard setback requirement on properties located within the Hillside Overlay District in the R-1 Zone at 4100 and 4106 Via Lado. (Res. Nos. 10-054, 10-055)
- C. CUP09-00023, GPA09-00001, TTM71250 (EAS09-00005): DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)
 Planning Commission consideration for the adoption of a Negative Declaration, the approval of a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to create five lots to match existing parcel usage and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML-C4 Zone at 20525 Hawthorne Boulevard. (Res. Nos. 10-056, 10-057)

12. RESOLUTIONS

- A. CUP09-00005, VAR09-00002, WAV09-00006 (EAS09-00002): ION CRETU (SAINTS ARCHANGELS MICHAEL & GABRIEL ROMANIAN ORTHODOX CHURCH)
 Planning Commission adoption of Resolutions reflecting their decision to approve a Conditional Use Permit to allow the construction of an auxiliary building above the parking lot of the existing church facility and a Waiver of the side and rear setback requirements on property located in the R-2 Zone at 4102 Hickman Drive. (Res. Nos. 09-038, 09-039)

13. PUBLIC WORKSHOP ITEMS

14. MISCELLANEOUS ITEMS

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT