



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, FEBRUARY 4, 2015  
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](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, February 6 and 20, 2015

Thursday, February 12, 2015 (Lincoln's Birthday)

Monday, February 16, 2015 (President's Day)

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*"Where there is love there is life.*

*~ Mahatma Gandhi ~*

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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 Friday, January 30, 2015.
5. **APPROVAL OF MINUTES**
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. **SIGN HEARINGS**

## 10. CONTINUED HEARINGS

- A. CUP14-00026: JOSE PONCE (NORTH TORRANCE PLAZA, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a small collection recycling facility within the western parking area of the existing shopping center on property located in the C-2 Zone at 4848 190th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-004)

## 11. WAIVERS

## 12. FORMAL HEARINGS

- A. DIV14-00015: CONTINENTAL DEVELOPMENT CORPORATION (CONTINENTAL SKYPARK, LLC/CONTINENTAL 23248 HAWTHORNE CORPORATION)  
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment between two properties located at 23220-40 Hawthorne Boulevard (APN 7378-014-032 and APN 7378-015-058) on properties located in the HMP and HSP Zones. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 15-008)
- B. CUP14-00031: FITNESS FANATICS, LLC (3720 PCH, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a fitness facility within an existing commercial center on property located in the H-PCH Zone at 3720 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-009)
- C. CUP14-00032: NATHAN BATTLE, CATALDO ARCHITECS, INC (GHT AL, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of an approximately 31,000 square foot industrial building on property located in the M-2 Zone at 570 Alaska Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15302 – Replacement or Reconstruction. (Res. No. 15-010)
- D. CUP14-00033, DIV14-00016: ELIZABETH SROUR (DREAM HOMES, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new three-unit condominium development, in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2443 Border Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 15-011, 15-012)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. January 16, 2015
2. January 22, 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**