



## 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.tornet.com](http://www.tornet.com).

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, March 2

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 21, 2007  
7:00 P.M.

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**"To err is natural; to rectify error is glory."**

**~GEORGE WASHINGTON~**

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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 02/15/07.
5. APPROVAL OF MINUTES:
6. REQUESTS FOR POSTPONEMENTS

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. PCR06-00006, WAV06-00017: JAMES AND CHRISTINE BOLINAS (OLIVEIRA DESIGN)  
Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a second dwelling unit over a detached garage resulting in a floor area ratio above 0.5 and a Waiver to allow a reduction of the side yard setback requirement for the detached garage unit on property located in the Small Lot, Low-Medium Overlay District in the R-2 Zone at 1808 Gramercy Avenue.  
(Res. Nos. 06-136, 06-137)
- B. PRE06-00033: GHASSAN ELMEL (BIZHAN KHALEELI)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5312 Doris Way. (Res. No. 07-018)

**9. WAIVERS**

- A. WAV06-00023: SONIA RODRIGUES (RUSSELL WILLIAMS)  
Planning Commission consideration for approval of a Waiver to allow a reduction of the side yard setback requirements in conjunction with a one story addition to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 628 Calle Miramar. (Res. No. 07-021)
- B. WAV06-00027: ROBERT GARSTEIN (TOM KOWACH)  
Planning Commission consideration for approval of a Waiver to allow a reduction of the front and side yard setback requirements in conjunction with a two story addition to an existing one story single family residence on property located in the R-1 Zone at 16909 Ardath Avenue.  
(Res. No. 07-022)

**10. FORMAL HEARINGS**

- A. CUP06-00025, DIV06-00023: SCOTT TAN  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 1748 and 1750 Flower Ave.  
(Res. Nos. 07-023, 07-024)

B. PRE06-00028, WAV06-00019: GREG SCHNEIDER (VINCE AND MARCIA LONG)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one-story single family residence in conjunction with a Waiver to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5420 Carol Drive. (Res. Nos. 07-025, 07-026)

C. PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL)

Planning Commission consideration for approval of a previously approved Precise Plan of Development (PRE02-00027) for a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid. (Res. No. 07-027)

**11. RESOLUTIONS**

**12. PUBLIC WORKSHOP ITEMS**

**13. MISCELLANEOUS ITEMS**

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

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

**16. ORAL COMMUNICATIONS FROM THE PUBLIC**

**17. ADJOURNMENT**

ROLL CALL: \_\_\_ Browning \_\_\_ Busch \_\_\_ Gibson \_\_\_ Horwich \_\_\_ Uchima \_\_\_ Weideman \_\_\_ Chairperson Faulk