



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.

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, December 7, 2007
Friday, December 21, 2007

Monday, December 24, 2007 (Christmas Eve)
Tuesday, December 25, 2007 (Christmas Day)
Monday, December 31, 2007 (New Years Eve)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 5, 2007

7:00 P.M.

"To talk well and eloquently is a very great art, but that an equally great one is to know the right moment to stop."

~Mozart~

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 November 30, 2007.
5. APPROVAL OF MINUTES: OCTOBER 17, 2007 and NOVEMBER 7, 2007
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 or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

9. CONTINUED HEARINGS

- A. PRE06-00037: RUKHSANA MIR
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 417 Via Anita. (Res. No. 07-063)
- B. PRE07-00010: TOM AND MARY PAT GAHAN
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 22322 Susana Avenue. (Res. No. 07-087)
- C. PRE06-00040: SCOTT AND RENA VAN DOESELAR
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of second story additions to an existing two-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 22630 Draille Drive. (Res. Nos. 07-049)
- D. MIS07-00237: CHUNGON WANG (KAY WARREN)
Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow the construction of a ramp and stairs along the rear portion of the residence providing access to a proposed deck one foot above grade on property located in the Hillside Overlay District in the R-1 Zone at 441 Paseo De La Playa. (Res. Nos. 07-122)

10. WAIVERS

11. FORMAL HEARINGS

- A. PCR07-00001, CUP07-00028: MAKENA GREAT AMERICAN
Planning Commission consideration for approval of a Planning Commission Review for the construction and operation of a new retail/commercial center in conjunction with a Conditional Use Permit to allow restaurant/food uses on property located in the C-2 Zone at 4135 Pacific Coast Highway. (Res. Nos. 07-129, 07-130).

- B. CUP07-00026, TTM69668: DIANNA AND MICHAEL TUMANJAN
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new five-unit condominium project exceeding two stories in height in conjunction with a Tentative Tract Map to merge two lots into one and for condominium purposes on properties located in the R-3 Zone at 2718 and 2722 Dalemead Street.
(Res. Nos. 07-127, 07-128)

12. RESOLUTIONS

- A. CUP07-00024, TTM069717: CAPELLINO & ASSOCIATES
Planning Commission adoption of a resolution reflecting their decision to deny without prejudice a Conditional Use Permit to allow the construction and operation of a new professional office condominium development in conjunction with a Tentative Tract Map for condominium purposes, which would include the abandonment of a portion of Sartori Avenue, on property located in the C-1 Zone at 1104 Sartori Avenue.
(Res. Nos. 07-106, 07-107)
- B. PRE07-00016: LYNETTE FINLEY
Planning Commission adoption of a resolution reflecting their decision to deny without prejudice a Precise Plan of Development to allow the construction of a new two-story single-family residence located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.
(Res. No. 07-114)
- C. PRE07-00018, WAV07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)
Planning Commission adoption of a resolution reflecting their decision to approve a Precise Plan of Development to allow the construction of a new one-story single-family residence in conjunction with a Waiver for the reduction in the front and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.
(Res. Nos. 07-100, 07-126)
- D. PRE07-00023: PETER PALDINO (ALEX DANIELS)
Planning Commission adoption of a resolution reflecting their decision to deny without prejudice a Precise Plan of Development to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5405 Paseo De Pablo. (Res. No. 07-124)

ROLL CALL: ___ Browning ___ Faulk ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Busch

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

ROLL CALL: ___ Browning ___ Faulk ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Busch

P.C. 12/05/07