



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JANUARY 5, 2005
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 Jane Isomoto 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, January 7

&

Thursday, December 30 (1/2 day)
Friday, December 31, (New Year's Eve)
Monday, January 17 (Martin Luther King)

"A pessimist sees the difficulty in every opportunity; an optimist sees the opportunity in every difficulty."

SIR WINSTON CHURCHILL

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES FOR NOVEMBER 3, 2004
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: ___ Botello ___ Drevno ___ Fauk ___ LaBouff ___ Horwich ___ Uchima ___ Chairperson Muratsuchi

7. CONTINUED HEARINGS

8. WAIVERS

A. WAV04-00029: BRIAN LIVINGSTON

Planning Commission consideration for approval of a Waiver to allow a reduction of the front and rear yard setback requirements for an existing single-family residence on property located in the R-1 Zone at 4819 Mayor Drive. (Res. No 05-001)

9. FORMAL HEARINGS

A. MOD04-00019 (CUP04-00033), DIV04-00022: AP-ESCONDIDO C/O THE ABBEY COMPANY

Planning Commission consideration for approval of a Division of Lot to allow the creation of three new parcels, two of which are postage stamp lots and one is a shared parcel, and a Modification of a previously approved Conditional Use Permit (CUP04-00033) to reflect the new parcels on property located in the M-2 Zone at 23600 Telo Avenue. (Res. No's. 05-002, 05-003)

B. PRE04-00029: GRACE AND KIERON ROBERT ADHIKARI

Planning Commission consideration for approval of a Precise Plan of Development to allow exterior modifications over 14-ft in height to an existing single family residence on property located in the R-1 Zone at 22721 Gaycrest Avenue (Res. No. 05-004)

- C. PCR04-00003, WAV04-00015: SUSAN GARCIA (DANNY OANDASAN)
Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a second dwelling unit resulting in a Floor Area Ratio above 0.5 and a Waiver to allow a reduction in the side yard setback requirements on property located in the Small Lot, Low-Medium Overlay Zone at 2203 Gramercy Avenue. (Res. No. 's. 05-005, 05-006)
- D. CUP04-00026, EAS04-00006, DIV04-00021: KEITH PALMER – BRYANT PALMER SOTO INC. / LOWE'S SOUTH TORRANCE
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a 140,938 square-foot home improvement retail store, with corresponding garden center on an 11.22-acre site. The project includes the division of one leasehold parcel into two parcels, parcel 1 proposed at 11.22 acres (for proposed Lowe's store) and parcel 2 proposed at 11.00 acres (for remaining light industrial use) on property located in the M-2 Zone on the south side of Skypark Drive, approximately 1,500 feet west of the intersection of Crenshaw Boulevard, at 2700 Skypark Drive. (Res. No's. 05-007, 05-008)

10. **RESOLUTIONS**
11. **PUBLIC WORKSHOP ITEMS**
12. **MISCELLANEOUS ITEMS**
13. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
14. **LIST OF TENTATIVE PLANNING COMMISSION CASES**
15. **ORAL COMMUNICATIONS FROM THE PUBLIC**
16. **ADJOURNMENT**