

January 16, 2013

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, January 16, 2013 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gibson.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Skoll, Weideman and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Officer Kazandjian, and Assistant City Attorney Sullivan.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, January 10, 2013.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved for the approval of the December 5, 2012 Planning Commission minutes as submitted. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote, with Commissioner Gibson abstaining.

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed requests to continue Item 10A, MOD12-00008: Sauers Lopez Construction Inc. (Jeff LaPlant) indefinitely and to continue Item 12A, PRE12-00016: Obelisk Architects (Kit Kaiser) to February 20, 2013.

MOTION: Commissioner Weideman moved to continue Item 12A to February 20, 2013. The motion was seconded by Commissioner D'anjou and passed by unanimous voice vote.

MOTION: Commissioner Weideman moved to continue Item 10A indefinitely. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

7. **ORAL COMMUNICATIONS #1**

7A. Fire Marshal Martin Serna introduced Laura Mapes who recently joined the Torrance Fire Department as Fire Prevention Manager.

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Chairperson Uchima reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. **TIME EXTENSIONS** – None.

9. **SIGN HEARINGS** – None.

10. **CONTINUED HEARINGS**

10A. **MOD12-00008: SAUERS LOPEZ CONSTRUCTION INC. (JEFF LA PLANT)**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP00-00032) to allow additions and a new parking structure to an existing automobile dealership on property located in the C-2 Zone at 2900 Pacific Coast Highway.

Item was continued indefinitely.

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **PRE12-00016: OBELISK ARCHITECTS (KIT KAISER)**

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 within the Hillside Overlay District in the R-1 Zone at 412 Via Linda Vista.

Item was continued to February 20, 2013.

12B. **CUP12-00020: SOKA GAKKAI INTERNATIONAL USA (PLAZA DEL AMO LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a church within an existing building on property located in the M-L Zone at 2340 Plaza del Amo.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

Jan Trobaugh, project architect, voiced his agreement with the recommended conditions of approval. He stated that the proposed Buddhist church will operate the same as any other church with office hours Monday through Saturday and church services on Sunday. He related his experience that having a church located within a business park works very well.

In response to Commissioner Skoll's inquiry, Cliff Sawyer, West Territory Leader for Soka Gakkai International USA, reported that the local church has approximately 300 members.

Commission Weideman expressed concerns that the maximum occupancy of the sanctuary is 250 people, and Mr. Sawyer explained that the sanctuary was designed for typical usage and it would be a "small miracle" if all members showed up at one time.

Commissioner Gibson noted that Youth Council members sometimes park in this parking lot when meeting at a nearby building on Saturdays.

Planning Manager Lodan advised that the property owners have allowed Youth Council members to use the parking lot even though this is not required, and doubted that the church will necessitate any changes to this practice.

Commissioner Skoll asked about the timeline for the project, and Mr. Sawyer stated that they hope to have the church up and running as soon as possible.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that a condition was included (Condition No. 5) stating that a more restrictive parking requirement will be in effect if fixed seating is installed in the future since the parking requirement was based on the less restrictive rate for a sanctuary with no fixed seating.

MOTION: Commissioner Polcari moved for the approval of CUP12-00020, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Weideman and passed by unanimous vote.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 13-002.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-002. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

13. RESOLUTIONS

13A. PCR12-00001, WAV12-00005: ELPIDIO MANALO

Planning Commission adoption of resolutions reflecting their decision to deny a Planning Commission Review to allow two units to exceed a 0.50 floor area ratio in conjunction with a Waiver of the side yard setback on property located within the Small Lot, Low-Medium Overlay District in the R-2 Zone at 2212 Gramercy Avenue.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution Nos. 12-046 and 12-047.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 12-046 and 12-047. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote, with Commissioner D'anjou and Chairperson Uchima abstaining.

14. **PUBLIC WORKSHOP ITEMS**- None.

15. **MISCELLANEOUS ITEMS**

15A. **COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that Community Development Director Weekly Summary Reports were distributed to the Commission for the following dates.

November 9, 2012	December 7, 2012
November 15, 2012	December 13, 2012
November 21, 2012	December 21, 2012
November 29, 2012	January 4, 2013
	January 10, 2013

CITY CLERK NOTE: The reports of November 9, through November 29 were previously received and duly reported in the minutes of December 5, 2012.

The Community Development Director Weekly Summary Reports of December 7, 13, and 21, 2012 and of January 4 and 10, 2013 as distributed to the Planning Commission are to be incorporated and attached to these minutes herein by reference.

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

Planning Manager Lodan reported that the City Council considered the Montessori school on Hawthorne Boulevard, the Rock & Brews restaurant in Riviera Village, and the Delurgio project on Via El Toro in recent weeks and all of the projects were ultimately approved.

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

Planning Manager Lodan advised that the agenda for the February 6, 2013 Planning Commission meeting had not been finalized.

18. **ORAL COMMUNICATIONS #2**

18A. Jamie Ruth Watson, recent appointee to the Planning Commission, introduced herself, and Commissioners welcomed her to the commission.

18B. In response to Commissioner Rizzo's inquiry, Planning Manager Lodan reported that the Burger King next to Bishop Montgomery will reopen as a Wendy's and confirmed that Walmart has been identified as the food market tenant on the former Kmart site.

18C. Commissioner Weideman stated that it has been a pleasure to serve with Chairperson Uchima for the past seven years, citing his wisdom and well thought-out decisions.

18D. Commissioner Skoll stated that he has enjoyed serving with Chairperson Uchima for the past six years and he particularly appreciated his handling of the Rock & Brews hearing because it could have gone on for much longer. He congratulated him on being appointed to the Parks and Recreation Commission and wished him well in future endeavors.

18E. In response to Commissioner Skoll's inquiry, Planning Manager Lodan reported that Five Guys has been identified as one of the restaurants at the corner of Lomita and Hawthorne Boulevard but the other restaurant has not yet been identified.

18F. Commissioner Skoll reported that he saw a notice in the newspaper that Lazy Dog restaurant had been issued a new liquor license, and Planning Manager Lodan indicated that he was not aware of any changes to this tenancy.

18G. Commissioner Gibson stated that it has been a joy to extend her friendship with Ray Uchima for the past six years as a colleague on this commission and knows he has great adventures ahead of him.

18H. Commissioner Polcari thanked Ray Uchima for serving as a mentor for the past two years, noting his unique ability to engineer solutions when they are not readily apparent.

18I. Chairperson Uchima commented on his enjoyment serving on this commission for the past 10 years, stating that he particularly enjoyed meeting and interacting with so many wonderful people from different backgrounds, many of whom he otherwise would have never had an opportunity to meet.

19. ADJOURNMENT

At 7:39 p.m., the meeting was adjourned to Wednesday, February 6, 2013 at 7:00 p.m.

Approved as Submitted February 20, 2013 s/ Sue Herbers, City Clerk
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