



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JANUARY 18, 2006
6:00 P.M.

NOTE EARLY START TIME

**“In the end, we will remember not the words of our
enemies, but the silence of our friends.”**

MARTIN LUTHER KING JR.

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: NOVEMBER 16, 2005**
6. **REQUESTS FOR POSTPONEMENTS**

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.torrnet.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 20

Monday, January 16 (Martin Luther King, Jr. Day)

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

A. PRE05-00023, WAV05-00013: LES ARNESON

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 and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

B. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

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 424 Camino De Encanto. (Res. No. 05-176)

9. WAIVERS

10. FORMAL HEARINGS

A. CUP05-00042: KOUSA USA INC (KEVIN FRANKLIN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the on-site consumption of beer and wine in conjunction with an existing bona fide restaurant on property located within the Crossroads shopping center in the Planned Development Zone at 24215 Crenshaw Boulevard. (Res. No. 06-001)

- B. CUP05-00038, DIV05-00022: RIAD ITANI
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18305 Amie Avenue. (Res. Nos. 06-002, 06-003)
- C. CUP05-00039, DIV05-00023: CL DESIGN (CHRIS LOH)
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 24221 Madison Street. (Res. Nos. 06-004, 06-005)
- D. PRE05-00046: EDWARD CARSON BEALL & ASSOCIATES (GEORGE SHAW)
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 404 Via Linda Vista. (Res. No. 06-006)
- E. PRE05-00040: BRIAN HSIEH (WILL BASILIO)
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 5237 Vanderhill Road. (Res. No. 06-007)

ROLL CALL: ___ Browning___ Busch ___ Drevno ___ Faulk ___ Horwich ___ Chairperson Uchima

- F. EAS05-00003, MOD05-00012 (CUP96-00002 & PRE96-00003): JAMIE ALAI
Planning Commission consideration of an Environmental Assessment and adoption of a Negative Declaration to allow a Modification of a previously approved Conditional Use Permit and a Precise Plan of Development to allow the expansion of an existing self-storage facility on property located in the M1-PP Zone at 23711 Crenshaw Boulevard. (Res. No. 06-008)
- G. MOD05-00015 (CUP72-60, CUP84-29): RHL DESIGN/AUTONATION
Planning Commission consideration for approval of a Modification of two previously approved Conditional Use Permits to allow the construction of new service areas on the ground floor, two multi-story parking structures and replacement/remodeling of existing showrooms for two existing automobile dealerships (Jaguar and Infinity) on property located in the C-3 Zone at 3111 and 3131 Pacific Coast Highway. (Res. No. 06-009)

11. RESOLUTIONS

- A. PRE05-00035: STUDIO 9ONE2
Planning Commission consideration of a resolution approving a Precise Plan of Development to allow the construction of a new two story, single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 5251 Zakon Road. (Res. No. 05-173)
- B. Resolution honoring Commissioner Albert Muratsuchi for his years of dedicated service to the City of Torrance. (Res. No. 06-010)
- C. Resolution honoring Commissioner John LaBouff for his years of dedicated service to the City of Torrance. (Res. No. 06-011)

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

A. LUS06-00001: CITY OF TORRANCE

Planning Commission consideration of a Draft Ordinance amending the Torrance Municipal Code, Section 92.29.13a, Expiration of Tentative Map Approval and Extensions, by changing the term of approval of tentative maps from twenty-four (24) months to thirty-six (36) months from the date the map was approved or conditionally approved.

B. LUS06-00002: CITY OF TORRANCE

Planning Commission consideration of a Draft Ordinance amending the Torrance Municipal Code, Lot Line Adjustment, to add procedures for processing adjustments of property lines.

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT