



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 2, 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, February 4

&

Friday, February 11 (Lincoln's Birthday)

"If you are out to describe the truth, leave elegance to the tailor."

ALBERT EINSTEIN

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 DECEMBER 15, 2004
6. REQUESTS FOR POSTPONEMENTS

7. CONTINUED HEARINGS

A. PRE04-00032, WAV04-00027: ALFEREZ & FREDERICK ASSOCIATES (LEONARD FREDERICK)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence and a Waiver of the maximum height requirement on property located in the Hillside Overlay District in the R-1 Zone at 4133 Mesa Street. (Res. No.'s. 04-150, 04-151)

B. PRE04-00027: BILL AND TERESA LOUIE (MILES PRIZKAT)

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 20546 Wayne Avenue. (Res. No. 05-011)

8. WAIVERS

A. WAV05-00001: FU-TIEN CHIOU

Planning Commission consideration for approval of a Waiver to allow a reduction in the side yard setback requirement for an existing detached garage on property located in the R-1 Zone at 5203 Scott Street. (Res. No. 05-016)

9. FORMAL HEARINGS

- A. PRE04-00030: JEFF AND ALICIA HENDERSON (WILL BASILIO)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 22308 Redbeam Avenue. (Res. No. 05-017)
- B. CUP04-00041: WITHIM CORPORATION (CAL ASIA PROPERTY DEVELOPMENT COMPANY)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a food/beverage establishment with seating on property located in the C-3 Zone with a Precise Plan Overlay at 22501 Crenshaw Boulevard. (Res. No. 05-018)
- C. CUP04-00026, EAS04-00006, DIV04-00021: KEITH PALMER – BRYANT PALMER SOTO INC. / LOWE’S SOUTH TORRANCE
Planning Commission reconsideration of a request 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 and Skypark Drive at 2700 Skypark Drive. (Res. No’s. 05-007, 05-008)

10. RESOLUTIONS

11. PUBLIC WORKSHOP ITEMS

12. MISCELLANEOUS ITEMS

A. MIS04-00343: LARRY SCHIESL

Planning Commission consideration for approval of a Minor Hillside Exemption to allow an as-built raised patio at the rear of an existing single-family residence on property located in the Hillside Overlay District at 133 Paseo de Granada. (Res. No. 05-019)

B. GENERAL PLAN UPDATE

Discussion of subcommittee formation and tentative workshop schedules for upcoming General Plan Revision.

C. ETHICS SUBCOMMITTEE

Discussion of a draft Code of Ethics for the Planning Commission.

13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

14. LIST OF TENTATIVE PLANNING COMMISSION CASES

15. ORAL COMMUNICATIONS FROM THE PUBLIC

16. ADJOURNMENT