



## 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](http://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 16

Monday, February 12 (Lincoln's Birthday)  
Monday, February 19 (President's Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 7, 2007  
7:00 P.M.

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**"I destroy my enemy when I make him my friend."**

~ABRAHAM LINCOLN~

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## 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 01/31/07.
5. APPROVAL OF MINUTES: DECEMBER 20, 2006 & JANUARY 17, 2007
6. REQUESTS FOR POSTPONEMENTS

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. CUP06-00017: SUBTEC – CHERYL VARGO (PAULA OLIVER, WILLIAM & PATSY OLIVER)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of six condominium units and a Vesting Tentative Tract Map for a two lot parcel map for condominium purposes on properties located in the R-3 Zone at 922 and 924 Sartori Avenue. (Res. No. 07-011)

**9. WAIVERS**

- A. WAV06-00024: JOHNNY NEVILLE  
Planning Commission consideration for approval of a Waiver to allow the height of retaining walls to exceed the maximum height limit on property located in the R-1 Zone at 5513 Halison Street. (Res. No. 07-013)
- B. WAV06-00026: MARK AND DEBBIE MOOREFIELD  
Planning Commission consideration for approval of a Waiver to allow less than the required rear yard setback in conjunction with the construction of a new two-story residence and to allow a block wall extension to exceed the maximum height requirements on property located in the R-1 Zone at 4807 Mayor Drive. (Res. No. 07-014)

**10. FORMAL HEARINGS**

- A. MOD06-00008: LE MUOI  
Planning Commission consideration for approval of a Modification of two previously approved entitlements including a Conditional Use Permit (CUP91-40) and a Modification (MOD05-00009) to allow on-site service and consumption of beer and wine in an existing restaurant on property located in the C1-PP Zone at 2515 Carson Street. (Res. No. 07-015)
- B. CUP06-00019, DIV06-00017: MIKE CHAMBERLAIN (PITA PROPERTIES, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a four unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1903 W 222<sup>nd</sup> Street. (Res. Nos. 07-016, 07-017)

- C. PRE06-00033: GHASSAN ELMEL (BIZHAN KHALEELI)  
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 5312 Doris Way. (Res. No. 07-018)
  
- D. PRE06-00034: JENNIFER HOTRUM (FABIAN BUENAVENTURA)  
Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition to an existing one-story single family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 4806 Bindewald Road.  
(Res. No. 07-019)
  
- E. PRE06-00035: DAVID BOYD (MIKE REID)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and 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 808 Calle Miramar.  
(Res. No. 07-020)

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

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairpers on Faulk