



## 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 Jane Isomoto 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, April 15 & April 29

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, APRIL 20, 2005  
7:00 P.M.

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**"The mind is not a vessel to be filled but a fire to be kindled."**

**PLUTARCH**

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## 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**
6. **REQUESTS FOR POSTPONEMENTS**

**7. CONTINUED HEARINGS**

A. CUP05-00006: CJC DESIGN INC. (FRED COHEN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the sale of beer and wine for off-premises consumption at an existing gasoline service station in conjunction with the conversion of the existing building to a food mart, with a take-out only fast-food sales component, a 600 square foot addition and remodeling of existing service canopies in the C-2 Zone on property located at 3975 W. 190<sup>th</sup> Street. (Res. No. 05-034)

**8. WAIVERS**

**9. FORMAL HEARINGS**

A. TTM54013R: PE VENTURES LLC (SUBTEC/CHERYL VARGO)

Planning Commission consideration for approval of a Tentative Tract Map for condominium purposes for a 13-unit residential development on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1226 Engracia Avenue. (Res. No. 05-039)

B. TTM54014R: PE VENTURES LLC (SUBTEC/CHERYL VARGO)

Planning Commission consideration for approval of a Tentative Tract Map for condominium purposes for an 11-unit residential mixed-use development on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1321 Post Avenue. (Res. No. 05-040)

- C. DIV04-00024: HASSAN ITANI  
Planning Commission consideration for approval of a Division of Lot to allow one, single-family residential lot to be divided into two lots as a flag lot subdivision on property located in the R-1 Zone at 2704 W. 167<sup>th</sup> Street. (Res. No. 05-041)
- D. PRE05-00008, WAV05-00004: DENNIS M. EVELAND (LOUIE TOMARO / TOMARO ARCHITECTURE)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing three-story, single-family residence in conjunction with a height Waiver to allow the residence to exceed the maximum building height requirement on property located in the R-1 Zone in the Hillside Overlay District at 3805 Paseo De Las Tortugas. (Res. No.'s 05-042, 05-043)

**10. RESOLUTIONS**

**11. PUBLIC WORKSHOP ITEMS**

**12. MISCELLANEOUS ITEMS**

- A. MIS05-00057: CRAVENS BUILDING LLC  
Planning Commission consideration for approval of a Time Extension for a previously approved Tentative Tract Map (TTM54171) in conjunction with a previously approved 20-unit condominium development on property located in the R-3 Zone at 1021 Cravens Avenue. (Res. No. 05-044)

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

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

**15. ORAL COMMUNICATIONS FROM THE PUBLIC**

**16. ADJOURNMENT**