



## 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, May 11, 2007

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, MAY 2, 2007  
7:00 P.M.**

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**"Education is the most powerful weapon which  
you can use to change the world."**

**~ NELSON MANDELA ~**

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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 04/26/07.
- 5. APPROVAL OF MINUTES:**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

**8. TIME EXTENSIONS**

**9. CONTINUED HEARINGS**

**10. WAIVERS**

A. WAV07-00002: ASAKO AND SHUJI NOGUCHI

Planning Commission consideration for approval of a Waiver to allow a reduction in the rear yard setback requirements in conjunction with the addition of a storage room to the rear of an existing attached two-car garage on property located in the Hillside Overlay District in the R-1 Zone at 438 Calle de Aragon. (Res. No. 07-054)

**11. FORMAL HEARINGS**

A. DIV07-00008: DEL AMO 5, LLC

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between APN 7525-023-022 and APN 7525-023-001 on property located in the HBCSP-DA1 Zone at 21515 Hawthorne Boulevard. (Res. No. 07-055)

B. CUP07-00004, DIV07-00004: CHARLES BELAK-BERGER (ANTONIO TELLEZ)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 18212 Mansel Avenue. (Res. Nos. 07-056, 07-057)

C. CUP07-00006, DIV07-00006: DON AND PAULA STILLION (DOUG AND SHELLY CANFIELD)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of three new attached condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2008 Santa Fe Avenue. (Res. Nos. 07-058, 07-059)

D. CUP07-00013, PRE07-00003, DIV07-00005: ALI MASHHADI AND ANDREA K. STAVAST

Planning Commission consideration for approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of a new two-story commercial building in conjunction with a Division of Lot to allow three lots to be merged into one on property located in the Precise Plan overlay in the C-2 Zone at 3614 Pacific Coast Highway. (Res. Nos. 07-060, 07-061, 07-062)

- E. PRE06-00037: MIKE BIHN (RUKHSANA MIR)  
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 417 Via Anita. (Res. No. 07-063)

**12. RESOLUTIONS**

- A. CUP06-00027, DIV06-00027: GREG ARMER  
Planning Commission adoption of a resolution reflecting their decision to deny a Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue. (Res. Nos. 07-029, 07-030)

**13. PUBLIC WORKSHOP ITEMS**

**14. MISCELLANEOUS ITEMS**

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

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

**17. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**18. ADJOURNMENT**

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