



## PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 4, 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](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 29 & May 13

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**"My mother and I could always look out the same window without ever seeing the same thing."**

**GLORIA SWANSON**

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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 FOR MARCH 2, 2005 & MARCH 16, 2005
6. REQUESTS FOR POSTPONEMENTS

## 7. CONTINUED HEARINGS

- A. MOD05-00004: IRWIN-PANCAKE ARCHITECTS (GREG IRWIN)  
Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permits (CUP94-0038 and CUP03-00001) to allow the removal of existing automobile service bays and the enlargement of the existing mini-mart on property located in the C-2 Zone at 1640 Crenshaw Boulevard / 2467 Carson Street. (Res. No. 05-038)
- B. 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)

## 8. WAIVERS

- A. WAV05-00006: BERNADETTE BRACUTO HISLOP  
Planning Commission consideration for approval of a Waiver to allow a reduction in the side yard setback requirement in conjunction with the construction of a new detached dwelling-unit over a four-car garage on property located in the R-3 Zone at 1325 Arlington Avenue. (Res. No. 05-045)
- B. WAV05-00003: ELIZABETH K. FINDLEY (TRACY STONE)  
Planning Commission consideration for approval of a Waiver to allow a reduction in the front-facing garage setback requirements on property located in the R-1 Zone in the Hillside Overlay District at 105 Paseo de Suenos. (Res. No. 05-046)

**9. FORMAL HEARINGS**

- A. CUP05-00007, DIV05-00003: MIKE NEKOUI (MITRA BOROJENI)  
Planning Commission consideration for approval of a Conditional Use Permit and a Division of Lot to allow the construction of a three-unit detached condominium project on property located in the R-3 Zone at 2311 Arlington Avenue. (Res. No. 05-047, 05-048)
  
- B. CUP05-00009: NGOC CHAU TRAN (DING HOW RESTAURANT)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the on premise service and consumption of beer and wine in conjunction with the operation of an existing restaurant on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1650 Cabrillo Avenue. (Res. No. 05-049)

**10. RESOLUTIONS**

- A. Resolution honoring Commissioner Mike Botello for his years of dedicated service to the City of Torrance. (Res. No. 05-050)

**11. PUBLIC WORKSHOP ITEMS**

**12. MISCELLANEOUS ITEMS**

- A. MIS05-00067 (MIS04-00100): GERALD AND DIANA SMITH  
Planning Commission consideration for approval of a Minor Hillside Exemption to allow modifications to a previously approved roof modification (MIS04-00100) and a new patio cover for an existing one-story, single-family residence in the Hillside Overlay District in the R-1 Zone at 4721 Paseo de las Tortugas. (Res. No. 05-051)

13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
14. LIST OF TENTATIVE PLANNING COMMISSION CASES
15. ORAL COMMUNICATIONS FROM THE PUBLIC
16. ADJOURNMENT

ROLL CALL: \_\_\_\_ Drevno \_\_\_\_ Faulk \_\_\_\_ Guyton \_\_\_\_ Horwich \_\_\_\_ LaBouff \_\_\_\_ Uchima \_\_\_\_ Chairperson Muratsuchi