

**INDEX**  
**TORRANCE PLANNING COMMISSION – MAY 21, 2014**

<b><u>SUBJECT</u></b>	<b><u>PAGE</u></b>
<b><u>OPENING CEREMONIES</u></b>	
1. Call to Order	1
2. Flag Salute	1
3. Roll Call/Motions for Excused Absence	1
4. Posting of the Agenda	1
5. Approval of Minutes	1
6. Requests for Postponement	1
7. <b><u>ORAL COMMUNICATIONS #1</u></b>	2
8. <b><u>TIME EXTENSIONS</u></b>	2
9. <b><u>SIGN HEARINGS</u></b>	2
10. <b><u>CONTINUED HEARINGS</u></b>	
10A. CUP14-00009: Sam's West, Inc.	2
11. <b><u>WAIVERS</u></b>	2
12. <b><u>FORMAL HEARINGS</u></b>	
12A. PRE14-00004, WAV14-00003: Lane Design Build	<i>Res. 14-025 &amp; -026</i>
12B. CUP14-00011: Hannibal Petrossi	<i>Res. 14-027</i>
13. <b><u>RESOLUTIONS</u></b>	4
14. <b><u>PUBLIC WORKSHOP ITEMS</u></b>	4
15. <b><u>MISCELLANEOUS ITEMS</u></b>	
15A. Community Development Director Weekly Summary Reports	4
16. <b><u>CITY COUNCIL ACTION ON PLANNING MATTERS</u></b>	4
17. <b><u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u></b>	4
18. <b><u>ORAL COMMUNICATIONS #2</u></b>	5
19. <b><u>ADJOURNMENT</u></b>	5

At 7:50 p.m., the meeting was adjourned to Wednesday, June 4, 2014 at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, May 21, 2014 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Skoll.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners D'anjou, Gibson, Polcari, Skoll, Watson and Chairperson Rizzo.

Absent: Commissioner Griffiths (excused).

Also Present: Planning Manager Lodan, Planning Assistant Yumul, Plans Examiner Noh, Associate Civil Engineer Symons, Assistant City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, May 15, 2014.

**5. APPROVAL OF MINUTES - None.**

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 10A, CUP14-00009: Sam's West, Inc., to June 4, 2014.

**MOTION:** Commissioner Polcari moved to continue Agenda Item 10A to June 4, 2014. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote (absent Commissioner Griffiths).

Chairperson Rizzo announced that the hearing would not be re-advertised because it was continued to a date certain.

**7. ORAL COMMUNICATIONS #1 – None.**

Chairperson Rizzo reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS- None.**

**9. SIGN HEARINGS- None.**

**10. CONTINUED HEARINGS**

**10A. CUP14-00009: SAM'S WEST, INC. (SAM'S TORRANCE CA PARTNERSHIP)**

Planning Commission consideration for approval of a Conditional Use Permit to allow instructional tastings of distilled spirits, wine and beer (Type 86) within an existing retail warehouse club on property located in the P-D Zone at 2601 Skypark Drive. This project is categorically exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Item was continued to June 4, 2014.

**11. WAIVERS** – None.

**12. FORMAL HEARINGS**

**12A. PRE14-00004, WAV14-00003: LANE DESIGN BUILD (NANCY CONGER)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence, in conjunction with a Waiver of the front and side yard setback requirements on property located within the Hillside Overlay District in the R-3 Zone at 501 Paseo de la Playa. This project is categorically exempt from CEQA per Guidelines Sections 15301(a) – Existing Facilities, and 15305(a) – Minor Alterations.

**Recommendation:** Approval.

Planning Assistant Yumul introduced the request and noted supplemental material consisting of a correction of a scrivener's error in Resolution No. 14-025 and correspondence from the neighbors at 209 Calle de Sirenas (Czuleger) objecting to the project.

Chairperson Rizzo announced that he was recusing himself from this hearing because he knows the Czuleger family and exited the dais. Vice Chair Polcari assumed the role of chair for this portion of the meeting.

Gary Lane, project designer, briefly described the proposed project. He noted that it includes upgrading the façade to create a more contemporary look and adding approximately 50 square feet to both levels of the split level house. He stated that he just received the Czulegers' letter of objection and related his understanding that they live 6 or 7 houses up the street from the site.

In response to Commissioner D'anjou's inquiry, Mr. Lane explained that the Waiver of the front yard setback requirement is necessary because the existing setback does not comply with current building standards.

Commissioner Skoll noted that the Czulegers' letter states that they are opposed to the increase in height of the home at 501 Paseo de las Playa, but the staff report indicates that there is no increase in height.

Mr. Lane confirmed that the additions do not exceed the height of the existing home.

Russell Czuleger, on behalf of his parents who own 209 Calle de Sirenas, voiced objections to the project, citing view impact and submitted a photograph to illustrate. He stated that while the structure will not be any higher, there will be an addition to the south, which will impact his parents' ocean view.

Commissioner Skoll asked about the percentage of view loss, and Mr. Czuleger estimated that it would be approximately 10%.

Bob Conger, 501 Paseo de la Playa, applicant, stated that the project was carefully designed to avoid impacting anyone's view and explained that the view Mr. Czuleger is concerned about is already blocked by a chimney behind the proposed addition.

Mr. Lane clarified that the project simply encloses an existing second-story covered balcony and an existing first-story porch.

**MOTION:** Commissioner Skoll moved to close the public hearing. The motion was seconded Commissioner Watson and passed by unanimous voice vote (absent Commissioner Griffiths and Chairperson Rizzo).

**MOTION:** Commissioner Skoll moved to approve PRE14-00004 and WAV14-00003, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioner Griffiths and Chairperson Rizzo).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution Nos. 14-025 and 14-026.

**MOTION:** Commissioner Skoll moved to adopt Planning Commission Resolution Nos. 14-025 and 14-026. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Griffiths and Chairperson Rizzo).

Chairperson Rizzo returned to the dais.

**12B. CUP14-00011: HANNIBAL PETROSSI (THOMAS NAJARIAN)**

Planning Commission consideration for approval of a Conditional Use Permit to allow a fitness facility within an existing commercial space on property located in the H-MP Zone at 22715 Hawthorne Boulevard, Unit B. This project is categorically exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities.

**Recommendation:** Approval.

Planning Assistant Yumul introduced the request.

Hannibal Petrossi, representing the property owner, voiced his agreement with the recommended conditions of approval. He explained that the operator of an existing fitness facility on Palos Verdes Boulevard would like to expand to this location.

Chairperson Rizzo disclosed that he knows a trainer who works at the facility on Palos Verdes Boulevard but that would not impact his decision this evening.

Responding to questions from the Commission, David Fisher, operator of the proposed fitness facility, explained that the gym's focus is offering private sessions with personal trainers. With regard to staff, he reported that he currently has 8 trainers, who are independent contractors, and will probably add two more and he will also be hiring a full-time manager and people to staff the front desk. He stated that he will offer protein and workout drinks, but no heavily caffeinated drinks like Red Bull, and he will also have a pro shop with T-shirts for sale.

Chairperson Rizzo noted that the staff report indicates that he expects to have no more than 200 clients a day, and Mr. Fisher explained that the 200 clients will be spread out throughout the day and typically there would be only 15-20 clients at the gym at one time.

Planning Manager Lodan confirmed that staff believes the parking will be adequate based on the equipment and scale of the gym.

In response to Chairperson Rizzo's inquiry, Mr. Fisher confirmed that he was aware that all exercise and activities must take place inside the facility per Condition No. 17.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote (absent Commissioner Griffiths).

**MOTION:** Commissioner Polcari moved to approve CUP14-00011, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Griffiths).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 14-027.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 14-027. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Griffiths).

In response to Commissioner Skoll's inquiry, Mr. Fisher reported that he hopes to have the facility open by August.

13. **RESOLUTIONS** - None.

14. **PUBLIC WORKSHOP ITEMS** – None.

15. **MISCELLANEOUS ITEMS**

15A. **COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for April 25, May 1 and May 9, 2014 were distributed to the Commission.

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

Planning Manager Lodan reported that the City Council considered the appeal of the Community Development Director's approval of a 5-inch height increase for the project at 209 Via el Toro (Delurgio) at the May 13 Council meeting and ultimately voted to grant the appeal and deny the height increase.

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

Planning Manager Lodan reviewed the agenda for the June 4, 2014 Planning Commission meeting. He noted that staff was considering canceling the July 2 Commission meeting due to the holiday.

**18. ORAL COMMUNICATIONS #2**

**18A.** Commissioner Polcari asked about the vacant Orchard store on Pacific Coast Highway, and Planning Manager Lodan reported that no plans for the site have been submitted.

**18B.** Commissioner Skoll related his understanding that the former Tony Roma's restaurant is being taken over by a Korean barbecue restaurant and questioned if the plans would come before the Commission. Planning Manager Lodan advised that Commission review is not necessary because the space is already entitled as a restaurant.

**18C.** Commissioner Skoll asked about the status of the Costco project and the Sunrise project. Planning Manager Lodan reported that the traffic study for Costco was in the process of being prepared and Sunrise would like to reactivate their building permit, but he was not sure if anything has been submitted.

**18D.** Commissioner Watson questioned whether there have been any complaints about Home Depot's truck rental operation, noting that concerns were expressed when the application was considered, but she hasn't observed any trucks in the parking lot. Planning Manager Lodan reported that no complaints have been received.

**18E.** Commissioner Watson reported that there was an interesting presentation on a community survey at last night's City Council meeting, which indicated that residents generally have a high level of satisfaction and the main areas of concern are the condition of streets and traffic.

**18F.** Commissioner Watson noted that there is an interesting article on 21<sup>st</sup> Century bullet trains in the May issue of *Planning* magazine.

**19. ADJOURNMENT**

At 7:50 p.m., the meeting was adjourned to Wednesday, June 4, 2014 at 7:00 p.m.

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Approved as submitted June 18, 2014 s/ Sue Herbers, City Clerk
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