



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JUNE 1, 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.

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 27 & June 10

Monday, May 30 (Memorial Day)

"New beauty meets us at every step in all our wanderings."

JOHN MUIR

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

ROLL CALL: ___ Drevno ___ Faulk ___ Guyton ___ Horwich ___ LaBouff ___ Uchima ___ Chairperson Muratsuchi

7. CONTINUED HEARINGS

- A. 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 Hillside Overlay District in the R-1 Zone at 105 Paseo de Suenos. (Res. No. 05-046)

8. WAIVERS

- A. WAV05-00010: GARY POTTER
Planning Commission consideration for approval of a Waiver to allow a reduction in the front yard setback requirement in conjunction with additions to an existing single family residence on property located in the R-1 Zone at 22517 Biak Court. (Res. No. 05-066)

9. FORMAL HEARINGS

- A. CUP05-00011: MYUNG CHUNG (CHULHO KIM, GOOD COMMUNITY CHURCH)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a church in an existing two-story office building on property located in the M-2 Zone at 19950 Mariner Avenue. (Res. No. 05-067)
- B. PRE05-00012: CHRIS DONLOU
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22508 Gaycrest Avenue. (Res. No. 05-068)

- C. PRE05-00013: CLAYT HUDSON (TOM AND JULIA PLOTTS)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a second story addition and remodeling to an existing one story single family residence in the Hillside Overlay District in the R-1 Zone at 4701 Via El Sereno. (Res. No. 05-069)
- D. MOD05-00006 (CUP98-00015): MCDONALDS CORPORATION (CARLOS MADRIGAL)
Planning Commission consideration for approval of a Modification of CUP98-00015 to allow the operation of a 24-hour drive through service window for an existing McDonald's restaurant located in the M-1 Zone at 24650 Crenshaw Boulevard. (Res. No. 05-070)

10. RESOLUTIONS

11. PUBLIC WORKSHOP ITEMS

12. MISCELLANEOUS ITEMS

- A. MIS05-00097: ANTONIO TELLEZ
Planning Commission consideration for approval of a one-year Time Extension of a previously approved Tentative Parcel Map (DIV03-00006) for condominium purposes on property located in the R-2 Zone at 18524 Mansel Avenue. (Res. No's. 05-071)
- B. DEVELOPMENT IMPACT FEE
Planning Commission review and consideration of a study for a proposed Development Impact Fee Program, to be paid by developers. This fee will contribute to Undergrounding Utilities and improvements to Traffic, Sewer, and Storm Drain Systems.

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