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**TORRANCE PLANNING COMMISSION – JUNE 18, 2014**

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At 7:50 p.m., the meeting was adjourned to Wednesday, July 16, 2014 at 7:00 p.m.

June 18, 2014

**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, June 18, 2014 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gibson.

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

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

Absent: Commissioners Polcari and Skoll.

Also Present: Planning Manager Lodan, Planning Assistant Fernandez, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Officer Kazandjian, Assistant City Attorney Sullivan.

Chairperson Rizzo noted that Commissioner Skoll was previously granted an excused absence and relayed Commissioner Polcari's request for an excused absence.

**MOTION:** Commissioner Griffiths moved to grant Commissioner Polcari an excused absence for this meeting. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

**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, June 12, 2014.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Gibson moved to approve the May 7, 2014 Planning Commission minutes as written. The motion was seconded by Commissioner Griffiths and passed by unanimous roll call vote (absent Commissioners Polcari and Skoll).

**MOTION:** Commissioner Watson moved to approve the May 21, 2014 Planning Commission minutes as written. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote, with Commissioner Griffiths abstaining (absent Commissioners Polcari and Skoll).

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan reported that the silhouette for Agenda Item 10A, PRE14-00003: John Yankosky, was constructed incorrectly and staff was recommending that the item be continued indefinitely, with the hearing to be re-advertised once a new date has been set.

**MOTION:** Commissioner Griffiths moved to continue Agenda Item 10A indefinitely. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioners Polcari and Skoll).

7. **ORAL COMMUNICATIONS #1** – None.

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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. **PRE14-00003: JOHN YANKOSKY (SEN FU HUANG)**

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 on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way. This project is categorically exempt from CEQA per guidelines Section 15301 – Existing Facilities.

Item was continued indefinitely.

11. **WAIVERS** - None.

12. **FORMAL HEARINGS**

12A. **CUP14-00012: NAOKI MATSUMOTO (STAN KATO)**

Planning Commission consideration for approval of a Conditional Use Permit to allow a shared parking agreement in conjunction with the conversion of warehouse space to office space on property located in the M-2 Zone at 468 Amapola Avenue. This project is categorically exempt from CEQA per guidelines Section 15301 – Existing Facilities.

**Recommendation:** Approval.

Planning Assistant Fernandez introduced the request.

Naoki Matsumoto, project designer, indicated that he had not read the staff report, so the matter was deferred until later in the meeting so he could review it.

12B. **MOD14-00006: BELAL ELBOSTANY (RAFAT SALIB)**

Planning Commission consideration for approval to allow a Modification of a previously approved Conditional Use Permit (CUP71-39) to allow an off-sale beer and wine license in conjunction with the expansion of the sales area within an existing gas station on property located in the C-3 Zone at 5230 Sepulveda Boulevard. This project is categorically exempt from CEQA per guidelines Section 15301 – Existing Facilities.

**Recommendation** – Approval.

Planning Assistant Fernandez introduced the request.

Belal Elbostany, project designer, voiced his agreement with the recommended conditions of approval. He reported that the service station's owner would like to convert two of the three existing service bays into additional floor space for the mini-mart and to add the sale of beer and wine to increase the station's profitability.

Commissioner Griffiths noted that in addition to the two service bays, it appears that an office will be eliminated.

Mr. Elbostany explained that the area labeled on the plans as an office was actually used for storage because there is no need for an office.

Rafat Salib, the owner of the service station, reported that he purchased the business eight months ago and operates several other service stations throughout L.A. County. He stated that he decided to expand the mini-mart and sell beer and wine because the profit on gasoline is only about 10 cents a gallon and confirmed that beer and wine will not be the predominant item sold in the mini-mart. He indicated that he will continue doing smog checks and oil changes in the remaining service bay but may decide to convert it to fast food or some other use in the future.

In response to Commissioner Gibson's inquiry, Planning Manager Lodan advised that Commission approval would be required if the applicant wants to convert the remaining service bay for another use, and Mr. Salib confirmed that he was aware of this.

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

**MOTION:** Commissioner Gibson moved to approve MOD14-00006, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioners Polcari and Skoll).

Planning Assistant Fernandez read aloud the number and title of Planning Commission Resolution No. 14-031.

**MOTION:** Commissioner Griffiths moved to adopt Planning Commission Resolution No. 14-031. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioners Polcari and Skoll).

Discussion of Agenda Item 12A was resumed.

**12A. CUP14-00012: NAOKI MATSUMOTO (STAN KATO)**

Planning Commission consideration for approval of a Conditional Use Permit to allow a shared parking agreement in conjunction with the conversion of warehouse space to office space on property located in the M-2 Zone at 468 Amapola Avenue. This project is categorically exempt from CEQA per guidelines Section 15301 – Existing Facilities.

Naoki Matsumoto, project designer, confirmed that he had reviewed the staff report and voiced his agreement with the recommended conditions of approval. He reported that Sanyo Denki America would like to expand its offices by converting warehouse space and a shared parking agreement is necessary to satisfy parking requirements. He noted that the company owns the subject property, as well as the two other properties involved in the shared parking agreement - 478 and 528 Amapola Avenue.

In response to Commissioner Griffiths' inquiry, Planning Manager Lodan advised that the shared parking agreement runs with the land and would still be in effect if any of the properties involved are sold.

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

**MOTION:** Commissioner D'anjou moved to approve CUP14-00012, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Griffiths and passed by unanimous roll call vote (absent Commissioners Polcari and Skoll).

Planning Assistant Fernandez read aloud the number and title of Planning Commission Resolution No. 14-030.

**MOTION:** Commissioner Griffiths moved to adopt Planning Commission Resolution No. 14-030. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioners Polcari and Skoll).

**12C. MOD14-00007, CUP14-00014 MAJOR BRIAN BEARCHELL (SALVATION ARMY TORRANCE CORP)**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (V75-5) to allow additions and renovations to the existing site, in conjunction with a Conditional Use Permit to allow a dance/music school and for a shared parking agreement on property located in the ML(M-1PP) Zone at 4223 Emerald Avenue. This project is categorically exempt from CEQA per Guidelines Section 15332 – Infill Development.

**Recommendation:** Approval.

Planning Assistant Fernandez introduced the request and noted supplemental material consisting of revised Code Requirements and an additional condition of approval.

Commissioner Watson announced that she was recusing herself from this item because she serves on the board of the Salvation Army and exited the dais.

Captain Michael Paugh, Salvation Army, explained that the organization was exploring how to best serve the community and came up with the idea of a dance/music academy since music programs have been curtailed at many schools due to budget constraints. He noted that a benefactor was so enthusiastic about the project, he has agreed to fund it.

Responding to questions from the Commission, Captain Paugh reported that there will be a minimal charge for classes and there will be financial assistance for those who cannot afford to pay. He explained that classes will be taught by Salvation Army staff and part-time music and dance instructors and will be available for children of all ages up to young adult. He

confirmed that they plan to have musical productions at this facility and that seats in the sanctuary are moveable so it can accommodate a dance floor.

Chairperson Rizzo asked about the status of the proposed shared parking agreement with the office complex across the street, and Captain Paugh stated that he has a verbal agreement with the property owner and has exchanged emails about it, but the agreement has not been formalized.

David Fernandez, project architect, shared renderings of the project.

Captain Paugh related his belief that this project will be very beneficial to the community, noting that they have had preliminary talks with Torrance schools and they are very interested in taking advantage of this resource.

Commissioner Griffiths voiced support for the project, stating that he believes it will be an asset to the community.

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

**MOTION:** Commissioner D'anjou moved to approve MOD14-00007 and CUP14-00014, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Polcari, Skoll and Watson).

Planning Assistant Fernandez read aloud the number and title of Planning Commission Resolution Nos. 14-032 and 14-033.

**MOTION:** Commissioner D'anjou moved to adopt Planning Commission Resolution No. 14-032. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Polcari, Skoll and Watson).

**MOTION:** Commissioner D'anjou moved to adopt Planning Commission Resolution No. 14-033. The motion was seconded by Commissioner Griffiths and passed by unanimous roll call vote (absent Commissioners Polcari, Skoll and Watson).

Commissioner Watson returned to the dais.

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 May 29 and June 6, 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 Planning Commission's denial of PRE13-00004 – 310 Calle de Arboles on June 17 and after considerable discussion denied it without prejudice by a vote of 4-3.

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

Planning Manager Lodan noted that the July 2 Commission meeting has been canceled due to the July 4<sup>th</sup> holiday and the agenda for the July 16 meeting has not yet been set. He confirmed that a new Chair and Vice Chair will be selected at that meeting.

**18. ORAL COMMUNICATIONS #2**

**18A.** At Chairperson Rizzo's request, Assistant City Attorney Sullivan provided information about the resignation process since Mr. Rizzo will be leaving the Commission to take a seat on the City Council.

**18B.** Commissioner Watson requested an excused absence for the July 16 meeting because she will be out of town.

Commissioner Griffiths, seconded by Commissioner Gibson, so moved and voice vote reflected unanimous approval (absent Commissioners Polcari and Skoll).

**19. ADJOURNMENT**

At 7:50 p.m., the meeting was adjourned to Wednesday, July 16, at 7:00 p.m.

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Approved as submitted August 6, 2014 s/ Rebecca Poirier, City Clerk
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