



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.torrnet.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, June 23, 2006

Tuesday, July 4 (Independence Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JUNE 21, 2006
7:00 P.M.

"A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken."

~JAMES DENT~

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: MAY 17, 2006
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

- A. PCR06-00004, WAV06-00003: KAMAREN HENSON
Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue. (Res. Nos. 06-059, 06-060)
- B. PRE06-00013: MILES PRITZKAT (EUGENE KWON)
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro. (Res. No. 06-069)
- C. CUP06-00010, TTM66754: 23015 SAMUEL, LLC (TOMAS M. CUMMINGS, ART ASHAI)
Planning Commission consideration of a Conditional Use Permit to allow the construction of a 10-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 23015 Samuel Street. (Res. Nos. 06-071, 06-072)

9. WAIVERS

10. FORMAL HEARINGS

- A. PRE06-00008, PRE06-00009: JEFFREY A DAHL
Planning Commission reconsideration of two Precise Plans of Development in conjunction with the demolition of an existing single family residence and accessory structure located on a parcel of land consisting of two existing lots, and the development of a new two story single family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street. (Res. Nos. 06-057, 06-058)
- B. DIV06-00008: AT&T (BLU CROIX, LTD.)
Planning Commission consideration of a Division of Lot to allow a lot line adjustment between Lots 7 and 8 of Tract 44948 in preparation for the sale of property located in the Industrial Redevelopment Project Area, in the M-2 Zone of Torrance Center II on the south west corner of 213th Street and Mullin Avenue. (Res. No. 06-073)

- C. MOD06-00004: CYNTHIA ANDRADE (EMIL SUNJARA)
 Planning Commission consideration of a Modification of a previously approved Precise Plan of Development (PRE06-00003) to allow one story additions resulting in a new roof line on the first story only of a proposed two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5513 White Court. (Res. No. 06-074)

- D. CUP06-00008, TTM64871: PRINCE PROPERTY INVESTMENTS, LLC (CHERYL VARGO)
 Planning Commission consideration of a Conditional Use Permit to allow the construction of a 16-unit condominium project and a Tentative Tract Map to allow the merger of two existing lots into one parcel and for condominium purposes on property located in the R-3 Zone at 3915 226th Street. (Res. Nos. 06-075, 06-076)

- E. PRE05-00052: TOMARO ARCHITECTURE (FARENTINOS)
 Planning Commission consideration 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 515 Via Monte D'Oro. (Res. No. 06-077)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

A. PLANNING COMMISSION ELECTIONS

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT