



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 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, August 5

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 3, 2005
7:00 P.M.

**"That's one small step for man; one giant leap for
mankind"**

NEIL ARMSTRONG

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 JUNE 15, 2005
6. REQUESTS FOR POSTPONEMENTS

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

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

- A. CUP05-00016, CUP05-00017, CUP05-00018, TTM062670: MARK LA CHARITE HOMES, INC. (SUBTEC – CHERYL VARGO)
Planning Commission consideration for approval of three Conditional Use Permits and a Tentative Tract Map to allow the construction of three separate two-unit detached condominium projects on property located in the R-2 zone at 18516 Mansel Avenue. (Res. No.'s. 05-094, 05-095, 05-096, 05-097)

9. WAIVERS

- A. WAV05-00014: CRAIG N. AND SHARON H. AKIOKA
Planning Commission consideration for approval of a Waiver to allow a reduction in the rear yard setback requirement for a one story single family residence in conjunction with the conversion of a covered patio to a master bedroom suite on property located in the R-1 zone at 2025 W. 186th Street. (Res. No. 05-099)

10. FORMAL HEARINGS

- A. TTM53625R: ANASTASI DEVELOPMENT COMPANY
Planning Commission consideration for approval to reinstate an expired Vesting Tentative Tract Map for a 112-unit senior condominium project on property located in the Hawthorne Boulevard Corridor Specific Plan in the Del Amo Business Sub-District Two at 21345 Hawthorne Boulevard. (Res. No. 05-100)

- B. TTM53477R: MICHAEL MULLIGAN DEVELOPMENT (SUBTEC-CHERYL VARGO)
Planning Commission consideration for approval to reinstate an expired Vesting Tentative Tract Map for a 13-unit condominium project on property located in the R-3 zone at 2200-2248 Dominguez Street. (Res. No. 05-101)
- C. CUP05-00021, DIV05-00008: CHARLES BELAK-BERGER
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 zone at 18424 Mansel Avenue. (Res. No.'s 05-102, 05-103)
- D. CUP05-00023, DVP05-00002: KIMLEY-HORN AND ASSOCIATES, INC.
Planning Commission consideration for approval of a Conditional Use Permit and a Development Permit to allow the construction of a new pre-owned automobile dealership on property located in the Hawthorne Boulevard Corridor Specific Plan in the North Torrance Sub-District at 18020 Hawthorne Boulevard (Former Circuit City Building). (Res. No.'s 05-104, 05-105)
- E. PRE05-00014: ROSA VELAZQUEZ (PETER AND MARGARET RODRIGUEZ)
Planning Commission consideration for approval of a Precise Plan of Development to allow one story additions over fourteen feet in height to an existing one story single family residence and the construction of a new detached garage on property located in the Hillside Overlay District in the R-1 zone at 5648 Michelle Drive. (Res. No. 05-106)

- F. PRE04-00015, WAV05-00017: MICHAEL AND CAROLYN WELLENS
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi subterranean garage and a height Waiver to allow the structure to exceed the 27-foot height limitation on property located in the Hillside Overlay District in the R-1 zone at 208 Paseo De Granada. (Res. No.'s 05-107, 05-108)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

- A. MIS05-00167: STANDARD PACIFIC HOMES (TOM PARADISE)
Planning Commission consideration of a Miscellaneous Permit to allow the City to enter into a Development Agreement with the applicant governing the development of a previously approved townhome and senior condominium project on property located in the PD zone at 1780-1922 Oak Street and 2367 Jefferson Street.

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT