



## PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 17, 2005  
7:00 P.M.

\*\*\*\*\*

**“In summer, the song sings itself”**

**William Carlos Williams**

**American Poet, 1882-1963**

\*\*\*\*\*

### 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: JULY 6, 2005
6. REQUESTS FOR POSTPONEMENTS

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](http://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 19

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

A. PRE05-00016: FRADKIN-MARTZ CORNERSTONE REALTY, LLC.  
(PETER PALDINO, PALDINO ARCHITECTS)

Planning Commission consideration for approval 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 406 Paseo De La Playa. (Res. No. 05-092)

B. PRE04-00035: DOUG AND EMILY GALLOWAY (LANE BUILDING  
DESIGNS)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached four car garage on property located in the Hillside Overlay District in the R-1 Zone at 936 Calle Miramar. (Res. No. 05-075)

**9. WAIVERS**

**10. FORMAL HEARINGS**

A. PRE05-00019: JIMMY AND HEATHER WAKIMOTO (GREG  
SCHNEIDER)

Planning Commission consideration for approval 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 4726 Via Corona. (Res. No. 05-109)

- B. PRE05-00017: CLYDE AND KAREN PAULSON (ROBERT GARSTEIN)  
 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 25940 Richville Drive. (Res. No. 05-110)
- C. CUP05-00024, DIV05-00011, PRE05-00022: 239 CALLE MIRAMAR LP/2004-2005 INCOME FUND, C/O NORMAN J. LEBEAU (ELIZABETH SROUR / SROUR ASSOCIATES)  
 Planning Commission consideration for approval of a Conditional Use Permit, a Division of Lot, and a Precise Plan of Development to allow the construction of two detached condominium units on property located in the Hillside Overlay District in the R-3 Zone at 239 Calle Miramar. (Res. Nos. 05-111, 05-112, 05-113)
- D. CUP05-00019, TTM61985, VAR05-00001: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)  
 Planning Commission consideration for approval of a Conditional Use Permit, to allow the construction of a seven unit residential condominium project, a Tentative Tract Map for condominium purposes, and a Variation to the Downtown Redevelopment Project Standards to allow residential units on the first floor on property located in the Downtown Redevelopment Project Area in the Commercial Sector at 1620 Gramercy Avenue. (Res. Nos. 05-114, 05-115)

**11. RESOLUTIONS**

**12. PUBLIC WORKSHOP ITEMS**

**13. MISCELLANEOUS ITEMS**

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

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

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT

ROLL CALL: \_\_\_ Drevno \_\_\_ Faulk \_\_\_ Guyton \_\_\_ Horwich \_\_\_ LaBouff \_\_\_ Muratsuchi \_\_\_ Chairperson Uchima

P.C. 08/17/05