



## PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 16, 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](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, November 11 & 25

Thursday, November 24 (Thanksgiving)

\*\*\*\*\*

**"Not what we say about our blessings, but how we use them, is the true measure of our thanksgiving."**

**WT PURKISER**

\*\*\*\*\*

### 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: SEPTEMBER 21, 2005 & OCTOBER 5, 2005
6. REQUESTS FOR POSTPONEMENTS

**7. TIME EXTENSIONS**  
**8. CONTINUED HEARINGS**

A. PRE04-00015: MICHAEL AND CAROLYN WELLENS

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 208 Paseo De Granada.  
(Res. No. 05-107)

B. PRE05-00023, WAV05-00013: LES ARNESON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

C. PRE05-00033: PRITZKAT ARCHITECTS / MILES PRITZKAT (KEITH JOHNSON)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 863 Calle de Arboles. (Res. No. 05-163)

9. WAIVERS

**10. FORMAL HEARINGS**

A. DIV05-00019: GREGORY D. BUCHALLA

Planning Commission consideration for approval of a Division of Lot to allow a three lot subdivision to validate three existing lots on property located in the R-1 Zone at 2125 and 2129 234<sup>th</sup> Street and 2128 233<sup>rd</sup> Street. (Res. No. 05-169)

**B. CUP05-00041: WILLIAM APPLGATE / LYLE HUTSON (SOUTH BAY LEXUS)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automotive service center with vehicle storage, collision repair, and related sales of parts on property located in the M-2 Zone at 24751 Crenshaw Boulevard. (Res. No. 05-170)

**C. DVP05-00003: ASHAI DESIGN (BIZHAN KHALEELI)**

Planning Commission consideration for approval of a Development Permit to allow the construction of a new retail, commercial and professional office building on property located in the Hawthorne Boulevard Corridor Specific Plan in the Hawthorne Boulevard-Pacific Coast Highway Intersection Sub-District at 3825-3847 Pacific Coast Highway.

(Res. No. 05-171)

**D. PRE05-00030: MICHELLE MARSICO (GRAEME MORELAND)**

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 with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 23203 Doris Way.

(Res. No. 05-172)

**E. PRE05-00035: STUDIO 9ONE2**

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 garage in the Hillside Overlay District in the R-1 Zone at 5251 Zakon Road. (Res. No. 05-173)

**F. PRE05-00009: ALAN KOSSOFF**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 404 Camino De Las Colinas.

(Res. No. 05-174)

**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: \_\_\_ Browning \_\_\_ Busch \_\_\_ Drevno \_\_\_ Faulk \_\_\_ Horwich \_\_\_ Muratsuchi \_\_\_ Chairperson Uchima