

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE REDEVELOPMENT AGENCY**

**1. CALL TO ORDER**

The Torrance Redevelopment Agency convened in regular session on Tuesday, December 20, 2005, at 7:10 p.m. in the City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Members Guyton, Mauno, McIntyre, Nowatka, Scotto, Witkowsky, and Chairman Walker.  
Absent: None.  
Also Present: Agency Director Jackson, Agency Attorney Fellows, Agency Secretary Herbers and other staff representatives.

**2. AFFIDAVIT OF POSTING**

**MOTION:** Member McIntyre moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Member Guyton, and passed by unanimous roll call vote.

**3. APPROVAL OF MINUTES – December 13, 2005**

**MOTION:** Member McIntyre moved for the approval of the December 13, 2005 minutes as written. The motion was seconded by Member Guyton and passed by unanimous roll call vote.

**4. COMMUNICATIONS AND OTHER BUSINESS**

None.

**5. HEARINGS**

- a. Recommendation of the Planning Commission that the Redevelopment Agency deny the appeal and deny CUP05-00019, TTM061985, and VAR05-00001.

The Deputy Executive Director recommends that the Redevelopment Agency approve the appeal and take the following actions on property located at 1620 Gramercy Avenue:

- 1) Adopt RESOLUTIONS approving a Conditional Use Permit to allow the construction of a seven-unit condominium project; Vesting Tentative Tract Map for condominium purposes; and a Variation to the Downtown Redevelopment Project Development 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.

**CUP05-00019/TTM061985/VAR05-00001: Petition of MICHAEL MULLIGAN DEVELOPMENT/ (MICHAEL BIHN)**

The applicant requests an indefinite continuance. The hearing will be readvertised.

**MOTION:** Member Witkowsky moved for an indefinite continuance. The motion was seconded by Member McIntyre, and passed by unanimous roll call vote. The matter will be readvertised.

6. **REPORT OF THE DIRECTOR AND OTHER OFFICERS**

None.

7. **REPORTS OF COMMITTEES**

None.

8. **ADDENDUM MATTERS**

None.

9. **ORAL COMMUNICATIONS**

None.

10. **REQUEST FOR EXECUTIVE SESSION**

None.

11. **ADJOURNMENT**

At 7:14 p.m., the meeting was adjourned to January 10, 2006 at 5:30 p.m. for an executive session with the regular meeting commencing at 7:00 p.m. in the Council Chambers.