



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.TorranceCA.Gov.

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, January 15 & 29, 2010

Monday, January 18, 2010 (Martin Luther King Jr.)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JANUARY 20, 2010
7:00 P.M.

"Cheers to a New Year and another chance for us to get it right."

~ Oprah Winfrey ~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, January 14, 2010.
5. **APPROVAL OF MINUTES: November 18, 2009**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

9. CONTINUED HEARINGS

- A. CUP09-00021: THE LOFT HAWAIIAN RESTAURANT (MARUMATSU, INC.)
Planning Commission consideration for approval of a Conditional Use Permit to allow an on-sale general alcohol license in conjunction with the operation of an existing restaurant use on property located in the C-R Zone at 2210 Artesia Boulevard. (Res. No. 09-062)

10. WAIVERS

- A. WAV09-00011: WILL BASILIO (STEPHEN JANGAARD)
Planning Commission consideration for approval of a Waiver to allow less than the required rear & side yard setback requirements in conjunction with a garage addition to an existing one-story single family residence on property located in the R-1 Zone at 5102 Merrill Street. (Res. No. 10-001)

11. FORMAL HEARINGS

- A. CUP09-00024, WAV09-00010: DEAN T. REUTER (MEDARD H. CRONIN)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a church with a shared parking agreement in conjunction with a Waiver of the side yard setback requirement on property located in the M-2 Zone at 2911 and 2927 Lomita Boulevard. (Res. Nos. 10-002, 10-003)
- B. CUP09-00013, DVP09-00001, EAS09-00003, & MOD09-00003: DEL AMO 5, LLC
Planning Commission consideration for approval of a Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP65-38) to allow the construction and operation of a new senior housing development composed of two residential buildings with subterranean parking and a new parking structure on property located in the HBCSP-DA1 Zone at the northwest corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard. (Res. Nos. 10-004, 10-005, 10-006)

12. RESOLUTIONS

- A. CUP09-00017, DVP09-00002: JOHN PUENTE, IN-N-OUT BURGER (PEYTON CRAMER LINCOLN-MERCURY)
Planning Commission adoption of a corrected resolution reflecting their decision to deny a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of a drive-through restaurant, drive-through pharmacy, and retail building on property located in the HBCSP-PR Zone at 20440-20460 Hawthorne Boulevard. (Res. Nos. 09-054, 09-055)

13. PUBLIC WORKSHOP ITEMS

14. MISCELLANEOUS ITEMS

- A. MIS09-00279: MICHAEL HALL (MATT SCHNEIDER)
Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow the construction of a 255 square foot detached wood deck in the rear yard on property located in the Hillside Overlay District at 22420 Redbeam Avenue. (Res. No. 10-007)

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT