



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, December 4 & 18, 2009

Thursday, December 24, 2009 (Christmas Eve)
Friday, December 25, 2009 (Christmas Day)
Thursday, December 31, 2008 (New Years Eve)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 2, 2009
7:00 P.M.

**" Give thanks for what you are now,
and keep fighting for what you want to be tomorrow."**

~ Fernanda Miramontes-Landeros ~

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 Wednesday, November 25, 2009.
5. **APPROVAL OF MINUTES:**
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. CUP09-00017, DVP09-00002, WAV09-00009: JOHN PUENTE, IN-N-OUT BURGER (PEYTON CRAMER LINCOLN-MERCURY)
Planning Commission consideration for approval of 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 in conjunction with a Waiver to allow less than the required southern street frontage landscape setback on property located in the HBCSP-PR Zone at 20440-20460 Hawthorne Boulevard.
(Res. Nos. 09-054, 09-055, 09-060)

10. WAIVERS

11. FORMAL HEARINGS

- A. CUP09-00019: NAWAHA VENTURES CAPITAL
Planning Commission consideration for approval of a Conditional Use Permit to allow the retail sale of beer and wine for off-site consumption at an existing gasoline station and food mart on property located in the C-2 Zone at 4000 Redondo Beach Boulevard. (Res. No. 09-061)

12. RESOLUTIONS

- A. PRE09-00004: OBELISK ARCHITECTS (MR. & MRS. ANDERSON)
Planning Commission adoption of a corrected resolution reflecting their decision to approve a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 122 Calle de Arobles.
(Res. No. 09-050)

13. PUBLIC WORKSHOP ITEMS

14. MISCELLANEOUS ITEMS

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