



# 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](http://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 28, 2011  
Friday, February 11 & 25, 2011

Monday, February 21, 2011 (President's Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 2, 2011

7:00 P.M.

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"To be interested in the changing seasons is a happier state of mind than to be hopelessly in love with spring."

~ *George Santayana* ~

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## 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 27, 2011.
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. CUP09-00027, DVP09-00004, PRE09-00010: RIAD ITANI (GHASSAN BADDOUR)  
Planning Commission consideration for approval of a Conditional Use Permit, Development Permit and Precise Plan of Development to allow the construction of a new mixed-use office and residential project with access via an easement with the adjacent property to the north, on property located within the Hillside Overlay District in the HBCSP-WT Zone on the east side of Hawthorne Boulevard, north of Rolling Hills Road (APN: 7547-004-040 and a portion of APN: 7547-004-041).  
(Res. Nos. 10-014, 10-015, 10-016)
  
- B. MOD10-00009: NATIONAL SPORTS GRILL  
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP93-00029) to allow live entertainment, dancing and the ability to charge an entrance/cover fee for events on property located in the C-3 Zone at 3210 Sepulveda Boulevard.  
(Res. No. 10-073)

**10. WAIVERS**

**11. FORMAL HEARINGS**

- A. CUP10-00020: ELEVEN INTERNATIONAL USA, INC (2675 SKYPARK DRIVE, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow a wholesale automobile dealership operation at an existing warehouse on property located in the M-2 Zone at 2675 Skypark Drive, #103. (Res. No. 11-003)
  
- B. CUP10-00019, DVP10-00003, WAV10-00010: KERR PROJECT SERVICES (FRESH & EASY PROPERTY CO, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a commercial center composed of a sit-down restaurant and grocery store, in conjunction with a Waiver of the street setback requirement on property located in the H-DA2 Zone at 21815 Hawthorne Boulevard.  
(Res. No. 11-004, 11-005, 11-006)

**12. RESOLUTIONS**

**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**