

May 4, 2011

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, May 4, 2011 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Polcari.

**3. ROLL CALL**

Present: Commissioners Polcari, Rizzo, Skoll, Weideman and Chairperson Horwich.

Absent: Commissioners Gibson and Uchima.

Also Present: Planning Manager Lodan, Planning Assistant Yumul, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Specialist Kazandjian, and Assistant City Attorney Sullivan.

Chairperson Horwich relayed Commissioner Gibson's request for an excused absence and noted that Commissioner Uchima was previously granted an excused absence.

**MOTION:** Commissioner Weideman moved to grant Commissioner Gibson an excused absence. The motion was seconded by Commissioner Polcari and voice vote reflected unanimous approval.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, April 29, 2011.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Polcari moved for the approval of the April 6, 2011 minutes as submitted. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote (absent Commissioners Gibson and Uchima).

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan reported that residents of Village Court Del Amo have requested that the hearing on Agenda Item 9A (CUP09-00013, DVP09-00001, EAS09-00003, MOD09-00003: Del Amo 5, LLC) be postponed and that the applicant was aware of this request, but would prefer to go forward with the hearing this evening.

A brief discussion ensued, and it was the consensus of the Commission to proceed with the hearing.

7. **ORAL COMMUNICATIONS # 1** – None.

Chairperson Horwich reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. **TIME EXTENSIONS** – None.

Agenda Items 11A, 11B and 12A were considered out of order at this time.

11. **FORMAL HEARINGS**

11A. **PRE11-00003: MIKE BARRETT**

Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 21824 Barbara Street.

**Recommendation:** Approval.

Planning Assistant Yumul introduced the request.

Mike Barrett, 21824 Barbara Street, applicant, reported that he reduced the height of the project by two feet to address his neighbor's concerns about view impact and he also cut down trees, but apparently this neighbor is still unhappy and as a result, staff has recommended reducing the height an additional one foot and he has agreed to do so. He noted that this neighbor has also complained that he was parking his car on the lawn, however, he did this to conserve water when washing his car.

Larry Greteman, 21828 Barbara Street, stated that he was initially satisfied when the project was reduced in height by two feet, but approximately three weeks later, the silhouette appeared to be increased in height by one foot in the front of the house where there are two gable roofs. He explained that this height increase impacts his view and he believes he should not lose his view for a front porch and vaulted entryway. He doubted that the rear-facing detached garage would be used for storing vehicles, noting that Mr. Barrett has a trailer he parks on his property.

Responding to questions from the Commission, Planning Manager Lodan confirmed that the current silhouette accurately reflects the plans; clarified that Condition No. 5 requires the two gable roofs in the front of the house to be reduced in height by one foot to address Mr. Greteman's concerns; and noted that the project's height must be certified prior to the roof-sheathing inspection and will be checked again after completion to ensure no changes are made during the construction process.

Mr. Barrett confirmed that the two gable roofs in front will be reduced in height by one foot and offered to work with his architect to see if any additional height reduction can be achieved.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote (absent Commissioners Gibson and Uchima).

**MOTION:** Commissioner Polcari moved for the approval of PRE11-00003, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 11-026.

**MOTION:** Commissioner Weideman moved to adopt Resolution No. 11-026. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

**11B. CUP11-00007: THE VEGGIE GRILL/ ROLLING HILLS PLAZA, LLC**

Planning Commission consideration for approval of a Precise Plan of Development to allow an on-sale beer and wine license in conjunction with the operation of an existing restaurant on property located in the PD Zone at 2533-D Pacific Coast Highway.

**Recommendation:** Approval.

Planning Assistant Yumul introduced the request.

Elizabeth Valerio, project architect, voiced her agreement with the recommended conditions of approval. She explained that Veggie Grill is a Southern California-based restaurant chain serving food that is 100% plant-based; that the restaurant would like to serve organic beer and wine; that outdoor seating is enclosed to allow for the service of alcohol; and that alcohol will only be sold in conjunction with food service.

In response to Commissioner Weideman's inquiry, Ms. Valerio clarified that organic beer and wine differs from regular beer and wine in that it is made from hops and grapes grown without pesticides.

**MOTION:** Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote (absent Commissioners Gibson and Uchima).

**MOTION:** Commissioner Weideman moved for the approval of CUP11-00007, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 11-027.

**MOTION:** Commissioner Weideman moved to adopt Resolution No. 11-027. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

**12. RESOLUTIONS**

**12A. CUP10-00007: PATRICIA WICK (CHICKEN MAISON)**

Planning Commission adoption of a resolution reflecting their decision to deny without prejudice a Conditional Use Permit to allow the expansion of an existing restaurant in conjunction with a request for a beer and wine license on property located in the C-2 Zone at 3901 Pacific Coast Highway, Suite D.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 10-032.

**MOTION:** Commissioner Rizzo moved to adopt Resolution No. 10-032. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

The meeting resumed in regular agenda order.

**9. CONTINUED HEARINGS**

**9A. CUP09-00013, DVP09-00001, EAS09-00003, MOD09-00003: DEL AMO 5, LLC**

Planning Commission consideration for adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit, Development Permit, and a Modification of a previously approved Conditional Use Permit (CUP65-38) to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 Zone at the northwest corner of Carson Street and Del Amo Circle, west of Hawthorne Boulevard.

**Recommendation:** Approval.

Planning Assistant Yumul introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed and an attachment that was inadvertently omitted.

Commissioner Rizzo disclosed that he is a member of the Southwood Homeowners Association but does not live within 500 feet of the project; that he is not on the HOA's Board of Directors; and that he has not received any material from the HOA on this project or attended any HOA meetings where it was discussed.

Al Thompson, Realty Advisors Group, representing Del Amo 5, LLC, applicant, noted that there are existing entitlements on this property that would allow the building of up to 434,400 square feet (802,400 sq. ft. approved minus 368,000 sq. ft. completed construction) and allowable uses include medical, professional and governmental offices, banks, credit unions, financial services, and retail outlets. He stated that after careful consideration, the property owner concluded that a senior living community

would be the best use for this parcel and a comprehensive market evaluation was done to determine the appropriate size and mix of units to meet market demand. He reported that the proposed project consists of apartment units for independent living, as well as an assisted living component for seniors who need a higher level of care. He emphasized that the project would not be competing with nearby age-restricted condominium developments because all the units are rental units and the project is geared to an older population.

Keith Palmer, Bryant, Palmer, Soto, Inc., project architect, provided background information about the site. He noted that a condominium project was rejected in 2004 and the property was later sold to Pacific Coast Capital and they retained Norm La Caze of La Caze Development to oversee the development process. He reported that they have explored various development scenarios for this site and have had discussions with the City Council, City commissions, Planning staff and the Southwood Homeowners Association, and this resulted in the proposed senior housing project, which was designed to have the least impact on the community. He explained that the traffic generation would be significantly less than with the previously improved entitlements for general office use because the seniors who live in this type of facility tend to be in their 70's and 80's and typically do not drive very much. He stated that there is a demand for senior housing and Mr. La Caze has spoken with quite a few operators, however due to the current economic climate, they are not interested in becoming involved until entitlements have been secured.

Mr. Palmer briefly described the proposed project, pointing out that the FAR (floor area ratio) has been significantly reduced and the structure has been lowered in height and downsized as compared to the project presented in January 2010. He reported that the project also includes a parking structure for the existing office complex to replace surface parking that will be lost to this development and it has a much lower profile than the one proposed in January 2010. He noted that the project includes amenities, such as outdoor gardens, a swimming pool and several meeting rooms in order to provide opportunities for seniors to socialize with each other and the surrounding community. He stated that the southwest corner of the site will remain a parking lot as no use has been identified for the 1.57 acre parcel (Parcel C) at this time, although a restaurant, hotel, bank, medical offices and senior age-restricted apartments have been discussed. He noted that any development that is proposed for Parcel C will have to go through this same review process.

Mr. Palmer explained that residents of Village Court Del Amo have complained that the applicant has not communicated with them, however, Mr. La Caze went to the location last November, but was unable to get through the security doors and subsequently wrote a letter to the HOA but never received a response. He reported packages were hand-delivered today with the aid of a security guard and he subsequently spoke with two of the residents to explain the project. He noted that the plans have been reviewed by the Fire Department and other City departments and minor modifications have been recommended, which the applicant has agreed to along with all 59 conditions of approval.

In response to Commissioner Skoll's inquiry, Mr. Palmer confirmed that "green" building elements have been incorporated into the project. He explained that the State of California has adopted a Green Building Code and all new buildings must conform to minimum standards. He noted that his firm is registered with the U.S. Green Building

Council and is currently overseeing the LEED certification program for the Redondo Beach School District. He also confirmed that all of the units were designed to allow enough room for wheelchairs to maneuver.

Commissioner Skoll asked if the Fire Department has any concerns about the project since it will be five stories high. Sr. Fire Prevention Specialist Kazandjian advised that there are several Code Requirements listed on page 24 of the staff report, including a requirement that the fire lane meet truck specifications for ladder operations and a requirement that a bridge over the fire lane be eliminated.

Mr. Palmer noted that the project cannot go forward unless it complies with Fire Code Requirements and that the Fire Department will conduct yearly inspections once the project has been completed.

In response to Commissioner Skoll's inquiry, Mr. Palmer confirmed that the project will meet or exceed handicapped parking requirements, noting that he typically tries to provide double the required number of spaces for medical buildings or senior developments. He expressed confidence that there would be more than enough parking for visitors, relating his experience that most tenants give up their vehicles after moving to this type of facility because transportation is provided for them. He noted that their social life also improves because they are not living in isolation.

Commissioner Weideman pointed out that the entitlements referred to by Mr. Palmer were granted almost 45 years ago and questioned whether these entitlements were permanent.

Assistant City Attorney Sullivan explained that entitlements run with the land and remain in effect when the property is sold.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan advised that Parcel C will be required to comply with the parking requirements that are in effect at the time it is developed.

Noting that employees will be required to park on-site, Chairperson Horwich asked about the maximum number of employees present at any given time, and Mr. Palmer offered a rough estimate of 20-30 employees. He expressed confidence that this would not be a problem since parking greatly exceeds Code Requirements.

Responding to questions from the Commission, Planning Manager Lodan provided clarification regarding the parking ratio and the location of driveways and confirmed that there would be a left-turn pocket in the landscaped median to allow access to the Homestead Studio Suites.

Mr. Palmer explained that the median was added due to concerns of the Southwood Homeowners Association that traffic from the proposed complex would impact their neighborhood, therefore, circulation was designed to funnel people back onto Hawthorne Boulevard. He noted that there will be a traffic signal where Del Amo Circle intersects with Village Way for the ease of pedestrians walking to and from restaurant row.

Commissioner Rizzo expressed concerns that the new configuration might hinder operations at Fire Station No. 6 by making it difficult to get large equipment in and out of the station. Sr. Fire Prevention Specialist Kazandjian stated that this is something that needs to be looked into further should the project be approved. He noted that this type of facility also increases the demand for both basic and advanced life support paramedic services.

Mr. Palmer explained that fire trucks will be able to drive over the stripes since there won't be a raised median adjacent to the fire station and related his understanding that they are also able to override traffic signals. He thanked staff for working diligently with him on the project for the past five years.

The Commission recessed from 8:25 p.m. to 8:35 p.m.

Chairperson Horwich invited public comment.

Ralph Mangione, president of Village Court Del Amo Homeowners Association, reported that residents were unanimous in their opposition to the proposed project and urged the Commission to continue the hearing because they hadn't had adequate time to review the material. He contended that residents have been ignored by the applicant, disputing the claim that security was so tight at the complex that Mr. La Caze was unable to gain entry. He reported that he received a packet of information from the developer earlier in the afternoon along with an invitation to meet with Mr. Palmer at 6:00 p.m., but he had not done so. He stated that the revised traffic study, which was prepared by a firm hired by the developer, appears to be biased and inaccurate and ignores traffic and parking problems already inherent along restaurant row and Hawthorne Boulevard. He called for a new traffic study to be completed by an independent source before any decision is made. He also expressed doubts about the adequacy of the Environmental Checklist (EAS09-00003) and called for an Environmental Impact Report to be completed, relating his understanding that the most recent one was completed in 1992.

At Chairperson Horwich's request, Planning Manager Lodan briefly discussed the environmental review process the project has undergone. With regard to the traffic study, he explained that while the applicant hires the firm that prepares the traffic study and pays for it, the study is directed by City staff and once completed, the Transportation Planning Manager reviews it to ensure that it is valid and provides all the necessary information. He noted that a full Environmental Impact Report was prepared in 2010 in conjunction with the General Plan Update and the proposed project is consistent with the General Plan Designation for this site. He advised that staff has determined that the project will not have a significant impact on the environment with the mitigations proposed.

Commissioner Weideman asked if any of the mitigations required for the January 2010 project had been eliminated. Planning Manager Lodan advised that there was a condition requiring noise attenuation for units adjacent to Carson Street and this was eliminated because there are no units next to Carson in this proposal.

Sandi Monda, Talisman Street, stated that she supported Mr. Mangione's request for a continuance, noting that the Commission recommended at the January 2011 Planning Commission meeting that the developer share any revised plans with

Village Court Del Amo residents. She related her understanding that a large percentage of calls to the Fire Department involve paramedic response and questioned whether the City has the resources to provide services for the 190-300 seniors who would live in the proposed complex. She expressed concerns that unlike the earlier project, no operator has been identified for the senior living facility, therefore, certain information such as the number of employees and the quality of the care, remains unknown. She requested if the project is approved, that a traffic signal with no right turn on red be installed at the Carson/Del Amo Circle intersection to make it easier for Southwood residents to safely exit the neighborhood. She noted that the developer had offered to pay for the signal installation, but staff was opposed to a signal at this intersection due to its close proximity to Hawthorne Boulevard, however, there are other locations in Torrance where signals are equally close. She voiced objections to the piecemeal approach to developing this site and contended that the development of Parcel C should be considered at the same time due to potential parking issues. She stressed the need for ample parking since seniors can drive well into their 70's and 80's.

Richard Beaver, Village Court Del Amo, reported that he met with Mr. Palmer earlier in the evening and was pleased that the project has been scaled down from the earlier proposal, but he still had concerns about it. He stated that he was not in favor of the proposed traffic signal at Del Amo Circle and Village Way and believes it will lead to more accidents. He also expressed concerns about the project's impact on traffic, which will be compounded when Parcel C is eventually developed, relating his understanding that a Walmart is also planned for this area.

Leilani Kimmel-Dagostino, chair of the Commission on Aging, reported that housing for seniors is an ongoing concern of the Commission on Aging due to Torrance's aging population, particularly affordable housing since seniors have not had a cost of living increase in Social Security for years. She expressed concerns that many seniors would not be able to afford to live in the units and questioned whether the developer would be willing to set aside one floor for affordable housing and/or accept Section 8 vouchers for rent.

Steve Russell, Village Court Del Amo, vice president of Village Court Del Amo HOA, questioned the validity of the revised traffic study, relating his belief that 190 apartment units would surely result in more than a 2% increase in traffic in the immediate area, which is the threshold for the determination that a project would have a significant impact. Noting that traffic congestion is a major concern of residents, he urged the Commission to deny the project.

In response to Commissioner Skoll's inquiry, Mr. Russell indicated that he had not been contacted by the developer and only received information about the project this afternoon.

Robert McLeod, Village Court Del Amo, reported that he is a member of the HOA's board of directors and confirmed that they are unanimously opposed to the project. He stated that some of the information in the Initial Study makes no sense because he doesn't know its source and reiterated Mr. Mangione's request for more time to review information about the project.

Ken Ishida, treasurer of Village Court Del Amo HOA, noted his agreement with Ralph Mangione's remarks.

Bradley Tollison, Kathryn Avenue, stated that he was disappointed that no retail uses were included in the plan; stressed the need to provide for pedestrian access; and indicated that he had no problem waiting to consider the development of Parcel C at a later date because he felt that it will become clear in the future what is needed there.

Charles Deemer, Talisman Street, stated that he has not taken a position on this project, but as a member of the Water Commission, he was aware that there might be an opportunity to extend a recycled water line to this site and nearby parcels in the future to provide water for landscaping.

Carol Kim, Village Court Del Amo, indicated that she was present to support the HOA's Board of Directors who are unanimously opposed to this project.

Commissioner Weideman wanted to dispel the idea that the traffic study was biased and not credible, explaining that Linscott, Law & Greenspan, the firm that prepared the study, is comprised of certified engineers who are not going to risk their licenses by providing inaccurate data.

Planning Manager Lodan noted that Linscott, Law & Greenspan is a well known professional engineering firm and one that has been used by the City before. He stated that City staff directed the study in terms of the intersections to be analyzed and they are satisfied that the report is valid.

Responding to audience members' comments, Mr. Palmer stated that the developer would welcome the use of recycled water if it is available. He reported that there will be approximately 40,000 square feet of open space and that drought-tolerant landscaping will be used with a satellite-based, weather-controlled irrigation system to conserve water. With regard to the claim from Village Court Del Amo residents that they had not had enough time to review the information, he pointed out that the staff report typically comes out a few days before the Planning Commission hearing and the same procedure was followed for this case as with every other case. He noted that Mr. La Caze wrote a letter to Mr. Mangione last November offering to discuss the project with him and received no response. He explained that the applicant would like a decision on the project this evening because it's been in the works for five years and the Commission's decision will most likely be appealed to the City Council. He expressed his willingness to meet with any of the residents to discuss the project.

Mr. Palmer reported that the applicant has had discussions with interested parties concerning Parcel C, including Morton's Steakhouse and McCormick & Schmick, and noted that whatever is built will have to comply with development standards in the Hawthorne Boulevard Corridor Specific Plan. He expressed confidence that there would be ample parking, explaining that the parking equates to two parking spaces for each two-bedroom unit, one space for each one-bedroom unit plus 50 more spaces for an additional 20%. He reiterated that the project will not be competing with Village Court Del Amo since it caters to an older age group and the units are rentals and indicated that the applicant had no objection to a condition prohibiting the conversion of units into condominiums.

With regard to rental rates for the project, Mr. Palmer reported that a 2009 survey revealed that comparable units were renting for between \$4,400 to 8,300 per month and the rental rates are projected to range from \$3,500 to 7,000 per month. He conceded

that this would not be termed “affordable,” but the services and amenities included are expensive to provide. He related his experience that in some cases, assisted living facilities will agree to accept a tenant’s Social Security check as payment in full for the rent. He reported that there’s a possibility that SRG (Senior Resource Group), the senior living community developer/operator associated with the earlier project, might still be interested, but does not want to become involved until entitlements have been approved.

Commissioner Weideman asked if the applicant would agree to a two-week continuance to allow Village Court Del Amo residents an opportunity to review the material, and Mr. Palmer stated that he had been directed by his client to request that the matter be decided tonight.

Commissioner Skoll related his preference that the matter be continued so residents could review the project with Mr. Palmer. He questioned whether the project would be eligible for state and/or federal subsidies for senior housing.

Mr. Palmer stated that he thought the developer/operator would be open to subsidies if they make financial sense. He expressed his willingness to meet with Village Court Del Amo residents before the City Council appeal hearing, but doubted that much would be accomplished. He maintained that the applicant has listened to residents’ concerns and done everything possible to address them, which is evidenced by the fact that approximately 300 Southwood residents opposed the original project submitted five years ago and this opposition has now dwindled to only one or two.

Commissioner Rizzo asked about staff’s opinion on installing a traffic signal at Carson and Del Amo Circle, and Planning Manager Lodan advised that Transportation Planning staff has consistently opposed a signal at this location due to the proximity to Hawthorne Boulevard, however, it was within the Commission’s purview to include this as a condition of approval.

**MOTION:** Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

Chairperson Horwich stated that he saw no advantage in continuing the hearing, because the Commission’s decision will undoubtedly be appealed and there will be more than enough time for residents to study the project before the matter is heard by the City Council. He further stated that the only other reason to continue the hearing would be in the hopes that the project could be reviewed by the full Commission, however, there was no guarantee that all seven Commissioners will be present at the next meeting, therefore he favored going forward with the vote.

Commissioner Skoll noted that the letter sent by Mr. La Caze to Mr. Mangione in November 2010 (supplemental material) states that he had met with the Mayor and City Council and there was no major objection to the project other than “getting the approval of local homeowners,” and indicated that he would not vote to approve the project until this is done.

Assistant City Attorney Sullivan advised that there is no requirement that the developer obtain the approval of the homeowners association.

Commissioner Weideman stated that he felt it would have been a sign of good faith if the applicant had been willing to agree to a continuance, however, he believed the applicant was entitled to have the matter decided this evening.

Commissioner Rizzo indicated that he would support the project with the addition of conditions requiring the installation of a traffic signal at Del Amo Circle and Carson and prohibiting the conversion of units into condominiums.

**MOTION:** Commissioner Weideman moved to adopt a Mitigated Negative Declaration. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

Commissioner Weideman noted that the Initial Study was the same one prepared for the much larger project in 2009 and all the mitigations remain in place except for the one earlier mentioned by Planning Manager Lodan.

**MOTION:** Commissioner Rizzo moved for the approval of CUP09-00003, DVP09-00001 and MOD09-00003, as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Add**

- That the applicant shall install a traffic signal at the intersection of Carson Street and Del Amo Circle, with no right turn on red.
- That the conversion of the units to condominiums shall be prohibited.

The motion was seconded by Commissioner Polcari and failed to pass as reflected as reflected in the following roll call vote:

AYES: Commissioners Rizzo and Weideman  
NOES: Commissioners Polcari, Skoll and Chairperson Horwich  
ABSENT: Commissioners Gibson and Uchima

**MOTION:** Chairperson Horwich moved to deny the project without prejudice. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioners Gibson and Uchima).

Commissioner Rizzo noted that his vote reflected the majority decision of his colleagues.

Planning Manager Lodan advised that Resolutions reflecting the Commission's action would be brought back for approval at the next meeting.

10. **WAIVERS** – None.
11. **FORMAL HEARINGS** – Considered out of order, see pages 2-4.
12. **RESOLUTIONS** – Considered out of order, see page 4.
13. **PUBLIC WORKSHOP ITEMS** – None.

**14. MISCELLANEOUS ITEMS** – None.

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the City Council approved the Waiver and the Variance for the Christ Our Savior Anglican Church on Sartori Avenue at last week's City Council meeting.

**16. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the May 18, 2011 Planning Commission meeting.

**17. ORAL COMMUNICATIONS #2**

**17A.** Assistant City Attorney Sullivan reported that the Walmart lawsuit has been settled and the company can now proceed with building permits for the store on Hawthorne Boulevard.

**17B.** Charles Deemer, Talisman Street, suggested that the staff report and attachments be made available on the City's website, and Planning Manager Lodan advised that staff is looking into this since it is already being done for City Council meetings.

**17C.** Commissioner Weideman questioned whether cemeteries are prohibited in Torrance, and Planning Manager Lodan indicated that he was not aware of any such prohibition.

**17D.** Planning Manager Lodan reported that the City's new One Stop Permit Center has opened and residents can now obtain building permits, as well as pay water and trash bills and parking tickets at one centralized location.

**18. ADJOURNMENT**

At 10:07 p.m., the meeting was adjourned to Wednesday, May 18, 2011, at 7:00 p.m.

Approved as Submitted June 15, 2011 s/ Sue Herbers, City Clerk
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