

**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 18, 2011 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Uchima.

3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE

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

Absent: Commissioner Gibson.

Also Present: Sr. Planning Associate Santana, Planning Assistant Graham, Plans Examiner Noh, Associate Civil Engineer Symons, and Assistant City Attorney Sullivan.

Chairperson Horwich relayed Commissioner Gibson's request for an excused absence due to illness.

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

4. POSTING OF THE AGENDA

Sr. Planning Associate Santana reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, May 13, 2011.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved for the approval of the April 20, 2011 minutes as submitted. The motion was seconded by Commissioner Rizzo and passed by unanimous voice vote (absent Commissioner Gibson).

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

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

8. TIME EXTENSIONS – None.

9. **CONTINUED HEARINGS** – None.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **MOD11-00004: FIRST EVANGELICAL LUTHERAN CHURCH OF TORRANCE**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP76-38) to allow the construction of a columbarium and memorial garden in conjunction with an existing church and school on property located in the R-2 Zone at 2900 Carson Street.

Recommendation: Approval.

Planning Assistant Graham introduced the request and noted supplemental material available at the meeting consisting of two additional conditions of approval and correspondence received after the agenda item was completed.

Commissioner Weideman disclosed that he and his family were members of this church from 1955 to 1959, but it would not affect his decision this evening.

Sr. Planning Associate Santana stated that it was just brought to his attention that California Health and Safety Code Section 9504.5 limits private columbaria to niches for not more than 20 cremated human remains and it was unclear at this time whether the proposed columbarium would be considered public or private. He suggested that the Commission could proceed under the assumption that the columbarium is public or continue the hearing until this can be verified.

Reverend Dr. William Hurst, Senior Pastor of First Evangelical Lutheran Church of Torrance, stated that the church's attorney reviewed the relevant code sections and it was his understanding that "private" meant for the use of a club or family only and since the church's garden will be available for people outside the church's membership, he believes the proposed columbarium does not meet the definition of private. He indicated, however, he would agree to a continuance if the Commission preferred to wait until this can be verified.

A brief discussion ensued, and it was the consensus of the Commission to continue the hearing to the meeting of June 1, 2011.

Commissioner Rizzo requested that staff also find out what agency is the governing body for the columbarium to ensure that it's operated appropriately according to the laws of California.

MOTION: Commissioner Weideman moved to continue the hearing to June 1, 2011. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote (absent Commissioner Gibson).

The Commission briefly entertained the idea of proceeding with discussion of the project without taking a vote, and Assistant City Attorney Sullivan advised that the Commission would first have to approve a Motion to Reconsider since action has

already been taken to continue the hearing. It was the consensus of the Commission to wait until it has been determined whether the columbarium is public or private because if it is private, the project cannot go forward as proposed and the discussion would be moot.

Reverend Dr. Hurst stated that he would like to work with staff in the interim to see if some of the recommended conditions of approval can be accomplished prior to the June 1 hearing, and Chairperson Horwich indicated that he was free to do so.

11B. CUP11-00009: MONKISH BREWING CO. LLC (CAPELLINO COMPANY)

Planning Commission consideration for approval of a Conditional Use Permit to allow a tasting room and retail sales of beer in conjunction with a brewery on property located in the M-2 Zone at 20311 Western Avenue.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

Henry Nguyen, president of Monkish Brewing Co. LLC, applicant, voiced his agreement with the recommended conditions of approval. He explained that the tasting room would be a small accessory to the brewery and it would provide an opportunity for the public to taste the products that are brewed on-site and to be educated about this style of high-end beer.

Commissioner Weideman asked about the training of staff who will be serving beer to the public.

Dr. Nguyen reported that he and his wife will be staffing the tasting room and will follow the protocol recommended by the ABC (Alcoholic Beverage Control). He offered his assurance that the service of alcohol would be done in a safe and responsible manner, noting that he has a PhD in theology and is well aware of the risks involved.

Commissioner Skoll questioned how many varieties of beer will be offered and Mr. Nguyen explained that he will likely offer six to eight beers in rotation, but does not have a flagship beer and will continue to experiment.

MOTION: Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

MOTION: Commissioner Uchima moved for the approval of CUP11-00009, 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 Commissioner Gibson).

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 11-029.

MOTION: Commissioner Uchima moved to adopt Planning Commission Resolution No. 11-029. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Gibson).

11C. CUP11-00010: GABRIELA MARKS/ MARKS ARCHITECTS (KAFCO PARTNERSHIP)

Planning Commission consideration for approval of a Conditional Use Permit to allow a carry-out delivery restaurant on property located in the C-2 Zone at 3902 Pacific Coast Highway, Suite A.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

Priscilla Moreno, representing Marks Architects, applicant, voiced her agreement with the recommended conditions of approval. She reported that Pizza Hut plans to open in this tenant space; noted that there will be no changes to the exterior other than signage; and confirmed that there will be no outdoor seating.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Rizzo and passed by unanimous voice vote.

MOTION: Commissioner Skoll moved for the approval of CUP11-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 11-030.

MOTION: Commissioner Skoll moved to adopt Planning Commission Resolution No. 11-030. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

11D. CUP11-00011: JUAN CARRETO (24301 CRENSHAW BOULEVARD LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of two restaurants with full service alcohol in a building previously used as a single restaurant on property located in the PD Zone at 24301 Crenshaw Boulevard.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

Chuck Scott, representing the leaseholder of 24301 Crenshaw Boulevard, voiced his agreement with the recommended conditions of approval.

Responding to questions from the Commission, Mr. Scott provided clarification regarding how the former Claim Jumper restaurant will be reconfigured to accommodate two restaurants, Tony Roma's and Capricciosa. He explained that there are 140 Capricciosa restaurants throughout the world; that this will be the first one in Southern California; and that the restaurant specializes in Sicilian cuisine with an Asian influence. He reported that both restaurants are expected to open in August.

In response to Commissioner Weideman's inquiry, Sr. Planning Associate Santana advised that parking requirements are based on the square footage of the building and therefore remain the same.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Rizzo and passed by unanimous voice vote.

Commissioner Skoll noted scrivener's errors in Conditions No. 1, 3 and 11 of Resolution No. 11-031.

MOTION: Commissioner Weideman moved for the approval of CUP11-00011, 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 Commissioner Gibson).

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 11-031.

MOTION: Commissioner Weideman moved to adopt Planning Commission Resolution No. 11-031 as amended. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

12. RESOLUTIONS

12A. CUP09-00013, DVP09-00001, EAS09-00003, MOD09-00003: DEL AMO 5, LLC

Planning Commission adoption of resolutions reflecting their decision to adopt a Mitigated Negative Declaration and deny without prejudice 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.

Sr. Planning Associate Santana noted that the resolutions will be amended to reflect that two commissioners dissented and one commissioner was absent.

MOTION: Commissioner Skoll moved to adopt Planning Commission Resolution Nos. 10-004, 10-005 and 10-006 as amended. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

13. PUBLIC WORKSHOP ITEMS – None.

14. MISCELLANEOUS ITEMS – None.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

Sr. Planning Associate Santana reviewed the agenda for the June 1, 2011 Planning Commission meeting.

17. ORAL COMMUNICATIONS #2

17A. Assistant City Attorney Sullivan reported that the Delurgios (PRE09-00007 – Via El Toro) have decided not to proceed with legal action and are now considering whether to go forward with the two-story project as conditioned or submit new plans for a single-story house.

17B. In response to Commissioner Uchima's inquiry, Assistant City Attorney Sullivan reported that the Walmart lawsuit has been settled at no cost to the City and the company can now proceed with the project on Hawthorne Boulevard.

17C. Commissioner Skoll noted that Mayor Scotto mentioned that Del Amo Fashion Center will undergo a major remodel beginning in 2013 and questioned whether the project will be reviewed by the Commission.

Sr. Planning Associate Santana advised that any proposal that exceeds the limits of the previous development would be subject to review by the Commission.

17D. Commissioner Polcari noted that he was looking forward to attending the Armed Forces Day Parade and luncheon on Saturday.

17E. In response to Commissioner Weideman's inquiry, Sr. Planning Associate Santana reported that the appeal of the Commission's decision regarding the National Sports Grill has not been scheduled because they are exploring the possibility of withdrawing the appeal and revising their proposal.

17F. Commissioner Weideman expressed an interest in touring the new Permit Center on a night when there is a light agenda.

17G. Chairperson Horwich noted that he was also looking forward the Armed Forces Day Parade and luncheon, along with the band concert on Friday.

18. ADJOURNMENT

At 8:00 p.m., the meeting was adjourned to Wednesday, June 1, 2011, at 7:00 p.m.

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