



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 6, 2013  
7:00 P.M.

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, November 1, 15, and 29, 2013

Monday, Nov. 11, 2012 (Veterans Day)

Thursday, Nov. 28, 2012 (Thanksgiving Day)

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*"As we express our gratitude,  
we must never forget that the highest appreciation  
is not to utter words, but to live by them."*

*~ John Fitzgerald Kennedy ~*

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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, Oct. 31, 2013.
5. APPROVAL OF MINUTES: September 18, 2013 and October 16, 2013
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. SIGN HEARINGS

ROLL CALL: \_\_\_ D'anjou \_\_\_ Gibson \_\_\_ Polcari \_\_\_ Skoll \_\_\_ Watson \_\_\_ Chairperson Rizzo

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

- A. PRE13-00009: DAFNA LAHAV (PETER JOHN SIMROSE)  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 128 Via Colusa. This project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities. (Res. No. 13-042)
- B. MOD13-00002, DIV13-00005: SIMON PROPERTY GROUP, INC.  
Planning Commission consideration for approval of Modification to a previously approved Minor Modification (MIS12-00293) to allow the internal reconfiguration of square footage at the Macy's Home/JoAnn's building by reducing the Gross Leasable Area (GLA) from 220,000 sf to 155,000 sf and converting it to a multi-tenant mall building with approximately 105,000 sf of multi-tenant retail and 50,000 sf professional offices, and re-allocating 65,000 sf from the Macy's Home/JoAnn's building to the mall north of Carson Street. DIV13-00005 is a Division of Lot for the purposes of lot consolidation and re-subdivision to match the proposed development on property located in the H-DA1 Zone at 3525 Carson Street. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-0012 for DVP96-0001, and the 2005 and 2012 Addendums to the Negative Declaration previously prepared for MOD05-00001, DVP05-00004, and MIS12-00293. There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation. (Res. Nos. 13-043, 13-044)

**13. RESOLUTIONS**

- A. CUP13-00015: DEAN T. REUTER (MARCO PROPERTIES, INC.)  
Planning Commission consideration adoption of a resolution reflecting their decision to approve a Conditional Use Permit to allow the operation of a restaurant with the service of alcoholic beverages and outdoor seating area in conjunction with a joint use parking and off-site parking arrangement within an existing industrial building on property located in the former Industrial Project Area in the M-1 Zone and P-1 Zone, at 1103-1111 Van Ness Avenue. (Res. No. 13-039)

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Community Development Director Weekly Summary Report(s)

1. October 11, 2013
2. October 17, 2013
3. October 25, 2013

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

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

**18. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**19. ADJOURNMENT**