



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 20, 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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*"Happy Thanksgiving"*

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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, Nov. 14, 2013.
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. **SIGN HEARINGS**

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. CUP13-00025: ARLING WANG (HAN CHEN)

Planning Commission consideration for approval of a Conditional Use Permit to allow automobile service, repair, and storage on property located in the M-2 Zone at 2928 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-045)

B. CUP13-00026: NIGEL HEATH (LA SHOJI PARTNERS LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow a tasting room in association with a brewery operation on property located in the M-2 Zone at 2878 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-046)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. MIS13-00193: ROGER RAYMOND

Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow an addition to an existing single-story residence on property located within the Hillside Overlay District in the R-1 Zone at 451 Calle de Castellana. This project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities. (Res. No. 13-047)

B. MIS13-00229: JENNI GABELSBERG

Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow additions and remodeling resulting in a 3,467 square foot single-story residence on property located within the Hillside Overlay District in the R-1 Zone at 139 Via los Altos. This project is Categorically Exempt from CEQA per Guidelines Section 15303(a) – New Construction. (Res. No. 13-048)

C. Community Development Director Weekly Summary Report(s)

1. October 31, 2013
2. November 8, 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**