

**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, December 3, 17 & 31, 2010**

**In observance of the holidays**

**City Hall will also be closed:**

**Friday, December 24, 2010 (Christmas Eve)**

**CITY OF TORRANCE  
PLANNING COMMISSION**

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

**WEDNESDAY, DECEMBER 1, 2010**

**7:00 P.M.**

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"We tend to forget that happiness doesn't come as a result of getting something we don't have, but rather of recognizing and appreciating what we do have."

~ *Frederick Keonig* ~

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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 Wednesday, November 24, 2010.
- 5. APPROVAL OF MINUTES: October 20, 2010**
- 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)

**10. WAIVERS**

- A. WAV10-00009: STEVE VU  
 Planning Commission consideration for approval of a Waiver of the side yard setback to retain portions of the existing dwelling, in conjunction with additions and remodeling, on property located within the Small Lot, Low-Medium Overlay District in the R-2 Zone at 1916 Gramercy Avenue. (Res. No. 10-069)

**11. FORMAL HEARINGS**

- A. CUP10-00017: SOUTH BAY COMMUNITY CHURCH (INSPIRED VENTURES, LLC)  
 Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a church and retail spaces in an existing warehouse building on property located in the M-2 Zone at 2545 190<sup>th</sup> Street. (Res. No. 10-071)

**12. RESOLUTIONS**

**13. PUBLIC WORKSHOP ITEMS**

**14. MISCELLANEOUS ITEMS**

- A. MIS10-00286: GIUSEPPE SASSO  
 Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow additions to an existing single-story residence on property located within the Hillside Overlay District in the R-1 Zone at 102 Via Sevilla. (Res. No. 10-070)

**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**