

**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, December 5, 2012 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Skoll.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Polcari, Rizzo, Skoll, Weideman and Chairperson Uchima.

Absent: Commissioner Gibson.

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

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

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, November 29, 2012.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved for the approval of the October 17, 2012 Planning Commission minutes as submitted. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Manager Lodan noted that the November 7, 2012 Planning Commission minutes were amended to reflect the fact that he distributed the Community Development Director Action Summary/Administrative Approvals dated November 1, 2012 for the week of October 29 – November 1, 2012 to the Commission on that date.

MOTION: Commissioner Weideman moved for the approval of the November 7, 2012 Planning Commission minutes as amended. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote, with Commissioner D'anjou and Chairperson Uchima abstaining (absent Commissioner Gibson).

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan reported that the applicant has requested that Item 10A, ZON12-00001 (EAS12-00001): Mohamad Pournamdari, be continued for 60 days, however, staff was recommending that the matter be continued indefinitely.

MOTION: Commissioner Weideman moved to continue Item 10A indefinitely. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Manager Lodan relayed the applicant's request to continue Item 10B, MOD12-00008: Sauers Lopez Construction Inc. (Jeff LaPlant), to January 16, 2013.

MOTION: Commissioner Polcari moved to continue Item 10B to January 16, 2013. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote (absent Commissioner Gibson).

7. ORAL COMMUNICATIONS #1 – None.

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

8. TIME EXTENSIONS – None.

9. SIGN HEARINGS – None.

10. CONTINUED HEARINGS

10A. ZON12-00001 (EAS12-00001): MOHAMAD POURNAMDARI

Planning Commission consideration for the adoption of a Negative Declaration and recommendation of approval of a Zone Change from C-R to C-3 on property located on the east side of Prairie Avenue approximately 100 feet north of 176th Street.

Item was continued indefinitely.

10B. MOD12-00008: SAUERS LOPEZ CONSTRUCTION INC. (JEFF LA PLANT)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP00-00032) to allow additions and a new parking structure to an existing automobile dealership on property located in the C-2 Zone at 2900 Pacific Coast Highway.

Item was continued to January 16, 2013.

11. WAIVERS – None.

12. FORMAL HEARINGS

12A. PRE12-00015, WAV12-00012: KHOSROW (KEN) SHEIK (SHAHROKH SHEIK)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence in conjunction with a Waiver to allow a reduction of a side yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 5256 Bindewald Road.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Commissioner Rizzo disclosed that he viewed the property and walked the street, but did not speak with anyone.

Ken Sheik, applicant, briefly described the proposed project. He explained that a Waiver of the western side yard setback is necessary because without it the family room would be oddly-shaped due to the severely tapered lot.

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

MOTION: Commissioner Polcari moved for the approval of PRE12-00015 and WAV12-00012, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 12-074 and 12-075.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution Nos. 12-074 and 12-074. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Gibson).

13. RESOLUTIONS

13A. MIS12-00085: JIM DELURGIO

Planning Commission adoption of a resolution reflecting their decision to deny an appeal of a previously denied Minor Hillside Exemption to allow one-story additions under 14 feet in height at the front, sides and rear of the residence on property located within the Hillside Overlay District in the R-1 Zone at 209 Via El Toro.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-067.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 12-067. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote, with Commissioner D'anjou and Chairperson Uchima abstaining (absent Commissioner Gibson).

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS

Planning Manager Lodan distributed the following Community Development Director Action Summary/Administrative Approvals to be incorporated and attached herein by reference: 1) Dated November 9, 2012 for November 5 - 9, 2012 (Attachment A); 2) Dated November 15, 2012 for November 13 – 15, 2012 (Attachment B); 3) Dated November 21, 2012 for November 19 – 21, 2012 (Attachment C); and 4) Dated November 29, 2012 for November 26 – 29, 2012 (Attachment D).

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the City Council considered the proposed Montessori school at 23104 Hawthorne Boulevard on December 4, 2012 and ultimately approved it by a vote of 4-2 with one councilmember absent.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reported that the December 9, 2012 and January 2, 2013 Commission meetings have been cancelled.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Rizzo asked about a lawsuit recently filed by the City of Redondo Beach, and Assistant City Attorney Sullivan advised that the City intends to vigorously defend itself against this lawsuit.

18B. Commissioner Skoll asked about a rumor that Walmart was interested in opening a grocery store on the former K Mart site, and Planning Manager Lodan reported that no tenant was identified on the plans being reviewed by staff.

18C. In response to Commissioner Skoll's inquiry, Planning Manager Lodan advised that the two new restaurants at the corner of Lomita Boulevard and Hawthorne Boulevard have not been identified.

18D. Commissioner Skoll related his understanding that Costco is negotiating with the Rockefeller Group to lease or purchase space for additional parking.

Planning Manager Lodan advised that staff was not aware of this, however, it would not require any special entitlements.

18E. Responding to Commissioner Skoll's inquiry, Planning Manager Lodan reported that the Black Bear Diner will be taking over the former Bob's Big Boy site on Hawthorne Boulevard.

18F. Commissioner Polcari thanked City staff for the excellent support they have provided throughout the year.

18G. Chairperson Uchima wished everyone happy holidays and noted that January 16 will be his last meeting.

18H. Chairperson Uchima noted that there were people in the audience for Item 10B which was continued to a date certain, and Planning Manager Lodan advised that notification will be mailed out when the matter is brought back to the Commission.

19. ADJOURNMENT

At 7:25 p.m., the meeting was adjourned to Wednesday, January 16, 2013 at 7:00 p.m.

Approved as Submitted January 16, 2013 s/ Sue Herbers, City Clerk
