



## 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.tornet.com](http://www.tornet.com).

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 21, 2007  
Friday, January 4, 2008

Monday, December 24, 2007 (Christmas Eve)  
Tuesday, December 25, 2007 (Christmas Day)  
Monday, December 31, 2007 (New Years Eve)  
Tuesday, January 1, 2008 (New Years Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 19, 2007  
7:00 P.M.

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*HAPPY HOLIDAYS!*

*from the*

*Community Development Department*

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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 December 14, 2007.
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 or engaging in discussion on any item not appearing on the posted agenda.

**8. TIME EXTENSIONS**

**9. CONTINUED HEARINGS**

- A. PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL)  
Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid. (Res. No. 07-027)

**10. WAIVERS**

**11. FORMAL HEARINGS**

- A. DIV07-00015: GREGORY NAKAHIRA  
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment between two single-family lots located within the Hillside Overlay District in the R-1 Zone at 5616 and 5622 Marialinda Street. (Res. No. 07-131)
- B. CUP07-00029, DIV07-00016: GEORGE SCHANE  
Planning Commission consideration for approval of a Conditional Use Permit to allow the conversion of two existing detached rental units into two detached residential condominium units and a Division of Lot for condominium purposes on property located in the R-3 Zone at 824 and 826 Amapola Avenue. (Res. Nos. 07-132, 07-133)
- C. PRE07-00029: PETER PALDINO (ALEX DANIELS)  
Planning Commission consideration for approval of a Precise Plan of Development for the construction of a new two-story single family residence within the Hillside Overlay District in the R-1 Zone at 5405 Paseo de Pablo. (Res. No. 07-134)
- D. PRE07-00025, WAV07-00017: ROBERT WATT  
Planning Commission consideration for approval of a Precise Plan of Development to allow single-story additions to an existing one-story single family residence in conjunction with a Waiver to allow a reduction in the side yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 23651 Susana Avenue. (Res. Nos. 07-135, 07-136)

12. RESOLUTIONS
13. PUBLIC WORKSHOP ITEMS
14. MISCELLANEOUS ITEMS
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

ROLL CALL: \_\_\_ Browning \_\_\_ Faulk \_\_\_ Gibson \_\_\_ Horwich \_\_\_ Uchima \_\_\_ Weideman \_\_\_ Chairperson Busch