



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, JANUARY 20, 2016**

**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, January 8 and 22, 2016

Monday, January 18, 2016 (Martin Luther King Jr)

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*"Discipline is the bridge between goals and accomplishment."*

*~Jim Rohn~*

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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 Friday, January 15, 2016.
5. **APPROVAL OF MINUTES:** December 02, 2015
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1 (Limited to a 30 minute period)**  
This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.

**8. TIME EXTENSIONS**

A. EXT15-00007: JAMES LEE

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV05-00020) to allow two lots to be merged into one on property located in the C-2 Zone at 1611 Crenshaw Boulevard. This project is Categorical Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 16-001)

**9. SIGN HEARINGS**

**10. CONTINUED HEARINGS**

A. ADM15-00003: PHILLIP PECORD C/O AUTOZONE (FRANKLIN REAL ESTATE, LP)

Planning Commission consideration of an appeal of a Community Development Director denial of a Planning Administrative Action to allow exterior modifications to an existing storefront on property located in the C-3 Zone at 4675 Torrance Boulevard. This project is Categorical Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-054)

B. PRE13-00013, CUP13-00029, DIV13-00007: LARRY PEHA (NOLA PROPERTIES, LLC)

Planning Commission consideration for approval of a Precise Plan of Development and Conditional Use Permit to allow the construction of an eight unit apartment complex in two separate buildings, in conjunction with a Division of Lot to merge two lots into one, on properties located within the Hillside Overlay District in the R-3 Zone at 147-151 Paseo De La Concha. This project is Categorical Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development and 15315 – Minor Land Divisions. (Res. No. 14-005, 14-006, 14-007)

**11. WAIVERS**

A. WAV15-00016: JEANEVRA CALHOUN (JLC REALTY & DEVELOPMENT, LP)

Planning Commission consideration for approval of a Waiver to exceed the maximum building height on property located in the R-1 Zone at 104 Via La Circula. This project is Categorical Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 16-002)

## 12. FORMAL HEARINGS

### A. MOD15-00012: DAVID KELLY (TORRANCE MINI PARTNERS)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP96-0002) and Precise Plan of Development (PRE96-0003) to allow the addition of two, two-story storage buildings on property located in the M1-PP Zone at 23711 Crenshaw Boulevard. This project is considered previously assessed under the General Plan EIR (SCH# 2008111046) and adopted Negative Declarations EAS96-0004 (CUP96-0002) and EAS02-00004 (MOD02-00004 and MOD02-00006). There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation. (Res. No. 16-003)

### B. PRE14-00010, WAV14-00007: FARIBA AND MORTEZA DANESH

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay District in the R-3 Zone at 449 Paseo de la Playa. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No's. 16-004, 16-005)

## 13. RESOLUTIONS

## 14. PUBLIC WORKSHOP ITEMS

## 15. MISCELLANEOUS ITEMS

- A. MHE15-00071: JOHN ERNST Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow an as-built rooftop air conditioner unit on property located within the Hillside Overlay District in the R-1 zone at 112 Via Colusa. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-006).

B. LUS14-00002: MEDICAL MARIJUANA Planning Commission consideration of a resolution that recommends the City Council adopt an ordinance that prohibits all medical marijuana dispensaries, marijuana cultivation, commercial medical marijuana activity, and marijuana deliveries citywide in order to meet the requirements of the Medical Marijuana Regulation and Safety Act (AB 266, AB 243, and SB 643). This ordinance is Categorically Exempt from CEQA per Guidelines section 15061(b)(3).

C. Community Development Director Weekly Summary Report(s)

1. December 10, 2015
2. December 18, 2015
3. December 23, 2015

**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**