



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 17, 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.

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, February 19, 2016

Friday, February 12, 2016 (Lincoln's Birthday)
Monday, February 15, 2016 (President's Day)

"Pessimism leads to weakness, optimism to power."

~ William James ~

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 February 11, 2016.
5. **APPROVAL OF MINUTES:** January 20, 2016
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

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

- A. PRE15-00022, WAV15-00014: NAGY BAKHOUM (TINA AND BLAKE SATHOFF)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay District in the R-1 Zone at 410 Via San Sebastian. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations.
(Res. No's. 16-014, 16-015)
- B. CUP15-00032: TEK MEHRETEAB (KAMRAN HAKIMI)
Planning Commission consideration for approval of a Conditional Use Permit to allow the partial conversion of an existing food market to restaurant use and the use of off-site parking spaces on property located in the Downtown Torrance District, Commercial Sector at 1303 El Prado Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-016)
- C. CUP15-00033: MEHER DADI (FCI HOLDINGS, INC.)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a banquet hall use, in conjunction with a shared use parking arrangement, within an existing shopping center on property located within the HBCSP-MP Zone at 22761-22763 Hawthorne Boulevard. (Res. No. 16-017)
- D. CUP15-00034, DIV15-00010: AMIR ABASSI
Planning Commission consideration for approval of a Conditional Use Permit to allow a two-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 18512 Roslin Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions.
(Res. No's. 16-018, 16-019)

- E. CUP15-00036: McGEE SHARON ARCHITECTS (INSPIRED VENTURES, LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a veterinary hospital on property located in the M-2 Zone at 2545 190th Street. This project is Categorical Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-020)

13. RESOLUTIONS

- A. PRE13-00013, CUP13-00029, DIV13-00007: LARRY PEHA (NOLA PROPERTIES, LLC)
Planning Commission adoption of resolutions reflecting their decision to deny without prejudice a Precise Plan of Development and Conditional Use Permit to allow the construction of an eight unit apartment complex, and 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. (Res. No's. 14-005, 14-006, 14-007)

14. PUBLIC WORKSHOP ITEMS----

15. MISCELLANEOUS ITEMS

- A. Community Development Director Weekly Summary Report (s)

- 1. February 04, 2016

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