



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MARCH 02, 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, March 04, 2016  
Friday, March 18, 2016

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*"I must choose between despair and energy-I choose the latter."*

*~John Keats ~*

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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 February 26, 2016.
5. **APPROVAL OF MINUTES:** February 03, 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**

A. WAV15-00017: BEHZAD NEJAD (LOMBARD FAMILY TRUST)

Planning Commission consideration for approval of a Waiver of the maximum retaining wall height related to the removal of an existing rear yard retaining wall, extension of usable rear yard area and construction of the proposed 9-foot retaining wall, in conjunction with a subterranean wine cellar extension at the northeast corner of the residence and a separate trash/utility enclosure located within the front setback, on property located within the Hillside Overlay District in the PD Zone at 416 Paseo Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15303(e) – New Construction. (Res. No. 16-021)

**12. FORMAL HEARINGS**

A. PRE15-00014: EYAL AVRAHAM (CRAIG YOUNGDALE)

Planning Commission consideration for approval of a Precise Plan of Development to allow an addition, interior remodeling, and relocation of the garage to an existing one-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 232 Via Los Miradores. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-022)

B. CUP15-00035, DIV15-00011, WAV15-00008: RICKY DE LA ROSA (JOE AND OLIVIA MANALO)

Planning Commission consideration for approval of a Conditional Use Permit to allow a three-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes, and a Waiver of the front yard and side yard setback requirements on property located in the R-3 Zone at 2109 218th Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction, 15315 – Minor Land Divisions, and 15305 – Minor Alterations. (Res. No's. 16-023, 16-024, 16-025)

- C. CUP15-00037: ZYMURGY BREW WORKS (BILL BAKER-FCI HOLDINGS, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an instructional brewery with on-site production and tasting service on property located in the H-MP Zone at 22755 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-026)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Annual Report

B. Community Development Director Weekly Summary Report (s)

1. February 11, 2016
2. February 18, 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**