



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JULY 15, 2015

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, July 10 and 24, 2015

"For it is in giving that we receive."

~ Francis of Assisi ~

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 Thursday, July 9, 2015.
5. **APPROVAL OF MINUTES:** May 20, 2015, June 3, 2015 & June 17, 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**
9. **SIGN HEARINGS**

ROLL CALL: _____Herring _____Polcari _____Skoll _____Tsao _____Watson _____Gibson _____Chairperson D'anjou

10. CONTINUED HEARINGS

- A. CUP15-00009, ZON15-00002, DIV15-00004, WAV15-00006: ANASTASI DEVELOPMENT (WILLIAM GARRETT)
Planning Commission consideration for approval of a Conditional Use Permit to allow a 16-unit residential condominium development, in conjunction with a Zone Change from C-5 (Conditional Commercial District) to RP (Residential Professional District), a Tentative Tract Map to consolidate the existing parcels and for condominium purposes, and a Waiver of the RP Zone height limit, on properties located in the C-5 Zone at 23625-23649 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 2008111046 – 2009 Torrance General Plan Update.
(Res. Nos. 15-041, 15-042, 15-043)
- B. CUP15-00007, ZON15-00001, DIV15-00003: MICHAEL ROTH
Planning Commission consideration for approval of a Conditional Use Permit to allow a three-story six-unit residential condominium development and to allow a Floor Area Ratio of 0.7, in conjunction with a Zone Change from A-1 (Light Agricultural District) to R-3 (Limited Multiple-Family Residential District), and a Tentative Tract Map for condominium purposes on property located in the A-1 Zone at 17502 Van Ness Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 2008111046 – 2009 Torrance General Plan Update.
(Res. Nos. 15-044, 15-045)

11. WAIVERS

12. FORMAL HEARINGS

- A. MOD15-00006: JOHN TRIPODIS (WOLFGANG MUELLER)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP96-00039) to allow the construction of an approximately 45,000 square-foot warehouse and manufacturing addition to an existing manufacturing, office, and warehouse facility on properties located in the M-2 Zone at 1750 214th Street and 1600 Abalone Avenue. A Negative Declaration (EA86-18) has been adopted for CUP86-71, the master Conditional Use Permit for the Torrance Center II that conceptually approved this project and Final Environmental Impact Report State Clearinghouse No. 2008111046 - 2009 Torrance General Plan Update. (Res. No. 15-049)
- B. PRE15-00008: KELLY HAMM (DAVE GAUVREAU)
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 117 Paseo de las Delicias. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 15-050)

- C. CUP15-00011, DIV15-00005: JULIA TAM (HARRY TAM)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a two-unit residential condominium development project, in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 18307 Grevillea Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 15-051, 15-052)
- D. MOD15-00001: NIGEL HEATH (LA SHOJI PARTNERS LLC)
 Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP13-00026) to extend the hours of the tasting room operation and to allow the operation of food vendor service, private events, and live entertainment, in conjunction with an existing brewery, on property located in the M-2 Zone at 2878 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-053)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

- 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 Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-054)
- B. Community Development Director Weekly Summary Report(s)
 - 1. June 11, 2015
 - 2. June 19, 2015
 - 3. June 25, 2015
 - 4. July 2, 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