

August 5, 2015

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

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1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 5, 2015, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Skoll.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners Polcari, Skoll, Tsao, Watson and Chairperson D'anjou.

Absent: Commissioners Gibson and Herring (excused).

Also Present: Planning Manager Lodan, Planning Assistant Yumul,
Plans Examiner Gorbin and Assistant City Attorney Sullivan.

MOTION: Commissioner Skoll moved to grant Commissioner Gibson an excused absence for this meeting. The motion was seconded by Commissioner Polcari, and hearing no objection Chairperson D'anjou so ordered.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, July 31, 2015.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

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Chairperson D'anjou reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. TIME EXTENSIONS- None.

9. SIGN HEARINGS- None.

10. CONTINUED HEARINGS

10A. 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.

Recommendation: Approval.

Planning Assistant Yumul introduced the request.

Chairperson D'anjou disclosed that she visited the site, but did not speak with anyone.

Kelly Hamm, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed two-story residence, noting that the height of the project was kept as low as possible and the side entry garage creates a larger front setback thereby reducing the bulk and mass of the project when viewed from street. He reported that the property owners discussed the project with immediate neighbors and received positive feedback.

Commissioner Skoll asked if the project would be in compliance with a law recently passed by the State of California, which restricts the size of front lawns for new construction.

Planning Manager Lodan stated that he was not aware of the law, however, all required standards will be applied during the plan check process.

Commissioner Skoll asked about the concerns of the neighbor at 126 Camino de las Colinas (per email from Kenneth Gore dated July 14, 2015).

Mr. Hamm responded that the Planning Department viewed the silhouette from 126 Camino de las Colinas and concluded that the proposed project would not impact this neighbor. Additionally, he noted that the neighbor at 121 Paseo de las Delicias (Barb Gabrielli) submitted a letter in rebuttal to Mr. Gore's email, which was included in the agenda item.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan reported that the height of the project is 26 feet 7 inches, which is within Code, and that staff did not observe an impact to the air, light, view or privacy of neighbors and therefore recommended approval of the project as designed.

Kent Madenwald, 122 Camino de las Colinas, stated that a portion of his view will be obstructed by the project and expressed concerns about the project's bulk.

Mr. Hamm expressed his willingness to try to find a compromise, but noted that the proposed project is two feet lower than the house next door and the project site is on the border of the Hillside Overlay where views are minimal.

Commissioner Skoll indicated that he accepted staff's judgment that the height of the project was not an issue.

Chairperson D'anjou reported that she observed that the proposed project is lower than the house next door and while it may block a certain portion of limited view from 122 Camino de las Colinas, she did not find that view blockage to be substantial enough to deny the project.

Commissioner Tsao voiced support for the project, noting that he lives in the area and there is not much of a view at this particular location.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Polcari moved to approve PRE15-00008 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 15-050.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 15-050. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **PRE15-00013: JARROD GUY**

Considered out of order, see pages 4-5.

12B. **PRE15-00001: STANLEY ANDERSON (DOUGLAS & ELAINA SCHULMAN)**

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 on property located within the Hillside Overlay in the R-1 Zone at 23157 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Yumul introduced the request.

Stanley Anderson, project architect, briefly described the proposed project, noting that it does not affect any views and trees and foliage around the property will be retained for purposes of privacy. He voiced his agreement with the recommended conditions of approval.

In response to Commissioner Skoll's inquiry, Mr. Anderson confirmed that his clients had shared the plans with their neighbors.

Elaina Schulman, 23157 Doris Way, applicant, stated that she and her husband had hoped to begin this addition several years ago and they enjoy being part of this neighborhood and look forward to enhancing it with a dignified home that will stand the test of time.

Thomas Freeman, 23163 Doris Lane, stated that he would like shrubbery separating his property from the applicant's property retained to protect his privacy and that he also did not want the City tree in the parkway cut down.

Chairperson D'anjou related her understanding that the City has control over the tree in the parkway, and Planning Manager Lodan advised that a property owner may obtain a permit to trim a City tree, but residents typically like to maintain the tree canopy in this area.

Mr. Anderson offered his assurance that his clients do not plan to trim or remove any trees.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Polcari moved to approve PRE15-00001 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 15-056.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 15-056. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Agenda Item 12A was considered out of order at this time.

12A. PRE15-00013: JARROD GUY

Planning Commission consideration for approval of a Precise Plan of Development to allow a first-floor addition to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 4313 Highgrove Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Yumul introduced the request.

Jarrold Guy, 4313 Highgrove Avenue, applicant, voiced his agreement with the recommended conditions of approval. He explained that he is building a small addition at the rear of his house and he decided to add more attic space for storage so the project's height exceeds 14 feet, which requires Commission approval.

In response to Chairperson D'anjou's inquiry, Mr. Guy confirmed that the addition has been built and he was just waiting to finalize the roof.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Polcari moved to approve PRE15-00013 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 15-055.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 15-055. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

12C. CUP15-00012: ALLISON KOLB (OFIPLEX LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a tasting room and retail sales in conjunction with a brewery operation on property located in the M-2 Zone at 2964 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Assistant Yumul introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Allison Kolb, CEO of Scholb Premium Ales Inc., applicant, provided background information about the company. She reported that she and her husband are partnering with Patrick and Mandy Schulz to produce and distribute handcrafted beers and they chose to locate in Torrance because it has emerged as a craft beer destination. She noted that Absolution Brewing Company is located in the same business park and has been very helpful during the start-up phase of the business. She stated that they are currently in the process of obtaining all of the necessary permits and the brewing equipment has been delivered so they hope to be up and running by the fall. She voiced her agreement with the recommended conditions of approval.

Commissioner Skoll asked if the business park was aware of the brewery's intention to locate there, noting that an application from Absolution Brewing Company to extend tasting room hours was considered at the last Commission meeting and a board member expressed concerns that the brewery had not sought the approval of the property owners association.

Ms. Kolb reported that she contacted the president of the association and explained exactly what the business would be doing before signing the lease and she had emails confirming that they had no objections.

Commissioner Skoll noted that Absolution received approval to operate its tasting room seven days a week.

Ms. Kolb explained that the proposed tasting room hours are consistent with the hours other tasting rooms had at the time Scholb's application was submitted in May and related her understanding that they can request extended hours in the future.

Planning Manager Lodan advised that Condition No. 4 provides that extended hours can be approved by the Community Development Director.

Commissioner Skoll commented that he was intrigued by the fact that one of the owners, Patrick Schulz is a professor of music theory. He asked about the variety of beers to be brewed.

Patrick Schulz, head brewer, reported that 12 beers are listed on the company's website and he plans to offer 7 to 10 when the brewery opens. He explained that the beers are different from other local breweries because they are "hop-centered" and a little more aggressive in the IPA tradition.

Lloyd Brown, Torrance, voiced his opinion that the City should nurture the growing craft beer industry by allowing all tasting rooms to be open seven days a week and allowing breweries to have food trucks on a regular basis.

Chairperson D'anjou noted that the City is taking steps to streamline the process for breweries seeking to extend their tasting room hours per Agenda Item 15B.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Skoll moved to approve CUP15-00012 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 15-057.

MOTION: Commissioner Skoll moved to adopt Planning Commission Resolution No. 15-057. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

12D. MOD15-00005: TIMOTHY RACISZ (NARS INC)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP83-30) to allow 13 additional rooms in conjunction with various site improvements to the existing hotel operation on property located in the C-5 Zone at 2448 Sepulveda Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Assistant Yumul introduced the request and noted supplemental material consisting of a revised condition of approval (No. 9).

Timothy Racisz, project architect, stated that Condition No. 9, which prohibited burners and hot plates in hotel rooms, has been modified to allow them if heat detectors are installed, however it also requires heat detectors for microwaves and he would like that requirement eliminated.

Planning Manager Lodan noted that Condition No. 9 contains the phrase “to the satisfaction of the Torrance Fire Department” so the applicant could request that microwaves be exempted during the plan check process.

Madhu Chanani, owner of the property, reported that he had spoken with the fire department and had an email confirming that heat detectors will not be required for microwaves.

Planning Manager Lodan advised that the word “microwaves” could not be deleted from Condition No. 9 because there was no Fire Department representative at the meeting to authorize it.

Chairperson D'anjou explained that Mr. Chanani could request a continuance if he would prefer to have the condition amended, otherwise it will remain as stated in the supplemental material.

Mr. Chanani agreed to Condition No. 9 as stated in the supplemental material.

Mr. Racisz briefly described the proposed project. He stated that 13 rooms will be added and the dated exterior will be transformed with an eye-catching contemporary design and the remodeled property will be more like a boutique hotel as opposed to a run-of-the-mill Travelodge.

Commissioner Polcari asked about the timeline for the project, and Mr. Chanani responded that he would like to begin as soon as possible.

Commissioner Watson questioned whether the swimming pool was being eliminated for purposes of water conservation or because it was not utilized, and Mr. Racisz explained that primary reason was the need for additional parking spaces.

Commissioner Watson voiced support for the project, suggesting that the ambitious expansion project indicates that the business is doing well, which is good for Torrance.

Commissioner Skoll noted that the new rooms are smaller than the existing rooms, and Mr. Racisz explained that their size was dictated by FAR (floor area ratio) standards.

Commissioner Skoll expressed support for the project.

Noting that he was formerly in the hotel business, Commissioner Tsao also voiced support for the project, relating his belief that eliminating the swimming pool was a good idea.

Chairperson D'anjou asked if Condition Nos. 15 and 16, specifying that no room may be rented more than twice in any 24-hour period and prohibiting the hourly rental of rooms, were included to address an existing problem.

Planning Manager Lodan advised that these are fairly standard conditions and not specific to this property.

Chairperson D'anjou commented positively on the proposed project.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Polcari to approve MOD15-00005 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 15-058.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 15-058 as amended per supplemental material. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

13. **RESOLUTIONS** – None.

14. **PUBLIC WORKSHOP ITEMS** – None.

15. **MISCELLANEOUS ITEMS**

15A. **MHE15-00031: PAMELA KELTERBORN**

Planning Commission consideration of an appeal of a Community Development Director denial of a Minor Hillside Exemption to allow the enlargement of an existing four-foot wide French door to a seven-foot wide accordion door (installed without benefit of permit), and the change of a 42-inch wrought-iron handrail to glass, on property located within the Hillside Overlay District in the R-1 Zone at 113 Vista del Sol. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Denial.

Planning Assistant Yumul introduced the request.

Pamela Kelterborn, 113 Visa del Sol, appellant, reviewed photos distributed to the Commission showing views from existing second-story windows and from the new seven-foot wide accordion door. She requested that the Commission approve the enlarged door and allow the use of glass for the balcony railing instead of wrought iron so it will conform to ground level railing.

Commissioner Skoll questioned why the seven-foot door was installed before being approved.

Ms. Kelterborn explained that the project began in January and she requested the changes in February, but neighbors declined to sign-off on them and construction had progressed to the point that the house was ready for plastering in April so the door was installed without stuccoing around it.

Commissioner Skoll asked about the reason for neighbors' opposition.

Ms. Kelterborn stated that she did not know, but they claimed she did not have a building permit. She noted that they mentioned privacy impact in letters to the City, but she has had the same view into their backyard through windows on the north side of her home for 35 years and the new seven-foot door is on the west side of her home where it can't be seen by these neighbors.

Bill Buchanan, 106 Paseo de Suenos, reported that his property is approximately 10 feet below the grade of Ms. Kelterborn's property and the new wrap-around balcony, which runs the entire length of their shared property line, provides unprecedented views into his backyard, kitchen, family room, master bathroom and his 13 year-old daughter's bedroom. He expressed concerns about the process by which the building permit was approved, noting that staff provided a summary, but he never saw the actual documents. He explained that the permit was originally approved in 1998 when he lived in the house next door to his current residence, but he never received notification of the project nor could the City provide a copy of any letters sent to his address. He reported that the permit was extended indefinitely 11 months after it was issued, cancelled in 2005, and then reactivated in 2013 and that staff could not explain how this happened

and only offered apologies. He contended that his rights under the Hillside Ordinance had been violated and urged the Commission to get the full story before voting on this project. He voiced objections to how his actions were characterized in a letter from Ms. Kelterborn's attorney included in the agenda material.

Planning Manager Lodan clarified that the only issue before the Commission was whether to allow the enlarged door and the change of the balcony railing from wrought iron to glass because there is an active permit for this project.

Mr. Buchanan noted that the plans were approved so long ago they call for a 36-inch high railing and the code now requires a minimum of 42 inches.

Chairperson D'anjou asked about possible remedies, and Mr. Buchanan stated that as his wife mentioned in her written response, they would like the railing to be opaque to mitigate some of the privacy impact.

Referring to the photos submitted by Ms. Kelterborn, Commissioner Skoll indicated that he did not see a privacy impact.

Mr. Buchanan pointed out that the photos were taken from windows and not from the new balcony.

Rena Buchanan reported that she and her husband have lived in the two homes most affected by this construction for a total of 25 years and that they moved from 112 to 106 Paseo de Suenos in 2011 and completed their own remodeling project following the rules. She explained that while Ms. Kelterborn has always had windows overlooking their property, the new balcony extends beyond the windows and runs the entire length of their backyard turning it into a fishbowl. She maintained that the balcony is so intrusive that she will have to avert her eyes if someone is on the balcony to avoid embarrassment.

Commissioner Skoll noted that from the photos, it appears that the Buchanans' residence is some distance away, and Planning Manager Lodan estimated that there is approximately 60 feet between the two residences.

In response to Chairperson D'anjou's inquiry, Planning Manager Lodan clarified that the wrap-around balcony has been completed and a temporary barrier has been erected for safety reasons, but the railing has not been installed.

Douglas Rovens, legal counsel for the appellant, reported that the project was not completed in 1998 because Ms. Kelterborn's husband became ill and later passed away; that he requested the extension on her behalf; and that he did not ask for the permit to be extended indefinitely, but that is what was granted. He contended that the enlarged door should not be an issue because it faces west and neighbors on the west side have signed off on it, therefore the only issue is the balcony railing. He suggested that the Buchanans may prefer the glass railing because it becomes opaque when fogged as opposed to the wrought iron that has already been approved, which is also transparent. He maintained that the balcony does not create any privacy issues because it is a considerable distance from the Buchanans' property and Ms. Kelterborn has had the exact same view since the second story was added over three decades ago.

Returning to the podium, Ms. Kelterborn stated that only two people live in her home and they are not very active. She explained that she does not look into the Buchanans' yard, but

rather looks over it to enjoy the view. She noted that she has views into other neighbors' backyards and they have views into hers as this is the nature of the hillside area.

Chairperson D'anjou asked what if anything Ms. Kelterborn was willing to do to try to mitigate the Buchanans' concerns.

Ms. Kelterborn responded that could not agree to an opaque railing because it would block the view of the coastline, which she has enjoyed for 35 years.

Chairperson D'anjou stressed the need for compromise in the Hillside Overlay area. She explained that balconies are often the first thing to go during the negotiation process, which is not possible in this case because it's already built, and expressed the hope that there was still room for compromise to make this project work.

Ms. Kelterborn emphasized that the balcony is only 5-foot wide.

Noting that Ms. Kelterborn's primary view is to the west, Commissioner Watson suggested using clear glass for that portion of the balcony and opaque glass for the northerly portion facing the Buchanans' property.

Ms. Kelterborn indicated that she was not amenable to this suggestion because she would still lose the view from three windows and she thought it would "look weird" to have two different types of railings.

Commissioner Watson explained that there is a variety of new glass products that might suit her needs and she felt this warranted further investigation in the spirit of compromise.

MOTION: Commissioner Watson moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote.

Commissioner Watson stated that while the circumstances surrounding the permit were odd, it's clear that there is a valid permit for this project. She indicated, however, that she was troubled by the fact that Ms. Kelterborn chose to make two substantial changes to the project without amending the permit or pulling a new one and went ahead and installed the 7-foot door without a permit and while she did not know the legal ramifications, in her mind that negates some of the things that would be in her favor.

Commissioner Polcari noted his agreement with Commissioner Watson's remarks, indicating that he would vote to deny the appeal.

Commissioner Skoll stated that while he understood that Ms. Kelterborn wants to preserve her ocean view, he felt she should investigate the new types of glass that are available to try to find something that will allow her to have her view while addressing the Buchanans' concerns about privacy.

Noting that Ms. Kelterborn's home is on the corner and has a tremendous view, Commissioner Tsao related his belief that she should try to work out a compromise with her neighbors.

Planning Manager Lodan reviewed the Commission's options for taking action on this matter, and suggested that they may wish to continue the hearing to see if a compromise can be reached.

The public hearing was reopened so the parties involved could comment.

Mr. Rovens stated that Ms. Kelterborn would be willing to forego the glass railing and use wrought iron as previously approved if she can retain the 7-foot door.

Chairperson D'anjou asked if that was acceptable to the Buchanans.

Ms. Buchanan expressed concerns that she and her husband have been placed in the difficult position of being asked to approve changes to a project they believe should have never been approved in the first place. Referring to photos submitted by Ms. Kelterborn, she stated that she would not object to the 7-foot door if the balcony ends where it is currently railed off.

Chairperson D'anjou noted that that was not a feasible solution because the balcony is already there and the only remaining issue is the material to be used for the railing.

Mr. Buchanan stated that since the project never went through the Hillside Overlay review process, he and his wife were at the Commission's mercy.

Commissioner Skoll asked if the Buchanans were willing to discuss a compromise, and Ms. Buchanan indicated that they were willing to do so.

Discussion of the railing material continued, and Mr. Rovens clarified that his client was proposing to use wrought iron as originally approved.

Assistant City Attorney Sullivan noted that the railing will be required to be 42 inches high to comply with current standards.

Commissioner Watson asked about the process for approving a door that was built without a permit.

Planning Manager Lodan advised that an "as-built" permit would have to be obtained, which is typically more expensive than a regular building permit, and the door is inspected to ensure that it meets code requirements.

Commissioner Watson stated that she would like it stipulated that the appellant will be required to do this.

Assistant City Attorney Sullivan clarified that in this case, a new building permit is not required because the change in the size of the door can be incorporated into the existing building permit.

Ms. Buchanan stated that she had a hard time understanding why the original building permit was not negated when the larger door was installed because it is completely different from what was approved.

Commissioner Watson explained that according to staff, the size of the door can be changed within the context of the original building permit, but there are steps that must be taken and it must meet all Building and Safety Codes.

Ms. Kelterborn indicated that she was willing to use either glass or wrought iron for the railing and would go along with whatever the Buchanans prefer.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous voice vote (absent Commissioners Gibson and Herring).

MOTION: Commissioner Polcari to approve MHE15-0031 as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That the 7-foot door shall be inspected and permitted by Building and Safety.
- That the balcony railing shall be constructed of wrought iron with a height of 42 inches.

The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote (absent Commissioners Gibson and Herring).

Planning Manager Lodan noted that staff will return with a resolution reflecting the Commission's action for approval at the next meeting.

15B. INFORMATION ITEM ON CONDITIONAL USE PERMIT MODIFICATION OPTIONS

Planning Manager Lodan reported that at the Commission's request, staff looked into the potential that the Community Development Director could approve the expansion of tasting room hours for breweries administratively and determined that this can be accomplished via the Minor Modification process.

Lloyd Brown, Torrance, voiced support for the streamlining of this process.

It was the consensus of the Commission to allow staff to approve expanded tasting room hours as proposed.

15C. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for July 17 and July 23, 2015 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the City Council approved the Zone Change for the North Torrance Well Field Project at the July 28 meeting and reviewed the draft ordinances for the keeping of bees and hens at the August 4 meeting and directed staff to return with additional information.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the August 19, 2015 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Watson reported that the Torrance Historical Museum will be open until 8:00 p.m. on Thursday evenings for the month of August with special events each week, noting that on August 6, there will be a stroll through downtown Torrance; on August 13, newly obtained memorabilia from Louis Zamperini will be available for viewing; on August 20, a film will be shown on Frederick Law Olmsted; and on August 27, there will be a presentation on Irving Gill, the architect who designed the El Prado Bridge and other significant buildings in old Torrance.

18B. Commissioner Skoll asked if staff was able to find anything out about the new restrictions on lawns.

Assistant City Attorney Sullivan advised that the new restrictions are included in the Updated State Model Efficient Landscape Ordinance approved by the California Water Commission on July 15, 2015 and the new regulations take effect on December 1, 2015. He explained that the rules apply to new homes with a landscaped area of more than 500 feet and existing landscapes of more than 2,500 square feet that undergo substantial renovations and they limit grass lawns to 25% of the combined front, back and side yards. He noted that the ordinance also essentially bans lawns for new commercial, industrial and institutional buildings, with exemptions for recreational areas and lawns irrigated with recycled water.

Commissioner Skoll stressed the need to make sure the City is in compliance with these regulations when they go into effect.

19. ADJOURNMENT

9:17 p.m., the meeting was adjourned to Wednesday, August 19, 2015 at 7:00 p.m.

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Approved as submitted September 2, 2015 s/ Rebecca Poirier, City Clerk
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