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**TORRANCE PLANNING COMMISSION – OCTOBER 7, 2015**

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At 7:35 p.m., the meeting was adjourned to Wednesday, October 21, 2015 at 7:00 p.m.

October 7, 2015

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, October 7, 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 Gibson, Herring, Polcari, Skoll, Tsao, Watson and Chairperson D'anjou.

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Lang, Plans Examiner Noh, Associate Civil Engineer Symons, Assistant City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, October 1, 2015.

**5. APPROVAL OF MINUTES**

**MOTION:** Councilmember Polcari moved for the approval of the September 2, 2015 Planning Commission minutes as written. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote, with Commissioner Herring and Chairperson D'anjou abstaining.

**MOTION:** Councilmember Polcari moved for the approval of the September 16, 2015 Planning Commission minutes as written. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote, with Commissioner Gibson abstaining.

**6. REQUESTS FOR POSTPONEMENTS**

**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. **CUP13-00031, DIV13-00010 (EAS13-00003): RGA OFFICE OF ARCHITECTURAL DESIGN (CRENSHAW DEL AMO PARTNERS II)**

Planning Commission consideration for adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit to allow the construction of two light industrial buildings in conjunction with a Division of Lot to subdivide one parcel into two on property located in the M-2 Zone at the northwest corner of Crenshaw Boulevard and 208<sup>th</sup> Street.

**Recommendation:** Approval.

Planning Assistant Lang introduced the request and noted supplemental material available at the meeting consisting of revisions to Planning Commission Resolution No. 14-008, Condition No. 3, concerning Mitigation Measure T-1.

Michael Johnson, Overton Moore Properties, representing the applicant, voiced his agreement with the recommended conditions of approval, including the revisions to Condition No. 3 in the supplemental material. He briefly described the proposed project, which consists of two light industrial buildings totaling 90,000 square feet.

In response to Commissioner Watson's inquiry, Planning Manager Lodan provided clarification regarding the parking arrangement. He explained that the applicant was required to provide a parking plan to demonstrate that a more intensive office use can be accommodated in addition to the mix of warehouse/manufacturing/office uses currently proposed and the plan calls for a portion of Building 1 to be converted into parking stalls. He noted that this was also done when the nearby Prologis project was approved, but there has been no need to implement the additional parking.

Commissioner Polcari asked about the timeline for the project, and Mr. Johnson reported that the applicant was waiting to find a user before proceeding with the development and the interior will be built to suit the user's needs.

In response to Commissioner Gibson's inquiry, Mr. Johnson confirmed that the applicant was aware that there are restrictions on construction during bird nesting season per Condition No. 3 and will comply with these restrictions.

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

**MOTION:** Commissioner Polcari moved to adopt a Mitigated Negative Declaration (EAS13-00003) and approve CUP13-00031 and DIV13-00010, 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.

Planning Assistant Lang read aloud the number and title of Planning Commission Resolution Nos. 14-008 and 14-009

**MOTION:** Commissioner Polcari moved for the adoption of Planning Commission Resolution Nos. 14-008 and 14-009. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **MOD15-00010: CONTINENTAL DEVELOPMENT CORPORATION**

Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permits (CUP80-26, CUP82-29) and Precise Plan Permit (PP67-8) to allow the integration of parking for properties located within the HMD Zone at 3640 Lomita Boulevard and in the H-MP Zone at 23326-23530 Hawthorne Boulevard, 23441-23451 Madison Street, and 3701 Skypark Drive. This project is Categorically Exempt from CEDQA per Guidelines Section 15301 – Existing Facilities.

**Recommendation:** Approval.

Planning Assistant Lang introduced the request.

Toni Reina, representing Continental Development Corporation, applicant, voiced her agreement with the recommended conditions of approval.

Commissioner Skoll asked if the applicant would be required to install EV (electric vehicle) charging stations per recently passed legislation, and Planning Manager Lodan advised that this requirement was not triggered since the applicant is only merging parking lots for two medical office complexes.

Ms. Reina explained that this entitlement will allow traffic to flow between the two properties thereby improving circulation.

Commissioner Gibson commended the applicant for parking lot improvements which will result in a surplus of 108 parking spaces beyond parking requirements.

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

**MOTION:** Commissioner Polcari moved to approve MOD15-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Lang read aloud the number and title of Planning Commission Resolution No. 15-073.

**MOTION:** Commissioner Herring moved for the adoption of Planning Commission Resolution No. 15-073. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

**12B. PRE15-00016: WILL BASILIO (TONY PUMA)**

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 on property located within the Hillside Overlay District in the R-1 Zone at 833 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

**Recommendation:** Approval.

Planning Assistant Lang introduced the request.

Tony Puma, 833 Calle Miramar, applicant, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, explaining that it was carefully designed to avoid impacting any of his neighbors' views. He noted that the neighbor to the west has requested that guard railing for the section of the deck facing his home be stucco instead of glass to mitigate privacy impact and he has agreed to do so.

Commissioners commended Mr. Puma for working with his neighbors.

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

**MOTION:** Commissioner Polcari moved to approve PRE15-00016, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Lang read aloud the number and title of Planning Commission Resolution No. 15-074.

**MOTION:** Commissioner Herring moved for the adoption of Planning Commission Resolution No. 15-074. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**13. RESOLUTIONS** – None.

**14. PUBLIC WORKSHOP ITEMS** – None.

**15. MISCELLANEOUS ITEMS**

**15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for September 11, September 17, and September 25, 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 six-unit condominium project at 17502 Van Ness Avenue at the September 15, 2015 City Council meeting.

**17. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the October 21, 2015 Planning Commission meeting.

**18. ORAL COMMUNICATIONS #2**

**18A.** Commissioner Herring stated that he was looking forward to the opening of Nordstrom's at Del Amo Fashion Center on Friday and was excited about the good things that are happening in Torrance.

**18B.** Commissioner Skoll stated that he was pleased that the access road to Costco has been cleaned up. He asked about the rumor that an Apple store would be coming to Del Amo Fashion Center, and Planning Manager Lodan indicated that he had heard to the contrary.

**18C.** Commissioner Tsao reported that the Chinese restaurant Din Tai Fung, which will soon be opening in Del Amo Mall, is extremely popular in Taipei and currently has locations in Arcadia and South Coast Plaza.

**18D.** Commissioner Watson noted that October 19 is the last day to register to vote in the November 3 TUSD school board election and it can now be done online.

**18E.** Chairperson D'anjou pointed out that there was still time to attend the forum for TUSD school board candidates at Anza Elementary School, which began at 7:00 p.m.

**18F.** Commissioner Watson reported that the League of Women Voters will be holding a school board candidate forum on Wednesday, October 14, at 7:00 p.m. at the Toyota Auto Museum.

**19. ADJOURNMENT**

At 7:35 p.m., the meeting was adjourned to Wednesday, October 21, 2015 at 7:00 p.m.

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Approved as submitted November 4, 2015 s/ Rebecca Poirier, City Clerk
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