



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 18, 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, November 13 and 27, 2015

Wednesday, November 11, 2015 (Veteran's Day)
Thursday, November 26, 2015 (Thanksgiving)

"Happy Thanksgiving"

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, November 12, 2015.
5. **APPROVAL OF MINUTES: October 21, 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.

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

8. TIME EXTENSIONS

A. EXT15-00005: MOMIN LODGE

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV04-00003) on property located in the M-2 Zone at 1918 Artesia Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 15-084)

9. SIGN HEARINGS

10. CONTINUED HEARINGS

A. PRE15-00017: DAVID STUDDS (CYRUS SHARGH)

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 District in the R-1 Zone at 423 Camino de Encanto. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-077)

11. WAIVERS

12. FORMAL HEARINGS

A. CUP15-00017: BEVMO! (RIVIERA PLAZA, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow onsite alcohol tastings in conjunction with a new specialty beverage retail store on property located in the C-1 Zone at 201 Palos Verdes Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-085)

B. PRE15-00021, WAV15-00013: LANE DESIGN + BUILD (ANDREW AND JEANNINE MORRIS)

Planning Commission consideration for approval of a Precise Plan of Development to allow a basement, and first and second story additions to an existing two-story single family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay District in the R-3 Zone at 617 Paseo de la Playa. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 15-086, 15-087)

- C. MOD15-00013: ARLING WANG (HANCHEN CHEN)
 Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP13-00025) to allow limited vehicle sales in conjunction with the existing automobile service facility on property located in the M-2 Zone at 2928 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-088)

- D. CUP15-00026: CRAIG MOODY (CHERYL L. MARCZ)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor basketball facility on properties located in the M-1/C-2 Zones at 2076-2078 Artesia Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-089)

- E. CUP15-00027: CHRISTOPHER BRILES (RICHARD CAPELLINO)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a tasting room and food trucks in conjunction with a brewery on property located in the M-2 Zone at 20316 Gramercy Place. Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-090)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

- A. Community Development Director Weekly Summary Report(s)
 - 1. October 29, 2015
 - 2. November 6, 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