



# PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, DECEMBER 4, 2013  
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, December 13 and 27, 2013

Tuesday, Dec. 24, 2013 (Christmas Eve)

Wednesday, Dec. 25, 2013 (Christmas Day)

Tuesday, Dec. 31, 2013 (New Years Eve)

Wednesday, January 1, 2014 (New Years Day)

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*"Winter is the time for comfort, for good food and warmth,  
for the touch of a friendly hand and for a talk beside  
the fire: it is the time for home."*

~ Edith Sitwell ~

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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 Wednesday, Nov. 27, 2013.
5. **APPROVAL OF MINUTES:** November 6, 2013
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**

ROLL CALL: \_\_\_\_\_ Skoll \_\_\_\_\_ Watson

\_\_\_\_\_ D'anjou \_\_\_\_\_ Gibson \_\_\_\_\_ Polcari \_\_\_\_\_ Chairperson Rizzo

## 10. CONTINUED HEARINGS

- A. PRE13-00004: KELLY HAMM (YUKIMO HAYASHIDA)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 310 Calle de Arboles. This project is Categorically Exempt from CEQA per Guidelines Section 15303(a) – New Construction of Small Structures. (Res. No. 13-038)

## 11. WAIVERS

## 12. FORMAL HEARINGS

- A. PRE13-00008: JEFF LYONS (WAY & WENDY WONG)  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5714 Clearsite Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities. (Res. No. 13-049)
- B. PRE13-00010 & WAV13-00007: BONDANELLI DESIGN GROUP, INC (SYLVIA & DAVID GARTEN)  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence in conjunction with a Waiver of the side yard setback requirements on property located within the Hillside Overlay District in the R-1 Zone at 209 Camino de las Colinas. This project is Categorically Exempt from CEQA per Guidelines Section 15305(e) and 15305(a) – Existing Facilities and Minor Alterations in Land Use Limitations. (Res. Nos. 13-051, 13-052)
- C. CUP13-00027: KIROTOSHI KOMATSU (RIKUO CORPORATION)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the addition of on-sale beer and wine service to a renewed restaurant operation on property located in the C1-PP Zone at 2515 Carson Street #G. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-052)

**13. RESOLUTIONS**

A. CUP13-00025: ARLING WANG (HAN CHEN)

Planning Commission consideration adoption of a resolution reflecting their decision to approve a Conditional Use Permit to allow an automobile repair and storage facility on property located in the M-2 Zone at 2928 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-045)

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. EVN13-00065: KIMBERLY ROBINSON (5205 PCH LLC)

Planning Commission consideration of an appeal of a Community Development Director approval of an Event Permit to allow a one day promotional event with booths, games and sales of merchandise on property located in the C-2 Zone at 5205 Pacific Coast Highway #C. This project is Categorically Exempt from CEQA per Guidelines Section 15311(c) – Accessory Structures. (Res. No. 13-053)

B. Community Development Director Weekly Summary Report(s)

1. November 14, 2013
2. November 22, 2013

**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**