



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 16, 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, December 11, 2015
- Thursday, December 24, 2015 (Christmas Eve)
- Friday, December 25, 2015 (Christmas Day)
- Thursday, December 31, 2015 (New Year's Eve)
- Friday, January 1, 2016 (New Year's Day)

"Happy Holidays"

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, December 10, 2015.
5. **APPROVAL OF MINUTES:** November 18, 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: _____ Polcari _____ Skoll _____ Tsao _____ Watson _____ Gibson _____ Herring _____ Chairperson D'anjou

8. TIME EXTENSIONS

- A. EXT15-00006: SAKURA FINETEK USA, INC. (WOLFGANG MUELLER)
Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV06-00025) to allow the consolidation of two lots into one on properties located in the M-2 Zone at 1750 214th Street and 1600 Abalone Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 15-096)

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

- A. CUP15-00018: LOUIS SKELTON (CHASE/PLAZA DEL AMO PROPERTIES, LLC.)
Planning Commission consideration for approval of a Conditional Use Permit allow the service of beer and wine (Type 41) at an existing deli on property located in the H-DA2 Zone at 3849 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-097)

- B. CUP15-00029: BRYANT PALMER SOTO, INC (TOWN & COUNTRY INVESTORS LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a new restaurant with beer and wine service on property located in the C-3 Zone at 2809 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-098)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. November 25, 2015
2. December 4, 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