



PLANNING COMMISSION

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.tornet.com.

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, January 4, 2008
Friday, January 18, 2008

Monday, January 21, 2008 (Martin Luther King)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JANUARY 16, 2008
7:00 P.M.

"An individual has not started living until he can rise above the narrow confines of his individualistic concerns to the broader concerns of all humanity."

~Martin Luther King~

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 Friday, January 11, 2008.
5. APPROVAL OF MINUTES:
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 or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

- A. MIS07-00351: JAMES LEE
Planning Commission consideration for approval of a one-year time extension of a previously approved Division of Lot (DIV05-00020) to merge two underlying parcels on property located in the C-2 Zone at 1611 Crenshaw Boulevard. (Res. No. 08-001)

9. CONTINUED HEARINGS

10. WAIVERS

11. FORMAL HEARINGS

- A. PRE07-00024: CHRIS FURGIS
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 140 Via Los Miradores. (Res. No. 08-002)

- B. PRE07-00028: JOHN & MERTZ MAHER
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 3820 Newton Street. (Res. No. 08-003)

- C. PRE07-00019: TOMARO ARCHITECTURE (MARK & MICHELLE WALTHER)
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 902 Calle Miramar. (Res. No. 08-004)

- D. PRE07-00030: JAMES MEYER (MICHAEL GUZMAN)
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 602 Paseo De La Playa. (Res. No. 08-005)

12. RESOLUTIONS

13. PUBLIC WORKSHOP ITEMS

- A. LUS07-00002: City of Torrance (Roof Decks)
The Planning Commission will review a Draft Ordinance to amend portions of the Torrance Municipal Code to create a definition for decks and roof decks, establish development standards for roof decks and establish a review process of roof deck applications.

14. MISCELLANEOUS ITEMS

- A. Rules of Order for Motions to Reconsider
Planning Commission consideration of a proposed Commission Rule of Order when dealing with Motions to Reconsider.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT

ROLL CALL: ___ Browning ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Busch