



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JULY 7, 2010
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, July 2, 16, & 30, 2010

Monday, July 5, 2010 (Independence Day)

"Where liberty dwells, there is my country."

~ Benjamin Franklin ~

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, July 1, 2010.
5. **APPROVAL OF MINUTES: May 19, 2010**
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. CONTINUED HEARINGS

- A. PRE10-00002, WAV10-00002: LARRY AND JOAN JOHNSON
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second floor additions to an existing two-story single family residence in conjunction with a Waiver for the front yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 5514 Cathann Street. (Res. Nos. 10-025, 10-026)

10. WAIVERS

11. FORMAL HEARINGS

- A. ZON10-00002: CITY OF TORRANCE
Planning Commission consideration for approval of a Zone Change from R-1 (Single-Family Residential) to PU (Public Use) for property located at 2292 Del Amo Boulevard (APN #7352-006-906).
- B. ZON10-00003: CITY OF TORRANCE
Planning Commission consideration for approval of a Zone Change from R-1 (Single-Family Residential) to P-U (Public Use) for undeveloped Lomita Blvd Right-of-Way property between Kathryn Ave and Anza Ave (APN: 7527-013-999 & 7527-012-999).
- C. CUP10-00004, MOD10-00004: CHANG GOH
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of one restaurant with seating and one take out restaurant totaling 2,162 square feet in conjunction with a Modification of a previously approved Conditional Use Permit (CUP07-00002) on property located in the M-2 Zone at 20535 and 20541 Western Avenue. (Resolution Nos. 10-036, 10-037)
- D. CUP10-00008: 25308 TORRANCE INC. DBA JOEY'S SMOKIN' BBQ (ROLLING HILLS PLAZA LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow an on-sale beer and wine license in conjunction with the operation of an existing restaurant on property located in the PD Zone at 25308 Crenshaw Boulevard. (Resolution No. 10-038)

12. RESOLUTIONS

- A. DIV10-00002: AMY STUDARUS (BRADFORD & JANELL STONE, AND YASHUSHI NAGASAKI)
Planning Commission adoption of a resolution reflecting their decision to approve a Division of Lot to allow a lot line adjustment between two properties located within the Hillside Overlay District of the R-1 Zone at 841 and 845 Calle Miramar. (Resolution No. 10-035)

- 13. PUBLIC WORKSHOP ITEMS**

- 14. MISCELLANEOUS ITEMS**
 - A. Annual Reports Draft

- 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**