



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.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, August 7 and 21, 2015

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 19, 2015
7:00 P.M.

"The best vision is insight."

~ Malcolm Forbes~

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, August 14, 2015.
5. **APPROVAL OF MINUTES: JULY 15, 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.
8. **TIME EXTENSIONS**
9. **SIGN HEARINGS**

ROLL CALL: _____Gibson _____Herring _____Polcari _____Skoll _____Tsao _____Watson _____Chairperson D'anjou
P.C. 08/19/15

10. CONTINUED HEARINGS

A. ADM15-00003: PHILLIP PECORD C/O AUTOZONE (FRANKLIN REAL ESTATE, LP)

Planning Commission consideration of an appeal of a Community Development Director denial of a Planning Administrative Action to allow exterior modifications to an existing storefront on property located in the C-3 Zone at 4675 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-054)

B. CUP15-00009, ZON15-00002, DIV15-00004, WAV15-00006: ANASTASI DEVELOPMENT (WILLIAM GARRETT)

Planning Commission consideration for approval of a Conditional Use Permit to allow a 14-unit residential condominium development, in conjunction with a Zone Change from C-5 (Conditional Commercial District) to RP (Residential Professional District), a Tentative Tract Map to consolidate the existing parcels and for condominium purposes, and a Waiver of the RP Zone height limit, on properties located in the C-5 Zone at 23625-23649 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development, and Final Environmental Impact Report State Clearinghouse No. 2008111046 – 2009 Torrance General Plan Update. (Res. Nos. 15-041, 15-042, 15-043)

11. WAIVERS

12. FORMAL HEARINGS

A. PRE15-00011, WAV15-00008: JOHN V. JUGE, JR (JOHN W. AND DINA GAMBLE)

Planning Commission consideration for approval of a Precise Plan of Development to allow the addition of a semi-subterranean level to an existing two-story single family residence, in conjunction with a Waiver to exceed the maximum height, on property located within the Hillside Overlay District in the R-1 Zone at 3823 Paseo de las Tortugas. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 15-060, 15-061)

B. PRE15-00012: KEITH JOHNSON (RONALD AND ANDREA PEREZ)

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 101 Via la Circula. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 15-062)

- C. **PCR15-00002, WAV15-00010: SONIA RODRIGUES (SAL PLAZA)**
 Planning Commission consideration for approval of a Planning Commission Review to allow a two-unit project to exceed a 0.50 Floor Area Ratio, in conjunction with a Waiver of the side yard setback requirement, on property located within the Small Lot, Low-Medium Overlay District in the R-2 Zone at 2227 Andreo Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15305 – Minor Alterations. (Res. Nos. 15-063, 15-064)

- D. **MOD15-00007: HARRY DESIGNS (KASHIWA COURT LLC)**
 Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP79-77) to allow a second floor addition and interior and exterior remodeling to an existing industrial office/warehouse building on property located in the M1-PP Zone at 23145 Kashiwa Court. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-065)

13. RESOLUTIONS

- A. **MHE15-00031: PAMELA KELTERBORN**
 Planning Commission consideration for adoption of a resolution reflecting the Planning Commission’s decision to approve MHE15-00031 to allow retention of a 7 foot wide accordion door, which replaced a 4 foot wide French door on property located within the Hillside Overlay District in the R-1 Zone at 113 Vista del Sol. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 15-059)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

- A. Community Development Director Weekly Summary Report(s)
 - 1. July 31, 2015
 - 2. August 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