



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, April 27, 2007

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, APRIL 18, 2007
7:00 P.M.

"Imagination is more important than knowledge."

~ ALBERT EINSTEIN ~

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 04/12/07.
5. APPROVAL OF MINUTES: MARCH 7, 2007 & MARCH 21, 2007
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. MIS07-00076: WITHEE MALCOLM ARCHITECTS (HAWTHORNE NEWTON LLC)

Planning Commission consideration for approval of a one-year time extension of a previously approved Tentative Tract Map (TTM060560) for condominium purposes and to create two parcels on property located in the Hillside Overlay District in the H-WT Zone at 24510 Hawthorne Boulevard. (Res. No.07-047)

9. CONTINUED HEARINGS

A. PCR06-00006, WAV06-00017: JAMES AND CHRISTINE BOLINAS (OLIVEIRA DESIGN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a second dwelling unit over a detached garage resulting in a floor area ratio above 0.5 and a Waiver to allow a reduction of the side yard setback requirements for the detached garage on property located in the R-2 Zone at 1808 Gramercy Avenue. (Res. Nos. 06-136, 06-137)

10. WAIVERS

11. FORMAL HEARINGS

A. CUP07-00002: PRE INVESTMENTS, INC. (CHUNG Y. AND KYU J. GOH)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of an automatic carwash and retail commercial center, with 2,285 square feet of restaurant space, on property located in the M-2 Zone at 20501 Western Avenue. (Res. No. 07-048)

B. PRE06-00040, WAV06-00025: SCOTT AND RENA VAN DOESELAAR

Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition to an existing one-story single family residence in conjunction with a Waiver to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 22630 Draille Drive. (Res. Nos. 07-049, 07-050)

C. PRE07-00002: BAKER & OGATA ARCHITECTS (NANCY OAGATA & TOM HOFFA)

Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 19809 Tomlee Avenue. (Res. No. 07-051)

- D. PRE06-00039, WAV06-00022: KANON KOONTZ
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 in conjunction with a Waiver to allow a reduction of the front and rear yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 330 Calle de Arboles. (Res. Nos. 07-052, 07-053)

12. **RESOLUTIONS**
13. **PUBLIC WORKSHOP ITEMS**
14. **MISCELLANEOUS ITEMS**
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 ___ Busch ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Faulk