



PLANNING COMMISSION

Planning Commission meets the first and third Tuesday 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's Card" (available at the meeting) and deposit it in the box at the podium. No new items will be considered 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 Ordinance 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 meeting.

Decisions 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.

Reports are available for review at the Community Development Department, Civic Center Main Library or the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 318.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.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 special arrangements to ensure accessibility to this meeting.
[FR 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 18, 2006

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 16, 2006
7:00 P.M.

"We either make ourselves miserable, or we make ourselves strong. The amount of work is the same."

~CARLOS CASTANEDA~

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES: JULY 19, 2006
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS
8. CONTINUED HEARINGS
9. WAIVERS

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

10. FORMAL HEARINGS

- A. DIV06-00011: AT&T (MICHAEL JOHSZ)
Planning Commission consideration of a Division of Lot to allow one lot to be subdivided into two lots on property located in the Industrial Redevelopment Project Area, M1 and M2 Zones in Torrance Center I at 21241 and 21281 Western Avenue. (Res. No. 06-096)

- B. PRE06-00010: TRACY UNDERWOOD (RON BALLESTEROS)
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3208 Carolwood Lane. (Res. No. 06-080)

- C. PRE06-00015: MICHAEL LEE (KIM AND GEORGE PRECIADO)
Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage and an accessory structure on property located in the Hillside Overlay District in the R-1 Zone at 306 Calle Mayor. (Res. No. 06-097)

- D. PRE06-00018: STEVE AND JENNIFER GANALON
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 zone at 4910 Calle De Arboles. (Res. No. 06-098)

- E. VAL06-00001: BRONCO POPOVICH
Planning Commission consideration of a Validation Permit to allow the retention of a structure after substantial reconstruction has been completed without the benefit of a permit on property located in the R-2 Zone at 1007 Cota Avenue. (Res. No. 06-099)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

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

A. EAS06-00002, MOD06-00003, (CUP04-00043, PRE04-00037, DVP04-00007), WAV06-00007: SUNRISE SENIOR LIVING (CHERYL VARGO/SUBTEC)

Applicants request reconsideration of the subject request.

B. PLANNING COMMISSION DISCUSSION OF TELEVISIONING PLANNING COMMISSION MEETINGS

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT

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