



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JANUARY 19, 2005
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 Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrcnet.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 21

&

Monday, January 17 (Martin Luther King)

"Our lives begin to end the day we become silent about things that matter."

MARTIN LUTHER KING JR.

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 NOVEMBER 17 & DECEMBER 1, 2004
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: ___ Botello ___ Drevno ___ Fauk ___ LaBouff ___ Horwich ___ Uchima ___ Chairperson Muratsuchi

7. CONTINUED HEARINGS

- A. CUP04-00039, DVP04-00006, WAV04-00026: LON STEPHENSON / WARE MALCOMB

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a new automobile dealership on an existing vehicle sales lot, a Development Permit to allow construction of a new building and a Waiver to allow a reduction of the front landscaped setback requirement on property located in the HBCSP-NT Zone at 18600 Hawthorne Boulevard. (Res. No's. 04-142, 04-143, 04-144)

8. WAIVERS

- A. WAV04-00032: DOROTHY RINGLER

Planning Commission consideration for approval of a Waiver to allow a reduction in the exterior side yard setback requirement on property located in the R-3 Zone at 3303 190th Street. (Res. No. 05-009)

9. FORMAL HEARINGS

- A. DIV04-00023: DOUG AND SONIA MOCKETT

Planning Commission consideration for approval of a Division of Lot to allow the merger of 3 lots into 1 lot (as a condition of CUP04-00012), on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1907, 1915 Abalone Avenue and 1910 Border Avenue. (Res. No. 05-010)

- B. PRE04-00027: BILL AND TERESA LOUIE (MILES PRIZKAT)
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 in the Hillside Overlay District in the R-1 Zone at 20546 Wayne Avenue. (Res. No. 05-011)
- C. CUP04-00042, MOD05-00001: THE MAGELLAN GROUP/JORDAN ARCHITECTS
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a retail bulk grocery business, and a Modification of CUP00-00034 to allow outside storage of Recreational Vehicles, and a Modification of CUP04-00015 to allow the expansion of a previously approved automobile body, paint and repair shop on property located in the M-2 Zone at 4302-4310 and 4320 190th Street. (Res. No. 's. 05-012, 05-013)
- D. MOD04-00018: PENINSULA PONTIAC / DCA CIVIL ENGINEERING GROUP
Planning Commission reconsideration of a Modification of a previously approved Conditional Use Permit (CUP69-00038) to allow the construction of new service bays, offices and a parking deck for an existing automobile dealership on property located in the C-3 Zone at 2909 Pacific Coast Highway. (Res. No. 04-141)

10. RESOLUTIONS

11. PUBLIC WORKSHOP ITEMS

12. MISCELLANEOUS ITEMS

A. MIS04-00316: SCOTT SIMMONS

Planning Commission consideration for approval of a Minor Hillside Exemption to allow the construction of a six-foot tall fence along the rear property line for an existing single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 5211 Zakon Road. (Res. No. 05-014)

B. GENERAL PLAN UPDATE

Discussion of subcommittee formation and tentative workshop schedules for upcoming General Plan Revision.

13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

14. LIST OF TENTATIVE PLANNING COMMISSION CASES

15. ORAL COMMUNICATIONS FROM THE PUBLIC

16. ADJOURNMENT