

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, January 19, 2011 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Uchima.

**3. ROLL CALL**

Present: Commissioners Busch, Browning, Uchima, Weideman, Skoll and Chairperson Horwich.

Absent: Commissioner Gibson.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Specialist Kazandjian and Assistant City Attorney Sullivan.

**MOTION:** Commissioner Weideman moved to grant Commissioner Gibson an excused absence from this meeting. The motion was seconded by Commissioner Browning and passed by unanimous voice vote.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, January 13, 2011.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Weideman moved for the approval of the November 3, 2010 Planning Commission minutes as submitted. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote, with Commissioner Browning abstaining.

**MOTION:** Commissioner Weideman moved for the approval of the December 1, 2010 Planning Commission minutes as submitted. The motion was seconded by Commissioner Browning and passed by unanimous voice vote.

**6. REQUESTS FOR POSTPONEMENTS – None.**

**7. ORAL COMMUNICATIONS #1 – None.**

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Chairperson Horwich reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

- 8. **TIME EXTENSIONS** – None.
- 9. **CONTINUED HEARINGS** – None.
- 10. **WAIVERS** – None.
- 11. **FORMAL HEARINGS**

11A. **PRE10-00010: MATTHEW ARCHAMBAULT**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 23239 Robert Road.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request.

Bob Vanderhoof, project architect, voiced his agreement with the recommended conditions of approval.

Referring to the Precise Plan Application, Commissioner Browning noted that Mr. Vanderhoof's response to Item 2(b) failed to address the issue of why "denial of this application would constitute an unreasonable hardship" and suggested that he focus his comments on the subject property rather than neighbors' properties in the future. He stated, however, that he was impressed by the plans and would support the project.

**MOTION:** Commissioner Busch moved for the approval of PRE10-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 11-001.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 11-001. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

11B. **MOD10-00010: CURT AUSTIN PETERS, AIA (HERB HOELSCHER)**

Planning Commission consideration for approval of a Modification of a previously approved Precise Plan of Development (PP91-1) to allow a second story addition to an existing two-story, single-family residence on property located within the Hillside Overlay District in the PD Zone at 409 Paseo de la Concha.

**Recommendation:** Approval.

Sr. Planning Associate Santana introduced the request.

Curt Austin Peters, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, explaining that it would enclose an existing second floor deck and would have little or no impact on neighbors.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that the proposed Modification is compliant with the Planned Development in which the project is located and with the original Precise Plan of Development.

Commissioner Busch noted that the back page of the agenda item indicates that the plans were approved by the president of the homeowners association on July 19, 2010 and questioned whether any changes have been made since that time. Mr. Peters reported that the plans being considered tonight are the exact plans approved by the HOA.

Responding to Commissioner Browning's inquiry, Assistant City Attorney Sullivan confirmed that the City does not become involved in whether or not plans are approved by a homeowners association as this is a separate matter between the property owner and the HOA.

Referring to the Precise Plan Application, Chairperson Horwich noted that the applicant's response to Item 3(a) failed to address the issue of why "denial of this application would constitute an unreasonable hardship."

**MOTION:** Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

**MOTION:** Commissioner Browning moved for the approval of MOD10-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Gibson).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 11-002.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 11-002. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioner Gibson).

12. **RESOLUTIONS** – None.

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS**

14A. **2009 ANNUAL REPORT**

Planning Manager Lodan advised that staff has prepared the 2009 Planning Commission Annual Report and included signature lines for both Commissioners who served as Chairperson during the 2009 calendar year in accordance with direction received from the Commission at the last meeting.

Following a brief discussion, it was the consensus of the Commission to amend the section of the report concerning the Planning Commission's participation in the General Plan Update to reflect the actual motion that was made when the matter was forwarded to the City Council in October 2009.

**MOTION:** Commissioner Skoll moved to approve the 2009 Planning Commission Annual Report as amended. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Gibson).

**14B. 2010 ANNUAL REPORT**

**MOTION:** Commissioner Busch moved to approve the 2010 Planning Commission Annual Report as submitted. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson).

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the review/approval of signage was transferred from the Environmental Quality Commission to the Planning Commission at the December 21, 2010 City Council meeting.

**16. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the February 2, 2011 Planning Commission meeting.

**17. ORAL COMMUNICATIONS #2**

**17A.** Commissioner Skoll asked about the status of In-N-Out Burger's search for another location in Torrance, and Planning Manager Lodan reported that In-N-Out has submitted an application for the northeast corner of Hawthorne Boulevard and Del Amo Boulevard.

**17B.** In response to Commissioner Busch's inquiry, Planning Manager Lodan confirmed that staff was exploring the ramifications of Governor Brown's proposal to eliminate Redevelopment Agencies.

**17C.** Noting that he, along with Commissioner Browning, was nearing the end of his first full term on the Commission, Commissioner Busch stated that was very impressed by City staff and has enjoyed working with his fellow commissioners and believes a lot has been accomplished during his 5 years and 2 months on the Commission. He noted that he has attended 103 meetings and missed only 2 due to emergencies.

**17D.** Chairperson Horwich commented on the short duration of the meeting.

**18. ADJOURNMENT**

At 7:36 p.m., the meeting was adjourned to Wednesday, February 2, 2011 at 7:00 p.m.

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| Approved as Submitted<br>February 16, 2011<br>s/ Sue Herbers, City Clerk |
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