



## 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 Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://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, February 3,

Monday, February 13, Friday February 17 and

Monday, February 20, 2006

## CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 1, 2006  
7:00 P.M.

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**"Never go to a doctor whose office plants have died"**

**ERMA BOMBECK**

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### 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: DECEMBER 7, 2005
6. REQUESTS FOR POSTPONEMENTS

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. EAS05-00003, MOD05-00012 (CUP96-00002 & PRE96-00003): JAMIE ALAI

Planning Commission consideration of an Environmental Assessment and adoption of a Negative Declaration to allow a Modification of a previously approved Conditional Use Permit and a Precise Plan of Development to allow the expansion of an existing self-storage facility on property located in the M1-PP Zone at 23711 Crenshaw Boulevard. (Res. No. 06-008)

- B. PRE05-00046: EDWARD CARSON BEALL & ASSOCIATES (GEORGE SHAW)

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 404 Via Linda Vista. (Res. No. 06-006)

**9. WAIVERS**

**10. FORMAL HEARINGS**

- A. CUP05-00040, DIV05-00024: MIKE BROWDER (LIM GUAN SWEE / LIN F. CHAN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18425 Mansel Avenue. (Res. Nos. 06-012, 06-013)

- B. CUP05-00043, DIV05-00025: RICHARD WAGNER (MIKE BROWDER AND FRIENDS)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18413 Mansel Avenue. (Res. Nos. 06-014, 06-015)
- C. CUP05-00044: KFH FOOD MANAGEMENT LLC (GREG REHEIS)  
Planning Commission consideration for approval of a Conditional Use Permit to allow a fast food restaurant with seating on property located in the Hawthorne Boulevard Corridor Specific Plan Promenade Sub-district at 20715 Hawthorne Boulevard. (Res. No. 06-016)
- D. CUP05-00045, DIV05-00027: CHARLES BELAK-BERGER  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18412 Ashley Avenue. (Res. Nos. 06-017, 06-018)
- E. PRE05-00037: MARK BOYD (ROBERT TREMAN)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 202 Calle De Sirenas.  
(Res. No. 06-019)

ROLL CALL: \_\_\_ Browning\_\_\_ Busch \_\_\_ Drevno \_\_\_ Faulk \_\_\_ Gibson \_\_\_ Horwich \_\_\_ Chairperson Uchima

- F. PRE05-00043: NELU ARDELJAN (PETE ARDELJAN)  
Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 227 Paseo De Granada. (Res. No. 06-020)
- G. PRE05-00045: MARK AND PAMELA BARTHOLD  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 5264 Zakon Road. (Res. No. 06-021)
- H. PRE05-00047, MOD05-00014 (CUP68-32): TAIT AND ASSOCIATES (JOSE GANDARA)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the expansion and façade remodel of an existing convenience store and a Modification of an existing Conditional Use Permit to allow the sale of beer and wine on property located in the Precise Plan Overlay in the C-3 Zone at 5404 190<sup>th</sup> Street. (Res. Nos. 06-022, 06-023)

11. RESOLUTIONS
12. PUBLIC WORKSHOP ITEMS
13. MISCELLANEOUS ITEMS
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 \_\_\_ Drevno \_\_\_ Fauk \_\_\_ Gibson \_\_\_ Horwich \_\_\_ Chairperson Uchima