



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.

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 17

Monday, February 13 (Lincoln's Birthday)
Monday, February 20 (Presidents' Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 15, 2006
7:00 P.M.

**"The greatness of a community is most accurately
measured by the compassionate actions of its members,
...a heart of grace and a soul generated by love."**

~CORRETTA SCOTT KING~

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:
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

A. 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)

B. 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 190th Street. (Res. Nos. 06-022, 06-023)

C. 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)

9. WAIVERS

10. FORMAL HEARINGS

A. CUP05-00046: RICHARD GAUNT, JR.

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1728 W. 223rd Street. (Res. No. 06-029)

B. DIV05-00028: BRIAN BURRESCIA

Planning Commission consideration for approval of a Division of Lot to allow the subdivision on one existing parcel into three parcels on property located in the R-1 Zone at 1923 235th Street. (Res. No. 06-024)

- C. PRE05-00023, WAV05-00013: LES ARNESON
 Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

- D. PRE05-00048: CHARLES BELAK-BERGER (AUDERO-IRANI)
 Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions and a new semi-subterranean garage to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 414 Camino de Encanto. (Res. No. 06-025)

- E. PRE05-00049, WAV05-00031: EVAN BRAUN DESIGN INC. (JOE AND NINA JORLING)
 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 with an attached garage, in conjunction with a Waiver to allow less than required side yard setback requirements, on property located in the Hillside Overlay District in the R-1 Zone at 5518 Calle de Ricardo. (Res. No. 06-026, 06-027)

- F. PRE05-00051: LOUIE TOMARO (KONO/PETERS)
 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 basement and an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 121 Via Alameda. (Res. No. 06-028)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

- A. MIS06-00021: MARGARET MILLER
 Planning Commission review of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow a 4 foot fence along the western side yard in the front yard on property located within the Hillside Overlay District in the R-1 Zone at 5364 Doris Way. (Res. No. 06-030)

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 ____ Faulk ____ Gibson ____ Horwich ____ Chairperson Uchima