



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, FEBRUARY 16, 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.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 18

&

Friday, February 11 (Lincoln's Birthday)
Monday, February 21 (Washington's Birthday)

"Success is to be measured not so much by the position that one has reached in life as by the obstacles which he has overcome while trying to succeed."

BOOKER T. WASHINGTON

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. CONTINUED 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. PRE04-00032, WAV04-00027: ALFEREZ & FREDERICK ASSOCIATES (LEONARD FREDERICK)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence and a Waiver of the maximum height requirement on property located in the Hillside Overlay District in the R-1 Zone at 4133 Mesa Street. (Res. No.'s. 04-150, 04-151)

8. WAIVERS

9. FORMAL HEARINGS

A. CUP05-00002, CUP05-00003, DIV05-00001: OCEAN-NEWTON INC. (SHOBIE QAZI)

Planning Commission consideration for approval of two Conditional Use Permits and a Division of Lot to allow two new, two-unit condominium developments on properties located in the R-2 Zone at 24245 and 24251 Ocean Avenue. (Res. No's. 05-020, 05-021, 05-022)

- B. PRE04-00034: RODIN ASSOCIATES (BILL & IZUMI WALKER)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence in the Hillside Overlay District on property located in the R-1 Zone at 2711 Highcliff Drive. (Res. No. 05-023)
- C. PRE04-00038: JOSEPH AND KRISTEN HOFFMAN
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing single-family residence in the Hillside Overlay District on property located in the R-1 Zone at 22731 Susana Avenue. (Res. No. 05-024)
- D. CUP05-00001, DVP05-00001: MILETICH-JONES LAND CO.
Planning Commission consideration for approval of a Conditional Use Permit and a Development Permit to allow construction and operation of a new building containing one coffee shop/eating establishment and one retail food market on property located in the Hawthorne Boulevard Corridor Specific Plan Sub-District Promenade at 20301 Hawthorne Boulevard. (Res. No.'s 05-025, 05-026)

10. RESOLUTIONS

11. PUBLIC WORKSHOP ITEMS

12. MISCELLANEOUS ITEMS

- A. ETHICS SUBCOMMITTEE
Discussion of a draft Code of Ethics for the Planning Commission.

13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
14. LIST OF TENTATIVE PLANNING COMMISSION CASES
15. ORAL COMMUNICATIONS FROM THE PUBLIC
16. ADJOURNMENT

ROLL CALL: ____ Botello ____ Drevno ____ Faulk ____ LaBouff ____ Horwich ____ Uchima ____ Chairperson Muratsuchi