



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MARCH 2, 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, March 4 & 18

"There is nothing like returning to a place that remains unchanged to find the ways in which you yourself have altered."

NELSON MANDELA

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 FOR JANUARY 5 & JANUARY 19, 2005**
6. **REQUESTS FOR POSTPONEMENTS**

7. CONTINUED HEARINGS

- A. 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)
- 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)

8. WAIVERS

9. FORMAL HEARINGS

- A. PRE04-00033: SHADI SHENASI (ALLEN SHENASI)
Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story, single-family residence in the Hillside Overlay District on property located in the R-1 Zone at 5238 Bindewald Road. (Res. No. 05-027)

- B. PRE04-00036: DAVID BOYD (DEAN AND COLEEN MANERS)
Planning Commission consideration for approval of a Precise Plan of Development to allow a second-story addition to an existing single-family residence in the Hillside Overlay District on property located in the R-1 Zone at 223 Paseo De Las Delicias. (Res. No. 05-028)
- C. CUP05-00004, DIV05-00002: K.T. ZIEGLER (ROBERT TREMAN)
Planning Commission consideration for approval of a Conditional Use Permit and a Division of Lot to allow a two-unit detached condominium development on property located in the R-3 Zone at 1304 Portola Avenue. (Res. No's. 05-029, 05-030)
- D. SDP04-00015: ALISA ROSS
Planning Commission consideration of an Appeal of a Community Development Director approval of a Special Development Permit for the operation of a performance art studio (liturgical dance and musical theater), where dance, drama and voice classes will be provided to minors, along with ancillary retail located in the Downtown Redevelopment Project Area, Commercial Sector at 2005 – 2007 W. Carson Street. (Res. No. 05-031)

10. RESOLUTIONS

11. PUBLIC WORKSHOP ITEMS

12. MISCELLANEOUS ITEMS

13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

14. LIST OF TENTATIVE PLANNING COMMISSION CASES

15. ORAL COMMUNICATIONS FROM THE PUBLIC

16. ADJOURNMENT