



## 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 Gregg Lodan 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, March 16

## CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MARCH 7, 2007  
7:00 P.M.

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**"Never iron a four-leaf clover,  
because you don't want to press your luck."**

**~AUTHOR UNKNOWN~**

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### AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 03/01/07.
5. **APPROVAL OF MINUTES: FEBRUARY 7, 2007**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

**8. TIME EXTENSIONS**

**9. CONTINUED HEARINGS**

- A. PCR06-00033: GHASSAN ELMEL (BIZHAN KHALEELI)  
Planning Commission continued 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 5312 Doris Way. (Res. No. 07-018)
- B. PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL)  
Planning Commission consideration for approval of a previously approved Precise Plan of Development (PRE02-00027) for a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid. (Res. No. 07-027)

**10. WAIVERS**

**11. FORMAL HEARINGS**

- A. DIV07-00002: KARL RIEMER (TORRANCE LAND PARTNERS, LLC)  
Planning Commission consideration for approval of a Lot Line Adjustment between lots 8 and 9 of a previously approved Tentative Tract Map (TTM54148) on property located in the M-2 Zone at 2301 190<sup>th</sup> Street. (Res. No. 07-028)
- B. CUP06-00027, DIV06-00027: GREG ARMER  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue. (Res. Nos. 07-029, 07-030)
- C. PRE06-00023, WAV06-00013: ROSA VELAZQUEZ (DAE AND CHRISTINE LEE)  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions in conjunction with a Waiver to allow a reduction of the interior side yard for an existing single family residence on property located in the Hillside Overlay District in the R-1 Zone at 20323 Tomlee Avenue. (Res. Nos. 07-031, 07-034)

- D. PRE06-00038: PETER ROTHE (KEVIN AND KAREN IMOTO)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new second story, a first story addition and interior remodeling to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5449 Edgemere Drive. (Res. No. 07-032)
- E. PRE06-00041: NAJIB AND NAHLA AL-SAMARRAI  
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 in the Hillside Overlay District in the R-1 Zone at 5108 Newton Street. (Res. No. 07-033)

**12. RESOLUTIONS**

**13. PUBLIC WORKSHOP ITEMS**

**14. MISCELLANEOUS ITEMS**

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

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

**17. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**18. ADJOURNMENT**

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