



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, March 18 & April 1

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MARCH 16, 2005
7:00 P.M.

"A mule will labor ten years willingly and patiently for you, for the privilege of kicking you once."

WILLIAM FAULKNER

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. PRE04-00033: 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)

8. WAIVERS

9. FORMAL HEARINGS

A. PRE05-00004: RALPH AND LAURA MALAFRONTI

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 in the R-1 Zone on property located at 22508 Susana Avenue. (Res. No. 05-032)

B. CUP05-00005: SOUTH BAY TACOS DBA POQUITO MAS (PETER WHITE)

Planning Commission consideration for approval of a Conditional Use Permit to allow the on-site service of beer and wine in conjunction with an existing full service sit-down restaurant on property located in the PD Zone at 2625 Pacific Coast Highway (Rolling Hills Plaza). (Res. No. 05-033)

C. CUP05-00006: CJC DESIGN INC. (FRED COHEN)

Planning Commission consideration for approval of a Conditional Use Permit to allow beer and wine sales for off-premises consumption in conjunction with the conversion of the existing auto service building to a food mart with a take-out only fast-food sales component, a 600 square foot addition and the remodeling of existing service canopies to the existing service station in the C-2 Zone on property located at 3975 W. 190th Street. (Res. No. 05-034)

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