

INDEX
TORRANCE PLANNING COMMISSION – APRIL 2, 2014

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order	1
2. Flag Salute	1
3. Roll Call/Motions for Excused Absence	1
4. Posting of the Agenda	1
5. Approval of Minutes	1
6. Requests for Postponement	1
7. <u>ORAL COMMUNICATIONS #1</u>	1
8. <u>TIME EXTENSIONS</u>	1
9. <u>SIGN HEARINGS</u>	1
10. <u>CONTINUED HEARINGS</u>	2
11. <u>WAIVERS</u>	2
12. <u>FORMAL HEARINGS</u>	
12A. PRE14-00003: John Yankosky (Huang Sen Fu)	3
12B. CUP14-00001, DIV14-00001, ZON14-00001 (EAS14-00001): Switzer Center (Robert Stringfield), GPA14-0000:City of Torrance <i>Res. 14-019 & -020</i>	2-3
13. <u>RESOLUTIONS</u>	3
14. <u>PUBLIC WORKSHOP ITEMS</u>	3
15. <u>MISCELLANEOUS ITEMS</u>	
15A. Community Development Director Weekly Summary Reports	4
16. <u>CITY COUNCIL ACTION ON PLANNING MATTERS</u>	4
17. <u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u>	4
18. <u>ORAL COMMUNICATIONS #2</u>	4
19. <u>ADJOURNMENT</u>	4

At 7:37 p.m., the meeting was adjourned to Wednesday, April 16, 2014 at 7:00 p.m.

April 2, 2014

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, April 2, 2014 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Skoll.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Skoll, Watson and Vice Chair Polcari.

Absent: Commissioner Griffiths and Chairperson Rizzo.

Also Present: Planning Manager Lodan, Planning Assistant Lang, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Prevention Manager Mapes, Assistant City Attorney Sullivan.

MOTION: Commissioner Gibson moved to grant Commissioner Griffiths and Chairperson Rizzo excused absences from this meeting. The motion was seconded by Commissioner D'anjou and passed by unanimous voice vote.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, March 28, 2014.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan requested that Agenda Item 12A, PRE14-00003: John Yankosky (Huang Sen Fu) be continued indefinitely because the silhouette needs to be corrected, with the hearing to be re-advertised once the silhouette has been certified.

MOTION: Commissioner Gibson moved to continue Item 12A indefinitely. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Griffiths and Chairperson Rizzo).

7. ORAL COMMUNICATIONS #1 – None.

Vice Chair Polcari reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. TIME EXTENSIONS- None.

9. SIGN HEARINGS- None.

10. **CONTINUED HEARINGS** – None.

11. **WAIVERS** - None.

12. **FORMAL HEARINGS**

12A. **PRE14-00003: JOHN J. YANKOSKY (HUANG SEN FU)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities.

Continued indefinitely.

12B. **CUP14-00001, DIV14-00001, ZON14-00001 (EAS14-00001): SWITZER CENTER (ROBERT STRINGFIELD), GPA14-00001: CITY OF TORRANCE**

Planning Commission consideration of adoption of a Negative Declaration and approval of a Zone Change from P-1 (Open Area, Parking, Planting) to R-3 (Limited Multiple Residential), a Conditional Use Permit to allow the construction of a four-unit condominium development, and a Division of Lot for condominium purposes, and petition the City of Torrance for approval of a General Plan Amendment from Commercial Center to Medium Density Residential on property located at 1008 Sartori Avenue (APNs 7354-019-012 and 7354-019-013).

Recommendation: Approval.

Planning Assistant Lang introduced the request and noted supplemental material consisting of a General Plan Land Use Designation Vicinity Map.

Commissioner Gibson disclosed that she worked in Community Relations for the Switzer Center five years ago, but there was no conflict of interest with regard to the project.

Randy Morris, project architect, briefly described the proposed project, which consists of four detached townhome-style condominium units, and voiced his agreement with the recommended conditions of approval.

In response to Commissioner Gibson's inquiry, Mr. Morris reported that the Switzer Center still owns the subject property, which was used as a parking lot for the Switzer Center before it relocated, and confirmed that he was working with Anastasi Development on this project.

Responding to questions from the Council, Planning Manager Lodan clarified that the Switzer Center was formerly located at 1104 Sartori; however the address was changed to 1108 Sartori when the site was redeveloped with a multiple-owner commercial development.

Vice Chair Polcari invited public comment and no one came forward to speak.

Returning to the podium, Mr. Morris requested approval of the project, noting that he worked closely with staff to come up with a project suitable for this site.

Responding to questions from the Commission, Planning Manager Lodan explained that staff believes a multi-family residential project is the most appropriate use for this site because it's not large enough for a commercial development and it will create a buffer between more intense commercial uses and the residential area to the west. He stated that he did not anticipate that disclosures about potential nuisances associated with an urban environment would be required since it is not located in the heart of the downtown area. He clarified that the General Plan Amendment and Zone Change would apply to just these parcels and would not affect other properties on this block.

MOTION: Commissioner D'anjou moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

MOTION: Commissioner Watson moved to adopt a Negative Declaration based on findings of Initial Study EAS14-00001. The motion was seconded by Commissioner D'anjou and passed by a 4-1 roll call vote, with Commissioner Gibson dissenting (absent Commissioner Griffiths and Chairperson Rizzo).

MOTION: Commissioner Watson moved to recommend that the City Council approve General Plan Amendment (GPA14-00001) from Commercial Center to Medium Density Residential and approve Zone Change (ZON14-00001) from P-1 Open Area, Parking, Planting to R-3 Limited Multiple-Family Residential. The motion was seconded by Commissioner D'anjou and passed by a 4-1 roll call vote, with Commissioner Gibson dissenting (absent Commissioner Griffiths and Chairperson Rizzo).

MOTION: Commissioner Watson moved for the approval of CUP14-00001 and DIV14-00001, as conditioned, including all findings of facts set forth by staff. The motion was seconded by Commissioner D'anjou and passed by a 4-1 roll call vote, with Commissioner Gibson dissenting (absent Commissioner Griffiths and Chairperson Rizzo).

Commenting on her vote, Commissioner Gibson related her belief that the project warranted a more detailed presentation by the applicant and would have benefited from a review by the full Commission.

Planning Assistant Lang read aloud the number and title of Planning Commission Resolution Nos. 14-019 and 14-020.

MOTION: Commissioner D'anjou moved to adopt Planning Commission Resolution Nos. 14-019 and 14-020. The motion was seconded by Commissioner Skoll and passed by a 4-1 roll call vote, with Commissioner Gibson dissenting (absent Commissioner Griffiths and Chairperson Rizzo).

Planning Manager Lodan advised that the entire project will be forwarded to the City Council for review since the General Plan Amendment and Zone Change requires Council approval.

13. **RESOLUTIONS** - None.

14. **PUBLIC WORKSHOP ITEMS** – None.

15. MISCELLANEOUS ITEMS

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for March 14 and March 20, 2014 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the April 16, 2014 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Skoll expressed concerns about the lack of handicapped parking spaces near BJ's Restaurant at Del Amo Fashion Center.

18B. Commissioner Skoll asked about the status of the Sunrise senior living project.

Planning Manager Lodan reported that the developer has come up with a solution to address soil retention issues, which is being reviewed by Building and Safety and the Grading Division, and construction could re-start fairly soon once that has been approved.

18C. Commissioner Skoll reported that the parking lot of an abandoned Chinese restaurant has become blighted and is being used by nearby auto dealerships to park cars.

Planning Manager Lodan advised that the site has new owners and it has been approved for a self-storage facility, with vehicle storage in the interim. He offered to have staff look into property maintenance issues.

18D. Commissioner Skoll asked about the status of the former Carl's Jr at the corner of Arlington and Sepulveda, and Planning Manager Lodan reported that the building will be remodeled for use as a dental office.

18E. Commissioner Watson reported that she recently attended the ribbon-cutting ceremony for the new Maple Avenue sports fields facility, which has substantially improved the appearance of the whole area.

18F. Vice Chair Polcari asked about the former OSH Hardware store at Anza and Pacific Coast Highway, and Planning Manager Lodan reported that a few potential tenants have expressed an interest in refurbishing the building.

19. ADJOURNMENT

At 7:37 p.m., the meeting was adjourned to Wednesday, April 16, 2014 at 7:00 p.m.

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Approved as submitted May 7, 2014 s/ Sue Herbers, City Clerk
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