

**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 4, 2007, in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Uchima.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Horwich, Uchima, Weideman and Chairperson Faulk.

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Chun, Planning Associate Martinez, Fire Marshal Kazandjian, Plans Examiner Noh, Deputy City Attorney Whitham, and Associate Civil Engineer Symons.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported on the posting of the agenda.

**5. APPROVAL OF MINUTES – None.**

**6. REQUESTS FOR POSTPONEMENT – None.**

**7. ORAL COMMUNICATIONS FROM THE PUBLIC #1 – None.**

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Chairperson Faulk reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS - None.**

**9. CONTINUED HEARINGS**

**9A. 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.

## **Recommendation**

Approval.

Planning Associate Martinez introduced the request.

Greg Armer, applicant, voiced his agreement with the recommended conditions of approval. He requested clarification regarding parking requirements, explaining that he was advised that he was limited to two-bedroom units with a two-car garage, however, he has observed three-bedroom units with attached two-car garages in the vicinity.

Planning Manager Lodan explained that three parking spaces are required for three-bedroom units in the R-3 Zone, however, the third parking space does not have to be enclosed.

Janet Payne, 1318 Engracia Avenue, voiced objections to the proposed project, stating that the oversized building was out of character with the neighborhood and its design was not neighborhood friendly. She contended that the R-3 Zone was put in place to allow hospitals, churches and other necessary services to locate within the neighborhood, but it was never intended for monstrous multi-unit buildings.

Greg Robinson, 1315 Arlington Avenue, stated that he was opposed to the proposed project, citing the impact on traffic and parking. He expressed concerns that when the nearby SBC building is redeveloped, a strip mall could be built that feeds traffic onto Arlington, which would exacerbate these problems. He also felt that the three-unit building was too large for the lot, which is under 7000 square feet, and out of character with other homes in the neighborhood. He reported on his efforts to renovate his house, which was built in 1922.

Don Barnard, Save Historic Old Torrance, contended that the project was too large and out of character with the neighborhood. He urged the Commission to deny requests to build condominiums in the old Torrance area and to require that developers maintain the existing density and streetscape when redeveloping properties. He expressed concerns that old Torrance was being destroyed one building at a time.

Bonnie Mae Barnard, Save Historic Old Torrance, maintained that the proposed project would greatly detract from the neighborhood, as it would eliminate the large yard with beautiful trees and, in its place, build high stucco walls that would isolate the complex from neighbors. She noted that there are several older homes on this street that have been, or are in the process of being, renovated and urged that this area, which has been recognized by signage as "Old Torrance Founded 1912," be protected as Torrance nears its 100<sup>th</sup> birthday.

Returning to the podium, Mr. Armer related his belief that replacing the existing dilapidated units with the proposed Spanish-style complex would improve the neighborhood and contended that it was not out of character because there are other large homes and multi-family developments in the surrounding area.

Chairperson Faulk asked about saving the large tree on the site, and Mr. Armer explained that its location in the middle of the property makes it impossible to save.

Chairperson Faulk expressed concerns that the front wall as designed would tend to isolate the property, and Mr. Armer expressed his willingness to work with staff on this issue.

Commissioner Bush asked if consideration was given to building a single-family home, and Mr. Armer explained that it is an investment property and he does not intend to live on the site.

Bea Silverman, project architect, reported that she took into account the single-family homes on the street and felt she had designed a project that was consistent with the neighborhood. She stated that although the large tree cannot be saved, the applicant was willing to replace it and explained that the structure was pushed back towards the alley as far as possible to provide a large front setback. With regard to traffic and parking, she pointed out that the 3 two-bedroom units would be replacing 2 three-bedroom units, so there would be no change in the total number of bedrooms, and that seven parking spaces would be provided while there are currently only two.

Commissioner Uchima stated that he believed there was a compatibility issue, relating his observation that this block is predominately single-story residences.

Commissioner Gibson stated that she would not support the project because she believed it was too large for this segment of Arlington, which has maintained its character and integrity.

Commissioner Browning indicated that he also would not support the project based on his finding that it does not comply with TMC §91.44.5 (a) and (d) because it does not preserve the character of the neighborhood and it is not compatible with other properties in the vicinity, which are mainly single story.

Commissioner Busch stated that he believed the project was not compatible with the neighborhood, therefore, he could not support it. He stressed the need for “smart growth” and to consider projects in the context of what is right for Torrance in 2007 and not based on projects that were approved in the past.

**MOTION:** Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Indicating that he also would not support the project, Commissioner Weideman related his belief that it was too massive and out of character with the neighborhood

**MOTION:** Commissioner Busch moved to deny CUP06-00027 and DIV06-00027 without prejudice. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Manager Lodan noted that resolutions reflecting the Commission’s action would be brought back for approval at a later date.

**9B. WAV07-00003: LORI B. LINDSTROM**

Planning Commission consideration for approval of a Waiver to allow less than the required front yard setback in conjunction with first and second-story additions and a garage expansion to an existing one-story single-family residence on property located in the R-1 Zone at 3507 Cricklewood Street.

**Recommendation**

Denial without prejudice.

Planning Associate Martinez introduced the request.

Lori Lindstrom, 3507 Cricklewood Street, noted that she had submitted a packet of additional information in support of her contention that project meets the criteria for granting a Waiver. She stated that approval of the Waiver would not be detrimental to public access to the sidewalk because there would be ample space to park a large car or truck; that the Waiver would not substantially interfere with the orderly development of the City because there are several properties that do not comply with setback requirements; that the proposed addition would be impossible without the Waiver; and that the project would benefit the City by increasing the value of her property and neighboring properties. She noted that the City widened the street in 1950, moving the curb 8 feet closer to her home.

Commissioner Browning related his understanding that Ms. Lindstrom's property line was not affected when the street was widened because the portion paved was City-owned property. He disputed the claim that a large vehicle would be able to park in the 12-foot long driveway without encroaching on the sidewalk.

Emilio Patti, representing Ms. Lindstrom, expressed confidence that parking would not be a problem and reiterated that it would not be possible to do the project without the Waiver.

Commissioner Uchima questioned whether Ms. Lindstrom had considered adding a second story. Ms. Lindstrom reported that she investigated this possibility but abandoned the idea because it was cost prohibitive.

Responding to questions from the Commission, Associate Civil Engineer Symons clarified that while the existing sidewalk is approximately 20 feet from the garage, it would have to be moved 5 feet closer to the house if a new driveway with an apron is constructed.

Chairperson Faulk questioned whether alternative designs that provide the required setback were explored. Planning Manager Lodan explained that options are very limited with regard to the arrangement of space due to the existing layout.

Commissioner Browning stated that while he would like to allow Ms. Lindstrom the opportunity to improve her home, he could not support the proposed project because almost any vehicle parked in the driveway would block the public sidewalk.

Commissioner Weideman, echoed by Commissioner Busch, indicated that he also would not support the Waiver.

**MOTION:** Commissioner Busch moved to deny WAV07-00003 without prejudice. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

The Commission recessed from 8:05 p.m. to 8:17 p.m.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 07-035.

**MOTION:** Commissioner Horwich moved for the adoption of Planning Commission Resolution No. 07-035. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

**10. WAIVERS**

**10A. WAV07-00001: DENNIS JACOBSEN (DON HORNBECK)**

Planning Commission consideration for approval of a Waiver to allow less than the rear and side yard setback requirements in conjunction with construction of a new attached two-car garage to an existing two-story, single-family residence on property located in the R-1 Zone at 1620 Post Avenue.

**Recommendation**

Approval.

Planning Associate Martinez introduced the request.

Don Hornbeck, representing the applicant, reported that the new garage was designed to be compatible with the existing residence. He voiced his agreement with the recommended conditions of approval.

Janet Payne, 1318 Engracia Avenue, stated that she strongly supports the project and appreciates the homeowner's efforts to upgrade the property while being sensitive to its history.

Roger Hart, 1617 Post Avenue, voiced support for the project, noting that the Jacobsens have spent a lot of time and money improving the home, while maintaining its historic character.

Bonnie Mae Barnard, Save Historic Old Torrance, also voiced support for the project, stating that it was a great example of an exception for which Waivers were intended.

Commissioner Browning questioned where the washer and dryer would be relocated. Mr. Hornbeck reported that he only recently learned that the washer and dryer had to be relocated and suggested the possibility of enclosing part of the breezeway to create a laundry room.

Commissioner Browning proposed adding a condition requiring the new location of the washer and dryer to be shown on the plans prior to the issuance of building permits.

**MOTION:** Commissioner Uchima moved for the approval of WAV07-00001, as conditioned, including all findings of fact set forth by staff, with the following modification:

**Add**

- That the new location of the washer and dryer shall be shown on plans prior to the issuance of building permits.

The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Commenting on his vote, Commissioner Busch stated that he was pleased to support a project that is good for both the applicant and the community.

Voicing support for the project, Commissioner Weideman noted that this is one of the more historic houses on Post Avenue.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 07-040.

**MOTION:** Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 07-040 as amended. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

**11. FORMAL HEARINGS**

**11A. EAS06-00004, CUP06-00024, DIV06-00021: MIYAKO HYBRID HOTEL**

Planning Commission consideration for adoption of a Negative Declaration, approval of a Conditional Use Permit to allow the construction of a full service seven-story hotel with 215 guest rooms with ancillary services and an off-site, four-level, semi-subterranean parking structure, and a Division of Lot to allow the merger of two lots into one lot on property located in the Industrial Redevelopment Project Area –Torrance Center II, in the M-2 Zone at 21381 S. Western Avenue and 1780 W. 213<sup>th</sup> Street.

**Recommendation**

Approval.

Sr. Planning Associate Chun introduced the request.

Wayne Williams, representing the applicant, briefly described the proposed project, noting that it is a fusion of Western and Asian design, which includes environmentally responsible elements.

In response to Commissioner Busch's inquiry, Mr. Williams advised that the project is expected to take 18 to 24 months to complete and will have approximately 125 employees.

Commissioner Browning noted that 8 handicap accessible parking spaces are required and 14 are provided, however, 7 of them are in the parking structure.

Plans Examiner Noh stated that, ideally, handicapped parking should be located on-site, but offered his assurance that Building and Safety staff would make sure that appropriate access from the parking structure to the building is provided.

In response to Commissioner Busch's inquiry, Sr. Planning Associate Chun confirmed that the City has a hotel occupancy tax.

Commissioner Gibson voiced support for the project and asked about the capacity of the meeting hall. Mr. Williams reported that the meeting hall will hold up to 120 people and there will also be smaller banquet rooms.

Howard Fischkes, 1211 Cabrillo Avenue, stated that he strongly supports the proposed project because it will clean up what has become a dumping ground and having a beautiful hotel within walking distance of the downtown area will benefit restaurants and merchants. He proposed requiring the applicant to repave the intersection of 213<sup>th</sup> and Border Avenue, which is riddled with potholes, as mitigation for additional traffic created by the project.

Ferdinand Fam, 21221 S. Western Avenue, owner of three buildings adjacent to the project, reported that he has reviewed the plans and believes the positives far outweigh any negatives associated with the project. He stated that he has researched Miyako Hotels and feels they will be the best operator for this location as they understand the needs of companies like Toyota and Honda.

Responding to questions from the Commission, Mr. Williams confirmed that there will be security on-site during construction. He reported that the company has another hotel in downtown Los Angeles, which is currently the only one in the United States, as two others in San Francisco were recently sold. He also confirmed that the applicant was aware that no paid parking will be allowed without the approval of a Conditional Use Permit.

**MOTION:** Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

**MOTION:** Commissioner Horwich moved for the adoption of a Negative Declaration. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**MOTION:** Commissioner Browning moved for the approval of CUP06-00024 and DIV06-00021, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Commissioner Busch commended Redevelopment staff for the well written agenda item and for doing an excellent job of working with the applicant.

Sr. Planning Associate Chun read aloud the number and title of Planning Commission Resolution Nos. 07-041 and 07-042.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 07-041 and 07-042. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Chairperson Faulk commented that he thought this was an ideal location for the hotel and believed it would be a significant improvement for this area, which is at the entrance to Torrance.

Agenda Items 11B and 11C were considered together.

**11B. CUP06-00026, DIV06-00024: SUBTEC – CHERYL VARGO (MULTIDIMENSIONAL INC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new four-unit condominium project exceeding two stories in height in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2727 Andreo Avenue.

**11C. CUP07-00003, DIV07-00003: SUBTEC – CHERYL VARGO (MULTIDIMENSIONAL INC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new four-unit condominium project exceeding two stories in height in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2740 Andreo Avenue.

**Recommendation**

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting.

Cheryl Vargo, representing the applicant, reported that these two projects are very similar except for their architectural style; that this neighborhood has a significant number of multi-family developments and very few single-family homes; and that currently there is a single-family residence at 2727 Andreo and a duplex at 2740 Andreo.

Ms. Vargo briefly described the projects, noting that they consist of modest-sized two-bedroom units, with two floors of living space over semi-subterranean garages. She explained that the projects comply with all development standards and are under the allowable height; that the developer will be installing curbs, gutters and sidewalks; and that the parking situation will actually be improved because many of the units in the area are parking deficient. She reported that the existing structures were built in 1948 and 1952 so they have no historical significance.

Commissioner Busch noted that it's very difficult to find parking on this block and questioned how parking would be improved. Ms. Vargo responded that the existing

structures on these properties have inadequate parking; that the proposed project will provide a two-car garage for each unit; and that people tend to park in their garages when there is a shortage of parking.

Commissioner Browning asked if the “sprinklers” listed on the plans were fire sprinklers, and Ms. Vargo stated that she believed they were because they are not in an area where sprinklers would be needed for irrigation.

Commissioner Browning related his observation that parking is a disaster on this street and doubted that replacing a single-family residence and a duplex with 8 units would improve the parking situation, especially when residents have guests.

Ms. Vargo noted that residents often make arrangements with neighbors when extra space is needed for guests.

In response to Commissioner Browning’s inquiry, Plans Examiner Noh advised that the semi-subterranean garage would be categorized as a basement according to building code standards.

Bonnie Mae Barnard, 2028 Gramercy, expressed concerns about putting 4 units on a parcel of land that is not much larger than the lot her home is on and turning this neighborhood into “condoville.” She urged denial of the project and requested that a height limit be placed on the project if it is approved because some developers have deviated from approved plans.

Janet Payne, 1318 Engracia, voiced her opposition to both of the projects, maintaining that it would put too many units on too small of lots and bring in people who are seeking financial rewards, but have no real investment as citizens of Torrance. She urged the Commission to put the brakes on this type of development.

Ron Creek, 2753 Gramercy, reported that parking is very limited and almost impossible to find on weekends and evenings. He stated that while he would like to see these properties redeveloped, he believed the projects must be downsized. He cited the project at the corner of Cabrillo and Sepulveda as an example of overdevelopment.

Ms. Vargo reported that Mr. Creek and others who have written letters objecting to the project live in condominium complexes with the same density as the proposed projects and questioned why this developer should not be allowed to build to the same standards. She noted that the project is consistent with the General Plan and the zoning, as well as with the neighborhood, which has many multi-unit complexes. She suggested that the new residents will become invested in Torrance as their children attend city schools and pointed out that the modest-sized units will provide an opportunity for entry-level homeownership. She conceded that parking is a problem in this neighborhood, but related her belief that these projects would not make it any worse.

In response to Commissioner Browning’s inquiry, Ms. Vargo confirmed that the units aren’t geared for families with children so it was unlikely that there would be many school-aged children.

Commissioner Browning requested clarification about the project’s floor area ratio (FAR), explaining that there seems to be conflicting sections in the Municipal Code

regarding whether stairways and storage areas in basements should be included and if they are included, the FAR in this case would be considerably over .60, the maximum allowed.

Planning Manager Lodan advised that staff would not typically include storage on a basement level under a stairway in a FAR calculation.

Deputy City Attorney Whitham offered to research this matter while the discussion on this item continues.

Commissioner Weideman stated that he believed these developments were way too massive for this street and he would not support them.

Commissioner Uchima stated that he considers every project on its own merits and although he was opposed to the condominium project on Arlington (Item 9A), he supports this project because this is a street in desperate need of renovation with properties at the stage where urban blight will set in if nothing is done. He related his observation that Gramercy, the next street over, is in much better condition due to properties that have been redeveloped. With regard to compatibility, he noted that three doors south of 2727 Andreo there is a two-story Spanish-style building and immediately south of 2740 Andreo there is two-story apartment building. He voiced his opinion that these projects would be a significant improvement, as well as provide much needed affordable housing. He pointed out that a unit of this size would typically be occupied by a married couple or a single adult, using the second bedroom as an office, so there should not be a great impact on the neighborhood.

Deputy City Attorney Whitham advised that FAR standards for R-3 developments are set forth in TMC §91.7.9, Limited Multiple Family Residential, which specifies that garages are not included, and that §91.2.82 details the specific methodology to be used for calculation.

Commissioner Horwich voiced support for the projects, noting they meet all City requirements and the street in question has no distinguishing characteristics that would justify their denial.

Chairperson Faulk indicated that he also would support the projects and noted his agreement with Commissioner Uchima's remarks. He recommended that a condition be added requiring decorative block walls around the perimeter of the project.

Commissioner Busch proposed including a condition limiting the hours of construction from 7:00 a.m. to 7:00 p.m., with no construction on Sundays.

Commissioner Browning recommended conditions requiring both buildings to have fire sprinklers and requiring that any modifications to plans or conditions be brought back to the Planning Commission for approval.

**MOTION:** Commissioner Uchima moved for the approval of CUP06-00026 and DIV06-00024, as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Add**

- That there shall be decorative block walls around the perimeter of the project.
- That the hours of construction shall be limited to from 7:00 a.m. to 7:00 p.m., with no construction on Sundays.
- That any modifications to the plans or conditions shall be brought back to the Planning Commission for approval.

The motion was seconded by Commissioner Horwich and passed by a 4-3 roll call vote, with Commissioners Browning, Busch and Weideman dissenting.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 07-043 and 0-044.

**MOTION:** Commissioner Uchima moved for the adoption of Planning Commission Resolution Nos. 07-043 and 07-044 as amended. The motion was seconded by Commissioner Gibson and passed by a 4-3 roll call vote, with Commissioners Browning, Busch and Weideman dissenting.

**MOTION:** Commissioner Uchima moved for the approval of CUP07-00003 and DIV07-00003, as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Add**

- That there shall be decorative block walls around the perimeter of the project.
- That the hours of construction shall be limited to from 7:00 a.m. to 7:00 p.m., with no construction on Sundays.
- That any modifications to the plans or conditions shall be brought back to the Planning Commission for approval.

The motion was seconded by Commissioner Gibson.

Commissioner Browning urged Commissioners who voted in favor of the previous project to reconsider their action, citing the long-term impact on this area as other properties are redeveloped and single-family homes are replaced with multi-unit complexes.

The motion passed by a 4-3 roll call vote, with Commissioners Browning, Busch and Weideman dissenting.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 07-045 and 0-046.

**MOTION:** Commissioner Uchima moved for the adoption of Planning Commission Resolution Nos. 07-045 and 07-046 as amended. The motion was seconded by Commissioner Gibson and passed by a 4-3 roll call vote, with Commissioners Browning, Busch and Weideman dissenting.

Agenda Item 14A was considered out of order at this time.

**14A. REQUEST FOR RECONSIDERATION OF PRE06-00041: AL-SAMARRAI**

Planning Commission consideration for reconsideration of a previously denied Precise Plan of Development for one and two-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.

Najib Al-Samarrai, 5108 Newton Street, reported that he was unable to attend the hearing at which this project was denied and didn't get a chance to provide information that he believes would have been helpful. He requested that the Commission grant a new hearing and expressed his willingness to work with his architect to make the changes necessary to arrive at an acceptable project.

A brief discussion ensued, and Commissioners indicated that they did not favor scheduling a hearing to reconsider a project when the applicant has already mentioned that he intends to revise it. It was noted that Commissioners gave clear direction at the previous hearing regarding the changes necessary for them to support the project.

Deputy City Attorney Whitham confirmed that the applicant may submit a new or revised project at any time because the project was denied "without prejudice."

Mr. Al-Samarrai explained that it has been a long and expensive process to get the project to this point and he has the added expense of lost wages when he appears at Commission meetings because he works on Wednesday nights.

Commissioner Horwich proposed that any additional fees associated with the re-submittal be waived, and Planning Manager Lodan offered to have staff do what they can to expedite the process when plans are resubmitted.

Commissioner Browning indicated that he did not favor waiving fees because the City would still be incurring the same costs as the revised project undergoes review by various City staff.

Deputy City Attorney Whitham advised that the matter of waiving fees is left to the discretion of the Community Development Director.

Judy Lanfried, 5102 Newton Street, stated that she would like to see the project redesigned to be more in character with the neighborhood instead of a three-story box.

Bill Haas, 5114 Newton Street, stated that he would like to see the house renovated, but objects to the height of the proposed project.

**MOTION:** Commissioner Uchima moved to deny the request for reconsideration of the Commission's action on PRE06-00041. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Chairperson Faulk encouraged Mr. Al-Samarrai to work with his neighbors to arrive at an acceptable design.

**12. RESOLUTIONS**

**12A. PRE06-00041: NAJIB AND NAHLA AL-SAMARRAI**

Planning Commission consideration for approval of a Resolution denying a Precise Plan of Development for one and two-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.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 07-033. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

**13. PUBLIC WORKSHOP ITEMS – None.**

**14. MISCELLANEOUS ITEMS**

**14A. RECONSIDERTION OF PRE06-00041: NAJIB AND NAHLA AL-SAMARRAI**

Considered out of order, see page 12.

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.**

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

Planning Manager Lodan reviewed the agenda for the April 18, 2007 Planning Commission meeting.

**17. ORAL COMMUNICATIONS**

**17A.** Commissioner Busch requested information about requirements for fire sprinklers.

**17B.** Commissioner Busch asked about the process for converting a previously approved condominium project to senior condominiums.

Deputy City Attorney Whitham advised that such a conversion would not trigger a review by the City because it would not change the land use.

Commissioner Horwich noted that there is a State law against age discrimination and related his understanding that there must be a minimum of 35 units before a complex can be designated as a senior complex.

**17C.** Commissioner Busch questioned when the item on regulating rooftop decks would be brought to the Commission. Planning Manager Lodan advised that there would be workshop on this matter within the next few months.

**17D.** Commissioner Gibson requested that the meeting be adjourned in memory of Edward Ferraro, former Torrance City Manager, and Tom Martin, former deputy to Los Angeles County Supervisor Don Knabe.

**17E.** Commissioner Gibson requested an excused absence from the April 18 Planning Commission meeting. Commissioner Browning, seconded by Chairperson Faulk, so moved; voice vote reflected unanimous approval.

**17F.** Commissioner Browning relayed a compliment to Planning staff from a resident who had mentioned how helpful they were in a recent matter and commended recently hired Planners for doing an excellent job.

**17G.** Commissioner Horwich thanked the Commission and staff for allowing him and Commissioner Browning to attend the Planning conference in San Diego last month, noting that it was a very worthwhile experience.

**17H.** Commissioner Horwich asked staff to see if something could be done to improve the sound system in Council Chambers.

**17I.** Commissioner Horwich recalled that there used to be a monthly meeting of South Bay planners and expressed an interest in attending those meetings.

**18. ADJOURNMENT**

At 10:24 p.m., the meeting was adjourned to Wednesday, April 18, 2007, at 7:00 p.m.

***Adjourned in Memory of  
Edward Ferraro and Tom Martin***

Approved as Amended May 16, 2007 s/ Sue Herbers, City Clerk
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