



PLANNING COMMISSION

Planning Commission meets the first third Wednesday of the month at 7:00 in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker nation" card (available at the meeting) deposit it in the box at the podium. No items will be discussed after 11:00 p.m. There are items remaining they will be discussed 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 referred to City Council for hearing approximately 45 days after the Planning Commission hearing.

Requests 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.

Meeting 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 at www.torrnet.com.

For 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 before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (FR 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 31 & April 14

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, APRIL 5, 2006
7:00 P.M.

"Energy and persistence conquer all things."

~BENJAMIN FRANKLIN~

(1706-1790)

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: DECEMBER 21, 2005 & FEBRUARY 15, 2006
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS

ROLL CALL: _____ Browning _____ Busch _____ Drevno _____ Fauk _____ Gibson _____ Horwich _____ Chairperson Uchima

A. MIS06-00063: SROUR AND ASSOCIATES (WESTERN GB CONTRACTING)

Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map to allow the division of one lot into two for condominium purposes on property located in the R-3 Zone at 1021 Cravens Avenue. (Res. No. 06-051)

8. CONTINUED HEARINGS

A. PRE05-00050, WAV05-00032: DON WORTMAN

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence in conjunction with a Waiver to allow a reduction in the side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 273 Via Linda Vista. (Res. Nos. 06-040, 06-041)

B. DIV06-00003: DEL AMO FASHION CENTER OPERATING COMPANY, L.L.C.

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between APN 7366-019-085 and APN 7366-019-088 on property located in Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District One at 3525 Carson Street. (Res. No. 06-038)

C. EAS06-00001, MOD06-00002: AMERICAN HONDA MOTOR CO. (WITHEE MALCOLM ARCHITECTS)

Planning Commission consideration for adoption of a Negative Declaration and approval of a Modification to a previously approved Conditional Use Permit (CUP83-7) to allow the construction of an approximately 50,000-square foot research and design building on an existing corporate headquarters facility on property located in the Industrial Redevelopment Project Area at 1900 Harpers Way. (Res. No. 06-039)

D. PRE06-00005, WAV06-00004: TIM AND TRACY BYER

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one story single family residence in conjunction with a Waiver for a reduced side yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 22711 Draille Drive. (Res. No. 06-044, 06-045)

9. WAIVERS

10. FORMAL HEARINGS

A. TTM53873: TOM FREDERICKSEN

Planning Commission consideration for approval of a Tentative Tract Map for condominium purposes in conjunction with a nine-unit residential condominium project located within the City of Lomita as the rear 25-foot of the lot is located in the City of Torrance – site address 2215 W. 241st Street, Lomita, CA. (Res. No. 06-046)

B. CUP06-00003, DIV06-00004: YOON KO

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18535 Ashley Avenue. (Res. Nos. 06-047, 06-048)

C. PRE06-00004, WAV06-00001: LOERA DESIGN / AL LOERA (TOM AND MARSHA COOPER)

Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition to an existing one story single family residence in conjunction with a Waiver to allow less than the required setback for a front facing garage on property located within the Hillside Overlay District in the R-1 Zone at 5516 Linda Drive.
(Res. Nos. 06-049, 06-050)

- 11. RESOLUTIONS**
- 12. PUBLIC WORKSHOP ITEMS**
- 13. MISCELLANEOUS ITEMS**
- 14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
- 15. LIST OF TENTATIVE PLANNING COMMISSION CASES**
- 16. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 17. ADJOURNMENT**

ROLL CALL: ____ Browning ____ Busch ____ Drevno ____ Faulk ____ Gibson ____ Horwich ____ Chairperson Uchima