

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:01 p.m. on Wednesday, April 21, 2010 in the Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Skoll.

**3. ROLL CALL**

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

Absent: Commissioner Browning.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Plans Examiner Dittman, Fire Marshal Kazandjian, Civil Engineer Symons and Assistant City Attorney Sullivan.

**MOTION:** Commissioner Horwich moved to grant Commissioner Browning an excused absence from the meeting. The motion was seconded by Commissioner Skoll and voice vote reflected unanimous approval.

**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, April 16, 2010.

**5. APPROVAL OF MINUTES**

Commissioner Skoll offered a correction to the October 28, 2009 General Plan/EIR Public Hearing minutes.

**MOTION:** Commissioner Uchima moved for the approval of the October 28, 2009 General Plan/EIR Public Hearing minutes, as corrected. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote, with Commissioner Gibson abstaining (absent Commissioner Browning).

**MOTION:** Commissioner Gibson moved for the approval of March 3, 2010 Planning Commission minutes, as submitted. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Browning).

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 11C, PRE10-00002, WAV10-00002: Larry and Joan Johnson, to May 5, 2010.

**MOTION:** Commissioner Busch moved to continue Agenda Item 11C to May 5, 2010. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Browning).

7. **ORAL COMMUNICATIONS #1** – None.

8. **TIME EXTENSIONS** – None.

9. **CONTINUED HEARINGS** – None.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **MOD10-00002: LEO CHOI (GOOD COMMUNITY CHURCH)**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP05-00011) to allow a second floor addition to an existing church on property located in the M-2 Zone at 19950 Mariner Avenue.

**Recommendation**

Approval.

Planning Assistant Graham introduced the request.

Leo Choi, Paragon Design, Inc., project designer, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, which would add approximately 5200 square feet to the second floor for bible study rooms, conference rooms and offices.

In response to Commissioner Busch's inquiry, Planning Manager Lodan reported that parking requirements remain unchanged because requirements are based on the sanctuary and there will be no additions to this area.

Commissioner Busch noted that the staff report mentions that the property is generally in good repair, but there are opportunities to improve the site, including filling in bare planter areas and upgrading the trash enclosure.

Mr. Choi confirmed that the items mentioned in the staff report will be included in the scope of improvements.

Commissioner Busch related his belief that the church has been a good addition to the community and expressed support for the proposed expansion.

Commissioner Horwich requested clarification of Condition No. 9, which requires the applicant to justify the area of the building per the California Building Code.

Plans Examiner Dittman explained that buildings are limited in size depending on the type of construction and the type of use and the applicant will have to show that the proposed 42,000 square foot building complies with these requirements.

**MOTION:** Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Busch and voice vote reflected unanimous approval.

**MOTION:** Commissioner Busch moved for the approval of MOD10-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Browning).

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 10-023.

**MOTION:** Chairperson Weideman moved for the adoption of Planning Commission Resolution No. 10-023. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Browning).

**11B. MOD10-00001: SWH CORPORATION (TORRANCE TOWN CENTER)**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP87-13) to allow the upgrade to an on-sale general alcohol license at an existing restaurant in the PE Zone at 25343 Crenshaw Boulevard.

**Recommendation**

Approval.

Planning Assistant Graham introduced the request.

Michael Brewer, representing SWH Corporation, reported that Mimi's Restaurant has grown to a chain of over 146 restaurants nationwide and the company is in the process of re-imagining its older stores and would like to offer a wider selection of alcoholic beverages. He voiced his agreement with the recommended conditions of approval, with the exception of Condition No. 4, which requires the trash enclosure to be upgraded within 60 days of receiving the on-sale general alcohol license. He requested that the timeframe for upgrading the trash enclosure be extended so it could be incorporated into the renovation plans. He wanted to clarify that while the restaurant's hours of operation are 7:00 a.m. to 11:00 p.m., alcohol consumption may continue past that time if customers linger. He confirmed that no guests would be admitted into the restaurant after 11:00 p.m. and that no alcohol would be served after 11:00 p.m.

Planning Manager Lodan indicated that staff had no objection to extending the timeframe for the trash enclosure upgrade to 120 days.

Commissioner Skoll asked if a bar will be installed as part of the renovations.

Mr. Brewer reported that there would not be a formal bar although the upgraded food counter may have a more bar-like atmosphere. He noted that alcohol is only a small percentage of the restaurant's sales.

Commissioner Busch questioned whether the restaurant might book a private party that goes on until midnight or 1:00 a.m.

Mr. Brewer explained that Mimi's is a family restaurant and does not hold late night events, even on New Year's Eve.

In response to Commissioner Busch's inquiry, Planning Manager Lodan advised that the original Conditional Use Permit does not list hours of operation.

**MOTION:** Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Skoll and voice vote reflected unanimous approval.

**MOTION:** Commissioner Uchima moved for the approval of MOD10-00001, as conditioned, including all findings of fact set forth by staff, modifying the timeframe for Condition No. 4 from 60 days to 120 days. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Browning).

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 10-024.

**MOTION:** Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 10-024 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Browning).

**11C. PRE10-00002, WAV10-00002: LARRY AND JOAN JOHNSON**

Planning Commission consideration for approval of a Precise Plan of Development to allow a second-floor addition to an existing two-story, single-family residence in conjunction with a Waiver of the front yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 5514 Cathann Street.

Item was continued to May 5, 2010.

**11D. PRE10-00003: EMAD AND MARY MICHAEL**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 23235 Doris Way.

**Recommendation**

Approval.

Planning Assistant Graham introduced the request.

Ben Cauthen, project architect, voiced his agreement with the recommended conditions of approval. He reported that he worked diligently with the neighbor to the west, who is the only neighbor impacted by the project; that this neighbor intended to be at this meeting to affirm his support, but had not arrived yet; and that he has received only positive feedback from all the other neighbors.

**MOTION:** Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Gibson and voice vote reflected unanimous approval.

**MOTION:** Commissioner Horwich moved for the approval of PRE10-00003, 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 (absent Commissioner Browning).

Commissioner Busch, echoed by Chairperson Weideman, commended the applicant for working with neighbors.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 10-027.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution No. 10-027. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Browning).

12. **RESOLUTIONS** – None.

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS** – None.

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 Planning Commission meeting of May 5, 2010. Chairperson Weideman suggested that staff schedule training on ex parte disclosures on a meeting night when there is a light agenda.

17. **ORAL COMMUNICATIONS #2**

17A. Commissioner Busch commented on the short duration of the meeting.

17B. Chairperson Weideman recommended the article on the California Environmental Quality Act in the April *Planning* magazine.

18. **ADJOURNMENT**

At 7:36 p.m., the meeting was adjourned to Wednesday, May 5, 2010 at 7:00 p.m.

Approved as Submitted May 19, 2010 s/ Sue Herbers, City Clerk
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