



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 Gregg Lodan 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, April 28, 2006

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 3, 2006
7:00 P.M.

"Look closely at real cities, listen, linger and think about what you see."

~JANE JACOBS~

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: MARCH 1 & 15, 2006
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS

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

- A. MIS06-00079: WITHEE MALCOLM ARCHITECTS (DAN WITHEE)
 Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM60560) which allows the subdivision of one parcel into two parcels and for condominium purposes on property located in the Hillside Overlay District in the HBCSP-WT Zone at 24510 Hawthorne Boulevard. (Res. No. 06-052)

- B. MIS06-00104: SCOTT MATKINS
 Planning Commission consideration for approval of a one-year Time Extension of a previously approved Division of Lot (DIV04-00008) for the subdivision of one parcel into two parcels on property located within the M-2 Zone at 4300 and 4320 190th Street. (Res. No. 06-053)

- C. MIS06-00108: COMSTOCK HOMES (PAUL KERZA-KWIATECKI)
 Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM60807) for condominium purposes on property located in the Hillside Overlay District in the R-3 Zone at 6226 Pacific Coast Highway. (Res. No. 06-054)

8. CONTINUED HEARINGS

- A. PRE06-00003: EMIL SUNJARA (CYNTHIA ANDRADE)
 Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a second story addition to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5513 White Court. (Res. No. 06-043)

- B. 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 of 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)

- C. 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)

9. WAIVERS

10. FORMAL HEARINGS

- A. CUP06-00006: ISAO NAKAMURA (MICHAEL CHO, ESQ.)
Planning Commission consideration of a Conditional Use Permit to allow on-site consumption of beer and wine in conjunction with an existing restaurant on property located in the C-3 (PP) Zone at 1840 182nd Street. (Res. No. 06-055)
- B. PRE05-00043: NELU ARDELJAN (PETE ARDELJAN)
Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 227 Paseo De Granada. (Res. No. 06-020)
- C. PRE06-00007: FRED KOCH
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of one story additions and a roof deck in conjunction with major remodeling of an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 215 Via La Soledad. (Res. No. 06-056)
- D. PRE06-00008, PRE06-00009: JEFFREY A DAHL
Planning Commission consideration of two Precise Plans of Development in conjunction with the demolition of an existing single family residence located on a parcel of land consisting of two existing lots, and the development of a new two story single family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street. (Res. Nos. 06-057, 06-058)
- E. PCR06-00004, WAV06-00003: KAMAREN HENSON
Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue. (Res. Nos. 06-059, 06-060)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

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

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