

**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, May 5, 2010 in the Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Horwich.

3. ROLL CALL

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

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Plans Examiner Noh, Fire Marshal Kazandjian, and Civil Engineer Symons.

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 30, 2010.

5. APPROVAL OF MINUTES

MOTION: Commissioner Browning moved for the approval of March 17, 2010 Planning Commission minutes, as submitted. The motion was seconded by Commissioner Horwich and voice vote reflected unanimous approval.

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 9A, PRE10-00002, WAV10-00002: Larry and Joan Johnson, indefinitely.

Noting that this was the second time this item has been continued, Commissioner Busch indicated that he would not support another continuance in the future and felt the matter should be heard the next time it's on the agenda.

MOTION: Commissioner Busch moved to continue Agenda Item 9A indefinitely. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

7. ORAL COMMUNICATIONS #1 – None.

8. **TIME EXTENSIONS** – None.

9. **CONTINUED HEARINGS**

9A. **PRE10-00002, WAV10-00002: LARRY AND JOAN JOHNSON**

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 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.

Continued indefinitely.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **PRE10-00001, WAV10-00001: DUSTIN GREGG (BRANDI RAWASHDEH)**

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 of the front yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 25909 Matfield Drive.

Recommendation

Approval.

Sr. Planning Assistant Santana introduced the request.

Commissioner Browning disclosed that he had visited the site and spoke with the grandfather of the applicant and later spoke with the applicant, but had not made a decision on the project pending this hearing.

Dustin Gregg, project architect, voiced his agreement with the recommended conditions of approval.

Chairperson Weideman noted that the staff report mentions that the garage depth (19'4") does not comply with current requirements (20'0") and this deficiency must be corrected per Condition No. 9.

Mr. Gregg asked if the garage's current dimensions could be maintained since the only way to gain the required 8 inches would be to push the garage back into the living quarters or move the front of the garage forward thereby shortening the driveway.

Planning Manager Lodan advised that the project must comply with the minimum garage depth of 20 feet as this is a Code requirement.

Commissioner Browning stated that he typically would not support a project with a garage or a front setback that does not meet minimum requirements, however in this

case, he did not believe it would cause any harm and felt the expense of adding 8 more inches to the garage was not justified. Noting that the existing residence is 56 years old, he requested that staff provide information concerning when the current standard for garage dimensions was adopted and whether there was a 20-foot front setback requirement in the 1950s when the home was built.

Planning Manager Lodan noted that Code requirements are not subject to modification by the Planning Commission.

A brief discussion ensued, and Mr. Gregg explained that extending the garage out to the front would be the most cost-effective way to meet the minimum depth requirement since structural work must be done in that area to support the second story.

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

MOTION: Commissioner Skoll moved for the approval of PRE10-00001, as conditioned including all findings of fact set, with the following modification:

Modify

No. 9 That the finished garage interior depth shall be a minimum of 20'0" and this shall be accomplished by moving the front wall of the garage forward.

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

Planning Manager Lodan recommended that the Resolutions be modified to specify that the Waiver of the front-yard setback includes the additional 8 inches for the garage.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 10-028 and 10-029.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 10-028 and 10-29 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

12. **RESOLUTIONS** – None.

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS**

Agenda Items 14A through 14D were considered together.

14A. **2005 ANNUAL REPORT**

14B. **2006 ANNUAL REPORT**

14C. **2007 ANNUAL REPORT**

14D. **2008 ANNUAL REPORT**

Planning Manager Lodan noted that staff has prepared the Planning Commission's Annual Reports for the years 2005 through 2008.

A brief discussion ensued regarding the ability of Commissioners to vote on the reports for years when they were not on the Commission.

Planning Manager Lodan related his belief that it was permissible for all Commissioners to vote on the reports because they would just be affirming historical data. He clarified that staff was recommending that the Commission accept and file the reports for years 2005 through 2008 and a draft of the 2009 annual report will be submitted for approval at a future meeting, after which it will be forwarded to the City Council.

Commissioner Skoll recalled that the Airport Commission's annual report was based on the City's fiscal year, July 1 through June 30.

Planning Manager Lodan advised that the Planning Commission has always used the calendar year for the report.

Commissioner Skoll offered a correction to the 2008 annual report, clarifying that he was originally appointed to the Commission on January 16, 2008, not re-appointed.

MOTION: Commissioner Busch moved to receive and file the 2005 Planning Commission Annual Report. The motion was seconded by Commissioner Gibson and passed by a 5-1 roll call vote, with Commissioner Browning dissenting and Chairperson Weideman abstaining.

MOTION: Commissioner Busch moved to receive and file the 2006 Planning Commission Annual Report. The motion was seconded by Chairperson Weideman and passed by unanimous roll call vote.

MOTION: Commissioner Busch moved to receive and file the 2007 Planning Commission Annual Report. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

MOTION: Commissioner Busch moved to receive and file the 2008 Planning Commission Annual Report as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Chairperson Weideman thanked staff for preparing the reports.

Commissioner Browning clarified that he voted no on the 2005 annual report because he was not appointed to the Commission until November 16, 2005 and he felt it would be too time-consuming for staff to go through each project and verify that the information was correct for the period he was not on the Commission.

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 May 19, 2010 Planning Commission meeting.

17. ORAL COMMUNICATIONS

17A. Noting that Walmart plans to move into the former site of Mervyn's, which apparently does not require Planning Commission review, Chairperson Weideman questioned whether Planning Commission review would be required should Walmart expand into the retail space to the south.

Planning Manager Lodan advised that Planning Commission review would not be required unless there are structural changes to the exterior of the building.

Commissioner Browning related his understanding that Walmart plans to block off the east entry and use only the north entry to the building.

Planning Manager Lodan clarified that blocking off a door would not qualify as a significant structural change so it would not trigger discretionary review.

17B. Commissioner Uchima asked when the Commission would be taking over the responsibility of approving signage.

Planning Manager Lodan reported that staff does not anticipate the Commission taking over this duty until July at the earliest because the ordinance necessary to authorize this change has not been adopted.

17C. Commissioner Horwich related his belief that there had been some technical discussions at this meeting that served no real purpose.

17D. Commissioner Browning reiterated his request for information as to why Southern California Edison seems to be exempt from the Hillside Ordinance.

17E. In response to Commissioner Busch's inquiry, Planning Manager Lodan confirmed that Planning Commission approval would be required if a big box retailer wished to construct a new building on the former site of Montgomery Ward.

18. ADJOURNMENT

At 7:50 p.m., the Planning Commission meeting was adjourned to Wednesday, May 19, 2010 at 7:00 p.m.

Approved as Submitted June 16, 2010 s/ Sue Herbers, City Clerk
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