



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, May 25, 2007

Monday, May 28, 2007 (Memorial Day Observed)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 16, 2007
7:00 P.M.

"Sooner or later we all quote our mothers."

~ BERN WILLIAMS ~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 05/10/07.
5. **APPROVAL OF MINUTES: APRIL 4, 2007 & APRIL 18, 2007**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

- A. MIS07-00088: SCOTT MATKINS
Planning Commission consideration for approval of a one-year time extension of Tentative Parcel Map 26151 on property located in the M-2 Zone at 4300 190th Street. (Res. No. 07-064)

9. CONTINUED HEARINGS

10. WAIVERS

11. FORMAL HEARINGS

- A. PRE07-00004: WENDY LEE
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 on property located in the Hillside Overlay District in the R-1 Zone at 2434 Loftyview Drive. (Res. No. 07-065)
- B. CUP07-00009: NEVERT GUIRGIS (ST MERCURIUS AND ST ABRAAM CHURCH)
Planning Commission consideration for approval of a Conditional Use Permit to allow a preschool facility at an existing church on property located in the Hawthorne Boulevard Corridor Specific Plan Del Amo Sub-District Two (HBCSP DA-2) Zone at 3645 Torrance Boulevard. (Res. No. 07-066)
- C. DIV07-00010: DEL AMO FASHION CENTER OPERATING CO., LLC
Planning Commission consideration for approval of a Division of Lot to allow the consolidation and resubdivision of existing parcels within the Del Amo Fashion Center pursuant to MOD05-00011 on property located within the Hawthorne Boulevard Corridor Specific Plan Zone - Del Amo Sub-District One bounded by Fashion Way to the north, Del Amo Circle East to the east, Sepulveda Boulevard to the south and Hawthorne Boulevard to the west. (Res. No. 07-067)
- D. MOD07-00002 (CUP84-65 and CUP03-00023): GREIT-MADRONA, L.P.
Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permits (CUP85-65 and CUP03-00023) to allow more than one tenant per building on property located in the M-2 Zone at 20770 Madrona Avenue. (Res. No. 07-068)

12. RESOLUTIONS

- A. PRE06-00039, WAV06-00022: KANON KOONTZ
Planning Commission adoption of a resolution reflecting their decision to deny 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 of the front and rear yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 330 Calle de Arboles. (Res. Nos. 07-052, 07-053)

13. PUBLIC WORKSHOP ITEMS

14. MISCELLANEOUS ITEMS

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT

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