



## 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.torrcnet.com](http://www.torrcnet.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 12 & 26, 2006

Monday, May 29 (Memorial Day)

## CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 17, 2006  
7:00 P.M.

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**"Mother love is the fuel that enables a normal human being to do the impossible."**

~MARION C. GARRETTY~

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### 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: APRIL 5, 2006
6. REQUESTS FOR POSTPONEMENTS

## 7. TIME EXTENSIONS

- A. MIS06-00117: MIGUEL SANCHEZ (JUNE HUNTER-DAVIS)  
Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Parcel Map (DIV02-00021) for condominium purposes on property located in the R-2 Zone at 2605 Carson Street. (Res. No. 06-061)

## 8. CONTINUED HEARINGS

- A. 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. CUP06-00005, DIV06-00006: JAMES AND SHARON ROSENBERGER (CHERYL VARGO – SUBTEC)  
Planning Commission consideration of a Conditional Use Permit to allow two existing dwelling units to be converted into condominiums and a Division of Lot for condominium purposes on property located in the R-2 Zone at 18500 and 18502 Mansel Avenue. (Res. Nos. 06-062, 06-063)
- B. PCR06-00002: RON DAVIS (DR. AND MRS. KENNETH TOKITA)  
Planning Commission consideration for approval of a Planning Commission Review to allow the development of three new dwelling units on property located in the Residential Professional Zone at 22911 Arlington Avenue. (Res. No. 06-064)
- C. PRE06-00006, WAV06-00006: JOHN AND SHARI BUKOWSKI  
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver to allow less than the side yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 5117 Carol Drive. (Res. Nos. 06-065, 06-066)

- D. CUP06-00007: SHARON IMEL  
Planning Commission consideration of a Conditional Use Permit to allow the use of tandem parking for a portion of the required parking in conjunction with the construction of a detached studio unit while maintaining the existing front residential unit on property located in the R-3 Zone at 729 Border Avenue. (Res. No. 06-067)
- E. PCR06-00003: DIO YANG (ETEHAD L.L.C.)  
Planning Commission consideration of a Planning Commission Review to allow the construction of a new shopping center on property located in the C-2 Zone at 20305 Anza Avenue. (Res. No. 06-068)

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**