

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:12 p.m. on Wednesday, May 18, 2005, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Uchima.

3. ROLL CALL

Present: Commissioners Drevno, Fauk, Guyton, Horwich, Uchima and Chairperson Muratsuchi.

Absent: Commissioner LaBouff. (excused)

Also Present: Planning Manager Isomoto, Planning Associate Crecy, Building Regulations Administrator Segovia, Fire Marshal Carter, Associate Civil Engineer Symons, Senior Planning Associate Chun, and Deputy City Attorney Whitham.

MOTION: Commissioner Uchima, seconded by Commissioner Horwich, moved to grant Commissioner LaBouff an excused absence from this meeting; voice vote reflected unanimous approval.

4. POSTING OF THE AGENDA

MOTION: Commissioner Fauk, seconded by Commissioner Horwich, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

5. APPROVAL OF MINUTES

MOTION: Commissioner Horwich moved for the approval of the April 6, 2005 Planning Commission minutes as submitted. The motion was seconded by Commissioner Uchima; voice vote reflected unanimous approval, with Commissioners Drevno and Guyton abstaining (absent Commissioner LaBouff).

6. REQUESTS FOR POSTPONEMENT

None.

*

Chairman Muratsuchi reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

Agenda Items 12A and 12B were considered out of order at this time.

12A. MIS05-00079: ELIZABETH SROUR (VALLEY DUNES, INC.)

Planning Commission consideration for approval of a Time Extension for Parcel Map No. 26857 in conjunction with a Division of Lot (DIV02-00013) approved on June 17, 2003 to allow one lot to be divided into two for condominium purposes on property located in the Small-Lot Low-Medium Overlay in the R-2 Zone at 2103 Gramercy Avenue.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

MOTION: Commissioner Horwich moved for the approval of MIS05-00079. The motion was seconded by Commissioner Guyton and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-064.

MOTION: Commissioner Fauk moved for the adoption of Planning Commission Resolution No. 05-064. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner LaBouff).

12B. MIS05-00080: MOLLENHAUER GROUP (AMERICAN HONDA MOTOR COMPANY INC. / TORRANCE REDEVELOPMENT AGENCY)

Recommendation

Planning Commission consideration for approval of a Time Extension for Parcel Map No. 27043 in conjunction with a Division of Lot (DIV03-00007) approved on June 4, 2003 to allow the merger of 57 lots into two parcels on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1919 Torrance Boulevard.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

MOTION: Commissioner Horwich moved for the approval of MIS05-00080. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-065.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 05-065. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner LaBouff).

7. **CONTINUED HEARINGS**

7A. **MOD05-00004: IRWIN-PANCAKE ARCHITECTS (GREG IRWIN)**

Recommendation

Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permits (CUP94-0038 and CUP03-00001) to allow the removal of existing automobile service bays and the enlargement of the existing mini-mart on property located in the C-2 Zone at 1640 Crenshaw Boulevard.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Greg Irwin, representing the applicant, reported that he met with staff and resolved the issue raised at the previous meeting concerning the driveways. He voiced his agreement with the recommended conditions of approval.

In response to Commissioner Guyton's inquiry, Mr. Irwin confirmed that ExxonMobil has no objections to the revised layout, which maintains the existing curb cuts.

MOTION: Chairperson Muratsuchi moved for the approval of MOD05-00004. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution No. 05-038.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-038. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner LaBouff).

8. **WAIVERS** – None.

9. **FORMAL HEARINGS**

9A. **CUP05-00015, MIS05-00085: MORRIS DAVIS**

Planning Commission consideration for approval of Conditional Use Permit to allow construction of a two-unit condominium development previously approved under CUP04-00038, in conjunction with a Time Extension for a previously approved Tentative Parcel Map (DIV02-00021) on property located in the R-2 Zone at 2605 Carson Street.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Morris Davis, applicant, confirmed that the project is exactly the same as the project approved in February 2003 for which the Conditional Use Permit expired.

MOTION: Commissioner Uchima moved for the approval of CUP05-00015 and MIS05-00085, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-052 and 05-053.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution Nos. 05-052 and 05-053. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote (absent Commissioner LaBouff).

9B. PCR05-00003, WAV05-00009: MARK AND SUSAN HANKS

Recommendation

Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a second residential unit and a Waiver to allow a reduction in the distance between the front and rear unit on property located in the Small-Lot Low-Medium Overlay District in the R-2 Zone at 2232 Andreo Avenue.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

James De Rosa, representing the applicant, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Uchima moved for the approval of PCR05-00003 and WAV05-00009 as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-054 and 05-055.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution Nos. 05-054 and 05-055. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

9C. PRE05-00007, WAV05-00007: RICK AND BELINDA BATTAGLINI (GREG SCHNEIDER)

Recommendation

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 to allow a reduction in the side yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 5005 Paseo de Pablo.

Recommendation

Approval.

Planning Associate Crecy introduced the request and noted supplemental material available at the meeting consisting of correspondence from Virginia Williams, Navajo Place, Palos Verdes Estates, received after the agenda item was prepared.

Rick Battaglini, owner of the subject property, voiced his agreement with the recommended conditions of approval.

Virginia Williams, Navajo Place, Palos Verdes Estates, stated that the proposed project would obstruct her city view and devalue her property.

Chairperson Muratsuchi questioned whether the Hillside Ordinance protects the view of those who do not live in Torrance.

Deputy City Attorney Whitham recalled that in previous cases it was determined that someone who lives outside the City does not have legal standing to challenge a hillside case, but indicated that she would have to do some research to confirm this.

Commissioner Uchima related his understanding that there are eucalyptus trees in this area that create a border between Hollywood Riviera and Palos Verdes Estates.

Ms. Williams stated that the eucalyptus trees do not hinder her view and estimated her view loss to be 75%.

Commissioner Uchima stated that he found it hard to believe that the proposed project would block 75% of someone's view two blocks away. Ms. Williams indicated that she has a very small view and the project would take away a major portion of it.

Mr. Battaglini reported that a Precise Plan was approved for this property in July 2002, which was significantly larger than the one currently proposed, and stated that he worked extensively with his immediate neighbors to ensure that they would not be adversely impacted by the project.

MOTION: Commissioner Drevno, seconded by Commissioner Uchima, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Faulk noted that the Commission usually continues a hearing when confronted with new information about view blockage, however, when he visited the site, he observed that the second story in this case has a very low profile and appears to have no impact.

Commissioner Drevno stated that she also observed that the project would have very little impact and noted that surrounding neighbors have raised no concerns about the project.

MOTION: Commissioner Faulk moved for the approval of PRE05-00007 and WAV05-00007, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-056 and 05-057.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-056 and 05-057. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner LaBouff).

For future reference, Deputy City Attorney Whitham advised that in a prior case in which a person living in Torrance but outside the Hillside Overlay District complained about a proposed addition, it was determined that those who are not subject to the burdens of the Hillside Overlay Ordinance are not entitled to the benefits and therefore have no legal standing.

9D. PRE05-00010, WAV05-00005: TYSON AND SANDI UNDERWOOD (PETER RAHILL)

Recommendation

Planning Commission consideration for approval of a Precise Plan of Development to allow construction of a new two-story, single-family residence in conjunction with a Waiver to allow a reduction in the side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 2649 Brian Avenue.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Tyson Underwood, owner of the subject property, voiced his agreement with the recommended conditions of approval.

Chairperson Muratsuchi commended the applicant for adhering to the Hillside Overlay Ordinance and proposing a project with an FAR under 0.50.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Horwich moved for the approval of PRE05-00010 and WAV05-00005, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-058 and 05-059.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-058 and 05-059. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner LaBouff).

9E. EAS04-00011, ZON04-00008, CUP04-00043, DVP04-00007, PRE04-00037, DIV04-00025: SUNRISE SENIOR LIVING (CHERYL VARGO/ SUBTEC)/ CITY OF TORRANCE

Planning Commission consideration for approval of a series of entitlements to construct a 103-bed assisted living facility with semi-subterranean parking on property located in the Hawthorne Boulevard Corridor Specific Plan – Waleria District (HBCSP-WT). The request includes a Zone Change to allow a reclassification from the Waleria District (WT) to the Hospital Medical District (HMD) of the HBSCSP, a Conditional Use Permit to allow for the proposed assisted living care use and to exceed a 0.6 Floor Area Ratio (FAR), a Development Permit to allow construction of a new building within the HBCSP, a Precise Plan of Development because the project is within the Hillside Overlay District, and a Division of Lot to allow the consolidation of four parcels into two parcels, one of which will be for the subject request and the other for a future commercial development and to include the merging of an undeveloped roadway (High Street) with this subdivision on property located in the Hillside Overlay District at 25535-25557 Hawthorne Boulevard.

Recommendation

Approval.

Planning Associate Crecy introduced the request and noted supplemental material available at the meeting consisting of revised Resolutions, revised Code Conditions and correspondence.

Roger Green, Development Officer with Sunrise Senior Living, provided background information about the company, reporting that it has been in business for 20 years and currently operates over 380 senior living facilities in the United States, Canada and the United Kingdom, the closest of which is in Hermosa Beach. He stated that this site was selected for the proposed assisted living facility due to the high

concentration of seniors in the area. He explained that assisted living facilities provide three meals a day, laundry service, housekeeping and transportation, as well as assistance with daily activities, such as bathing, dressing and medication reminders, for healthy seniors who want to live independently. He noted that the average age of occupants is 84. He briefly described the proposed project, indicating that that the building will consist of 79 rooms, with 58 rooms for seniors who need assistance with daily living and 21 rooms for residents with Alzheimer's disease.

Cheryl Vargo, representing the applicant, stated that Sunrise believes this an appropriate location for the proposed facility and they met a number of times with City staff to discuss how best to address the issues this site presents. She explained that this type of use is not permitted in the Walteria Subdistrict, however, it is a permitted use under the General Plan, and after considering other options, it was decided that the best solution would be to reclassify Parcel 1 from the Walteria Subdistrict to the Hospital Medical District. She noted that Parcel 2 would remain in the Walteria Subdistrict and there are no plans to develop it at this time. She pointed out that the site, which is the last property in the City of Torrance on Hawthorne Boulevard, is somewhat isolated and not viable for typical commercial uses.

Ms. Vargo reported that the applicant presented the project to the Commission on Aging, a coalition of Torrance homeowners associations, and the Country Hills Homeowners Association and briefly reviewed concerns discussed at those meetings. She explained that residents were concerned about being disturbed by sirens from emergency vehicles, however, nationwide, this type of facility generates on average 5 or 6 visits per month, usually related to falls, and Fire Marshal Carter completed an analysis, which estimates the same number of trips for this facility. She advised that 35 parking spaces are required (1 for every 3 beds) and that 40 spaces were originally proposed and later increased to 42 due to concerns about parking.

Ms. Vargo explained that it was difficult to erect a silhouette because of tenants operating in the existing strip mall so poles were placed on the building reflecting the project's 54-foot height and an outline of the building was drawn in green paint on the ground. She noted that Butcher Hill, immediately the west of the site, is 160-feet high, so the building would extend approximately one-third up the hillside. She called attention to the large landscaped front setback and the building's articulation along Hawthorne Boulevard. She reported that the building covers 27% of the site and that approximately 56% of the floor area is devoted to residents' private space and the remaining space is comprised of common areas, including dining rooms, a bistro and a beauty salon, along with offices for administrative and support staff. She noted that the project includes a lot of open space and places for people to congregate.

Ms. Vargo reported that the owner of the office building across the street has indicated that he had no objections to the project and that staff visited private residences to the east and confirmed that the silhouette poles are not visible. She noted that the applicant had voiced concerns about several of the conditions as originally proposed and that the revised conditions in the supplemental material reflect the compromise that was reached. Referring to Condition No. 26, she explained that this condition originally required the construction of a right-turn pocket for the main driveway; that a compromise was reached to provide a tapered driveway approach instead; and that while the applicant has agreed to the condition, they do not think it is warranted based on the minimal traffic the project will generate. She noted that Condition 29 in Resolution 05-

061 is redundant and asked that it be deleted (same as Condition 29, Resolution 05-062 and Condition 15, Resolution 05-063)

In response to Commissioner Horwich's inquiry, Ms. Vargo indicated that a registered nurse will be on duty until 8:00 p.m. and that there will be licensed vocational nurses and other personnel attending to residents around the clock.

Chairperson Muratsuchi questioned whether the parking provided was consistent with other Sunrise facilities. Mr. Green advised that they typically provide half a space per room, which in this case would be 40 parking spaces.

Commissioner Uchima questioned how this project compares with the Pacific Inn on Torrance Boulevard in terms of parking, Floor Area Ratio (FAR) and density.

Planning Manager Isomoto advised that she did not have information available regarding Pacific Inn, but noted that the same parking standard was in place when the project was developed.

In response to Commissioner Uchima's inquiry, Planning Manager Isomoto indicated that she was not aware of any complaints about parking or noise from ambulances from residents who live near Pacific Inn.

With regard to parking, Ms. Vargo explained that peak time for employees would be between 11:00 a.m. and 3:00 p.m., when 20 employees are expected to be on-site, however, visitors usually come in the early morning on the way to work, in the evening on the way home, or on weekends when there are not as many employees present, so the applicant believes the proposed parking is adequate for this facility.

Dr. Wilburne, a psychiatrist with an office across the street from the proposed development, expressed concerns about the impact of construction noise on her practice and questioned what could be done in terms of soundproofing.

Building Regulations Administrator Segovia advised that there are no specific requirements in the Building Code that protect against noise during construction and pointed out that it would be very difficult to mitigate. He reported that construction is permitted seven days a week from 7:00 a.m. to 8:00 p.m., however, the Commission has imposed conditions in the past limiting these hours to provide some relief for nearby residents and/or businesses.

David Henseler, Singingwood Drive, on behalf of Country Hills Homeowners Association, stated that the association has no objections to the project in concept and agrees that this type of facility is probably needed to accommodate the aging population. He voiced concerns about the project's FAR in excess of 0.6 because of the site's location in the Hillside Overlay District; questioned the need for the new road to be constructed; and suggested the possibility of also reclassifying Parcel 2 to Hospital Medical District so the project could be expanded in the future or medical offices could be built near the facility.

Elaine Brent, Eleda Street, voiced objections to the project's FAR and stated that she wished this project had not been combined with other parcels and stood on its own merit.

Robert Thompson, President of Madrona Homeowners Association, related his experience that parking is a problem at Pacific Inn.

Dave Brent, Eleda Street, reported that his mother is currently a resident of Villa Sorrento, an assisted living facility on Madison Street, and periodically there are special events that family members attend that completely overwhelm the parking. He expressed concerns about noise from the facility reverberating off the hillside and asked where ventilation would be directed from the underground garage. He also expressed concerns about setting a precedent with an FAR in excess of 0.6.

Sandi Monda, representing the coalition of homeowners associations, stated that the coalition appreciated the opportunity to meet with Ms. Vargo and Mr. Green to discuss the project. She reported that the coalition took no position on the project, but concerns were raised that this type of use is not permitted under current zoning and would require a Zone Change and about the FAR in excess of 0.6. She stated that after the developer left, concerns were also expressed about the adequacy of the parking due to the many on-site amenities, such as the bistro and the spa, and the demand during weekends, holidays and special events.

Commissioner Faulk asked about the coalition's decision to take no position on this project. Ms. Monda wanted to clarify that the coalition did not request the meeting with the developer. She stated that the coalition has been primarily concerned with residential projects, particularly with the rezoning of commercial land for residential use, and this was something "outside the box." She noted that the coalition remains concerned about Zone Changes and expressed the hope that this will no longer be an issue once the General Plan update has been completed.

Commissioner Horwich suggested that the coalition's decision not to take a position despite their opposition to Zone Changes in the past reflects the fact that, overall, this project would benefit Torrance.

Ms. Monda recognized that there are trade-offs and expressed confidence in the Commission's ability to look at the project and balance the scales.

Commissioner Drevno commented that some people want hard and fast rules with no variance, but sometimes it's necessary to make exceptions.

Chairperson Muratsuchi questioned whether the coalition was concerned about setting a precedent in terms of the FAR in excess of 0.6.

Commissioner Drevno related her understanding that the higher FAR was due to the large amount of common areas and open space within the facility. Planning Manager Isomoto confirmed this assessment, noting that the FAR would be much lower without the community dining areas, recreation rooms and nursing stations.

Commenting on the General Plan update, Chairperson Muratsuchi suggested that this project is a good example of why there should be some flexibility in the General Plan.

Ms. Monda reported that residents have been told during workshops, that the General Plan is going to be the Constitution of the City of Torrance; noted that there may

be differing ideas as to what this means; and suggested that it would be helpful to get a definition of this term at a future workshop. She explained that it was the coalition's hope that in updating the General Plan, the City would look far enough into the future so that Zone Changes would not be needed after the adoption of the new General Plan.

Commissioner Horwich noted his disagreement with the characterization of the General Plan as the City's Constitution.

Returning to the podium, Mr. Henseler, speaking on his own behalf, stated that he was suspicious about some of the entitlements included in this request and fears that the developer has future plans that are not being divulged.

Ms. Vargo explained that the subject property is a 2.5-acre site under single ownership and the Division of Lot is necessary because the owner is selling 1.5 acres of the property to Sunrise. She further explained that the new road is a private driveway between the two parcels that will service only these properties. She noted that the remaining parcel's zoning will remain unchanged.

Responding to audience members' comments, Ms. Vargo stated that she did not believe approving this project would set a precedent because this is a unique location ideally suited for the proposed use. Responding to Mr. Brent's question about the subterranean garage, she reported that the garage has mechanical ventilation, which vents through the roof, so there are no openings through which automobile noise would emanate in the direction of residences. She explained that the FAR is high in this type of facility because recreational areas need to be indoors and there must be areas to accommodate private meetings with family members, as well as for group activities like bingo. She noted that the bistro, spa and beauty salon are solely for the use of residents so they will not add to the demand on parking. She stated that noise is an unavoidable impact of construction activities; estimated that construction would take approximately one year; and noted that the noisiest part would be during the initial stages of construction.

Commissioner Horwich noted that the staff report mentions the possibility that the applicant could make arrangements with a nearby commercial/office park to utilize their parking facilities should parking become a problem and expressed his preference that the applicant do so immediately because he suspected that parking will be a problem during peak times.

Ms. Vargo agreed to do so, noting that she has already spoken with the owner of a commercial building across the street who was receptive to the idea. She indicated that employees could park off-site and be shuttled to the facility leaving on-site parking for guests.

Commissioner Horwich also proposed that no radios be allowed on the construction site and suggested the possibility of limiting construction hours on weekends.

Mr. Green stated that the applicant's goal is to complete the project as quickly as possible and would like to be allowed to work seven days a week.

Commissioner Horwich noted that Craig Knickerbocker in a letter dated May 10, 2005 (per agenda material) contends that the facility would generate as many as 100 to 200 emergency calls a year, however, he checked with the Association of Assisted Living and found this information to be incorrect.

Ms. Vargo reported that she contacted Mr. Knickerbocker and he was misinformed about the type of facility this would be.

Commissioner Uchima asked about the percentage of vehicle ownership in Sunrise assisted living facilities.

Mr. Green estimated that in a facility of this size, there would be only 2 or 3 residents who own vehicles. He explained that some residents bring a car with them when they move in, but typically sell it within a few months because of the shuttle service.

Commissioner Uchima indicated that he also preferred that the applicant make arrangements for overflow parking immediately rather than waiting for problems to occur.

Commissioner Faulk questioned whether this project's FAR was typical of Sunrise facilities.

Wolfgang Hack, architect for Sunrise Senior Living, explained that in most cases there is more land available, however, the proposed FAR is consistent with facilities in more urban areas. He noted that a Sunrise facility in Pacific Palisades is very similar to this project in terms of its design and FAR.

Ms. Vargo noted that most Sunrise facilities have 79-80 rooms.

Commissioner Faulk asked about the possibility of shuttling employees on a regular basis should parking become a problem.

Mr. Green explained that the shuttle service is not typically used for employees, but rather to take residents to appointments and on excursions, however, he would look into this as an option.

Commissioner Faulk asked about the smoking area, and Mr. Green reported that some residents still enjoy smoking and it was necessary to provide a place where they could do so.

Commissioner Faulk commented on the large kitchen. Ms. Vargo noted that the kitchen services a number of dining facilities and provides three meals a day for residents and employees. She estimated that residents' rooms account for 56% of the floor area; that 22% is common space – dining rooms, living rooms, seating areas, and lounges; and that 22% is support areas – offices, corridors, kitchens and nursing stations.

Commissioner Faulk emphasized the importance of landscaping for this high profile project, stating that he expected staff to require significant landscaping and mature trees.

Ms. Vargo reported that the applicant intends to plant mature trees not only along the front of the project, but also around the perimeter. She noted that street trees will be planted in the parkway every 50 feet.

Reiterating concerns about the FAR, Chairperson Muratsuchi asked about scaling down the number of rooms.

Ms. Vargo explained that an assisted living facility is a very service intensive use, which requires a lot of employees, and there must be a certain number of residents to make it economically viable.

Mr. Green noted that residents are charged between \$4,000 and \$5,000 per month so this is a very high-end facility; that the steel-framed building with underground parking is going to be very expensive to construct; and that the proposed number of rooms is the number that works from a financial standpoint.

MOTION: Commissioner Uchima, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Faulk noted that he has been pretty consistent in voting against the rezoning of commercial property for the construction of condominiums, however, that is not what is being proposed in this case. Voicing support for the project, he stated that he thought the site was unique and well suited to the project and that the project would benefit Torrance. He expressed confidence in the operator, noting that Sunrise is well established and operates a number of these facilities. He proposed a condition limiting construction on Saturdays to no later than 5:00 p.m., with no construction on Sundays to provide some relief for those impacted by construction noise.

Commissioner Horwich indicated that he also would support the project. He concurred the condition limiting construction hours and proposed that conditions be imposed prohibiting radios on the construction site and requiring over-flow parking arrangements to be made before occupancy of the project.

Commissioner Drevno noted her agreement with Commissioners Faulk and Horwich.

Commissioner Horwich indicated that he had questions about some of the items in the Initial Study that were marked "Less than significant impact."

Planning Manager Isomoto offered revisions to Initial Study, EAS04-00011, explaining that rather than the "Less than significant impact" box, the "No Impact" box should be checked for "Schools" and "other public facilities," under Section 13, Public Services; and also for "Result in inadequate emergency access," under Section 15, Transportation.

MOTION: Commissioner Horwich moved for the adoption of a Negative Declaration. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote (absent Commissioner LaBouff).

Chairperson Muratsuchi stated that he had no reason to dispute Mr. Green's representations regarding the economies of scale in terms of operating an assisted living

facility, but questioned whether staff had reviewed financial information to confirm that the project would not be financially viable should the number of rooms be reduced.

Planning Manager Isomoto reported that staff did not review the financial aspects of this project, but emphasized that this type of medical facility, must comply with standards that require wider corridors, extra stairways and elevators, as well as additional mechanical equipment, which results in a higher FAR.

The Commission recessed from 9:35 p.m. to 9:42 p.m.

MOTION: Commissioner Horwich moved to recommend that the City Council approve ZON04-00008, to reclassify the newly created southern parcel from Waleria District (WD) to Hospital Medical District (HMD). The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner LaBouff).

MOTION: Commissioner Horwich moved for the approval of CUP04-00043, DVP04-00007, PRE04-00037 and DIV04-00025, as conditioned, including all findings of fact set forth by staff, with the following modifications:

Delete

No. 29 That the applicant shall install an underground-serviced marbelite street lighting system along property frontage to the satisfaction of the Community Development Department.

Add

- That construction hours shall be limited to between 7:00 a.m. and 5:00 p.m. on Saturdays, with no construction on Sundays.
- That radios shall be prohibited on the construction site.
- That arrangements for overflow parking, with provisions to utilize a shuttle for employees should it become necessary, shall be in place prior to occupancy to the satisfaction of the Community Development Director.

The motion was seconded by Commissioner Guyton and passed by unanimous roll call vote (absent Commissioner LaBouff).

Planning Associate Crecy read aloud the number and title of Planning Commission Resolution Nos. 05-060, 05-061, 05-062 and 05-063.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution Nos. 05-060, 05-061, 05-062 and 05-063 as amended. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner LaBouff).

10. RESOLUTIONS

None.

11. PUBLIC WORKSHOP ITEMS

None.

12. MISCELLANEOUS ITEMS

12A. MIS05-00079: ELIZABETH SROUR (VALLEY DUNES, INC.)

Considered out of order, see page 2.

12B. MIS05-00080: MOLLENHAUER GROUP (AMERICAN HONDA MOTOR COMPANY INC. / TORRANCE REDEVELOPMENT AGENCY)

Considered out of order, see page 2.

13. RECENT CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Isomoto noted that the City Council approved the Planning Commission's Annual Report for 2003-04.

14. LIST OF TENTATIVE PLANNING COMMISSION CASES

s Planning Manager Isomoto reviewed the agenda for the June 1, 2005 Planning Commission meeting.

15. ORAL COMMUNICATIONS

15A. Commissioner Guyton apologized for missing the dinner for former Commissioner Mike Botello, explaining that his son's baseball game went into extra innings and he had to make sure that all players had a ride home.

15B. Commissioner Guyton commented on Fire Marshal Carter's attire.

15C. Commissioner Faulk, echoed by Commissioner Drevno, commended staff for the dinner for Mr. Botello.

16. ADJOURNMENT

At 10:02 p.m., the meeting was adjourned to Wednesday, June 1, 2005, at 7:00 p.m.

Approved as Written July 6, 2005 s/ Sue Herbers, City Clerk
