



## 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 Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://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 13 & May 27

Monday, May 30 (Memorial Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, MAY 18, 2005  
7:00 P.M.

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**"We come, not to mourn our dead soldiers,  
but to praise them."**

**FRANCIS A. WALKER**

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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 FOR APRIL 6, 2005
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: \_\_\_ Drevno \_\_\_ Faulk \_\_\_ Guyton \_\_\_ Horwich \_\_\_ LaBouff \_\_\_ Uchima \_\_\_ Chairperson Muratsuchi

**7. CONTINUED HEARINGS**

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

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 / 2467 Carson Street. (Res. No. 05-038)

**8. WAIVERS**

**9. FORMAL HEARINGS**

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

Planning Commission consideration for approval of a Conditional Use Permit to allow construction of a two unit condominium development previously approved under CUP02-00038, 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. (Res. No's. 05-052, 05-053)

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

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. (Res. No's. 05-054, 05-055)

- C. PRE05-00007, WAV05-00007: RICK AND BELINDA BATTAGLINI (GREG SCHNEIDER)  
 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. (Res. No's. 05-056, 05-057)
- D. PRE05-00010, WAV05-00005: TYSON AND SANDI UNDERWOOD (PETER RAHILL)  
 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. (Res. No's. 05-058, 05-059)
- E. 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 – Walteria District (HBCSP-WT). The request includes a Zone Change to allow a reclassification from the Walteria District (WT) to the Hospital Medical District (HMD) of the HBCSP, 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. (Res. No's. 05-060, 05-061, 05-062, 05-063)

**10. RESOLUTIONS**

**11. PUBLIC WORKSHOP ITEMS**

**12. MISCELLANEOUS ITEMS**

A. 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. (Res. No. 05-064)

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

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 87 lots into two parcels on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1919 Torrance Boulevard. (Res. No. 05-065)

**13. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

**14. LIST OF TENTATIVE PLANNING COMMISSION CASES**

**15. ORAL COMMUNICATIONS FROM THE PUBLIC**

**16. ADJOURNMENT**