



## 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, July 8 & July 22

Monday, July 4 (Independence Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JULY 6, 2005  
7:00 P.M.

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**"It takes courage to grow up and become who you really are."**

**E.E. CUMMINGS**

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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 MAY 18, 2005
6. REQUESTS FOR POSTPONEMENTS

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

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. WAV05-00011: GREGORY D. BUCHALLA  
Planning Commission consideration for approval of a Waiver to allow a reduction in the rear yard setback requirement on property located in the R-1 Zone at 2125 234<sup>th</sup> Street. (Res. No. 05-080)
- B. PRE04-00035: DOUG AND EMILY GALLOWAY (LANE BUILDING DESIGNS)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached four car garage on property located in the Hillside Overlay District in the R-1 Zone at 936 Calle Miramar. (Res. No. 05-075)
- C. CUP05-00010, PRE05-00011, PCR05-00002: WITHEE MALCOLM ARCHITECTS (KENNETH AHN)  
Planning Commission consideration for approval of a Conditional Use Permit, a Precise Plan of Development and a Planning Commission Review to allow the construction and operation of a new two story bank building with subterranean parking on property located in the Hillside Overlay District in the C-2 Zone at 25904 Rolling Hills Road. (Res. No.'s 05-076, 05-077, 05-078)

**9. WAIVERS**

## 10. FORMAL HEARINGS

A. PRE05-00002, WAV05-00012: ROBERT GARSTEIN (ROBERT AND JACKOLINE VAN LINGEN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of one and two story additions and a Waiver to allow a reduction in the front and side yard setbacks for an existing one story single family residence on property located in the Hillside Overlay District in the R-1 zone at 4726 Bindewald Road. (Res. No.'s. 05-081, 05-082)

B. PRE05-00015, WAV05-00008: A&A BUILDERS

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence and a Waiver to allow a reduction in the front and side yard setbacks on property located in the Hillside Overlay District in the R-1 zone at 20932 Tomlee Avenue. (Res. No.'s. 05-083, 05-084)

C. CUP05-00012, CUP05-00013, TTM062099: STILLION & SCHLOEDER (SUBTEC - CHERYL VARGO)

Planning Commission consideration for approval of two Conditional Use Permits to allow the construction of two separate three unit attached condominium projects in conjunction with a two lot vesting Tentative Tract Map on property located in the R-3-3 zone at 2440 and 2444 Andreo Avenue. (Res. No.'s. 05-085, 05-086, 05-087)

D. MOD05-00007 (MOD94-0002, CUP90-35): ANASTASI DEVELOPMENT (JOHN MIRASSOU)

Planning Commission consideration for approval of a Modification of a Conditional Use Permit to allow the establishment of a self storage facility within an existing building and the construction of two new buildings including 34 outdoor RV storage stalls on property located in the M-2 zone at 19840 Pioneer Avenue. (Res. No. 05-088)

**11. RESOLUTIONS**

A. CUP05-00006: CJC DESIGN (FRED COHEN)

Planning Commission reconsideration for approval of a Conditional Use Permit (CUP05-00006) to allow beer and wine sales for off-premise consumption in conjunction with the conversion of the existing auto service building to a food mart with a take-out only fast-food sales component, a 600 square foot addition and the remodeling of existing service canopies to the existing service station on property located in the C-2 Zone at 3975 190<sup>th</sup> Street. (Res. No. 05-079)

**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**