

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:02 p.m. on Wednesday, July 7, 2010 in the Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Weideman.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Skoll, Uchima, Weideman and Chairperson Horwich.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Fire Marshal Kazandjian, Deputy City Attorney Thompson-Bell and Civil Engineer Symons.

Chairperson Horwich expressed condolences to Commissioner Busch on the loss of his father Jack Busch and announced that the meeting would be adjourned in his honor.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, July 1, 2010.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Skoll moved for the approval of May 19, 2010 Planning Commission minutes, as submitted. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

**6. REQUESTS FOR POSTPONEMENTS – None.**

**7. ORAL COMMUNICATIONS #1 – None.**

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

**8. TIME EXTENSIONS – None.**

**9. CONTINUED HEARINGS**

**9A. PRE10-00002, WAV10-00002: LARRY AND JOAN JOHNSON**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second floor additions to an existing two-story, single-family residence in conjunction with a waiver for the front yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 5514 Cathann Street.

**Recommendation**

Approval.

Planning Associate Gomez introduced the request.

Larry Johnson, 5514 Cathann Street, applicant, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, which includes relocating the stairway to the second floor from inside the garage to the interior of the house. He reported that he met with Don Anderson, who lives to the rear of his property at 5517 Beran Street, and has made modifications to try to address his concerns and has also offered to remove large cypress trees on his property to open up a view corridor.

Commissioner Skoll asked if Mr. Johnson had been inside Mr. Anderson's home. Mr. Johnson responded that he viewed the silhouette from Mr. Anderson's backyard and subsequently relocated the closet and bathroom on the second floor to mitigate the view impact.

Don Anderson, Jr., representing his parents, Don and Peggy Anderson, 5517 Beran Street, voiced objections to the project. He explained that his parents had an unobstructed view from their living room when they purchased their home in the mid 1970s and expressed concerns that the proposed addition would take away more of the view that was impacted when the existing second story was built in 1989. He questioned why the proposed addition has a higher ridge height than the existing second story and suggested that there would be less view impact if the ridgeline ran north/south instead of east/west.

Returning to the podium, Mr. Johnson related his belief that the removal of the cypress trees would significantly improve the Andersons' view and clarified that ridgeline height is being increased only 14 inches.

**MOTION:** Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote.

Commissioner Weideman asked about adding a condition requiring the removal of the cypress trees, and Planning Manager Lodan recommended that this remain a private agreement between the two parties. With regard to the increase in ridge height, he clarified that the existing addition is built over the garage, which has a concrete slab foundation, however, the new addition is over the house, which has a raised foundation and that adds to the height of the structure.

**MOTION:** Commissioner Weideman moved for the approval of PRE10-00002 and WAV10-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution Nos. 10-025 and 10-026.

**MOTION:** Commissioner Gibson moved for the adoption of Planning Commission Resolution Nos. 10-025 and 10-026. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **ZON10-00002: CITY OF TORRANCE**

Planning Commission consideration for approval of a Zone Change from R-1 (Single-family Residential) to PU (Public Use) for property located at 2292 Del Amo Boulevard (APN#7352-006-906).

**Recommendation**

Approval.

Planning Manager Lodan introduced the request, explaining that the City of Torrance was proposing this Zone Change so the parcel would be consistent with the recently adopted General Plan and to facilitate the expansion of Pueblo Park, which is adjacent to the east.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan reported that the parcel is currently vacant.

Commissioner Weideman asked if soil at the site has been tested, and Planning Manager Lodan indicated that he was not aware of any problems with the soil.

**MOTION:** Commissioner Skoll moved to recommend that the City Council approve ZON10-00002. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote.

11B. **ZON10-00003: CITY OF TORRANCE**

Planning Commission consideration for approval of a Zone Change from R-1 (Single-family Residential) to PU (Public Use) for undeveloped Lomita Boulevard right-of-way property between Kathryn Avenue and Anza Avenue (APN# 7527-013-999 & 7527-012-999).

**Recommendation**

Approval.

Planning Manager Lodan reported that the City of Torrance was proposing this Zone Change so the parcels would be consistent with the recently adopted General Plan and to facilitate their conversion to a future park.

Commissioner Weideman noted the lack of parking for the proposed park.

Planning Manager Lodan advised that through the workshop process, nearby residents indicated their preference for a passive park for neighborhood use rather than a park that would accommodate organized sports and potentially create parking problems so it was designed with walkways and benches and only a small play area.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan confirmed that the City will be seeking grant funding for both this park and the expansion of Pueblo Park.

**MOTION:** Commissioner Weideman moved to recommend that the City Council approve ZON10-00003. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

**11C. CUP10-00004, MOD10-00004: CHANG GOH**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of one restaurant with seating and one take-out restaurant totaling 2,162 square feet in conjunction with a Modification of a previously approved Conditional Use Permit (CUP07-00002) on property located in the M-2 Zone at 20535 and 20541 Western Avenue.

**Recommendation**

Approval.

Planning Associate Gomez introduced the request.

Babak Farrokhsiar, representing the applicant, voiced his agreement with the recommended conditions of approval, with the exception of Condition No. 4, which prohibits tables and chairs outside of any store in the center, and requested clarification of Condition No. 7, which requires the landscaping to be upgraded. He explained that the applicant would like to have outdoor seating for the convenience of take-out customers and to attract customers to the center, which is located in an industrial area and has very little business except during lunchtime hours.

In response to Commissioner Gibson's inquiry, Mr. Farrokhsiar reported that the restaurant's hours of operation are 11:00 a.m. to 7:00 p.m., Monday through Friday; 11:00 a.m. to 8:00 p.m. on Saturday; and closed on Sunday.

With regard to the landscaping, Planning Manager Lodan explained that bare areas were observed in the planter along the street frontage that need to be replanted and mulch material needs to be replaced and invited the applicant to contact Planning Associate Martinez for additional information.

Referring to Condition No. 4, Planning Manager Lodan advised that staff has observed tables and chairs located in front of stores in the center and was concerned that this seating could interfere with walkways and block ADA access. Noting that the outdoor seating would also increase the parking requirement for the restaurants, he stated that staff would be willing to explore the possibility of a common seating area for the center adjacent to Western Avenue in front of the 7-Eleven store, which would not require additional parking.

Mr. Farrokhsiar stated that the width of the sidewalk in front of the restaurants is approximately 10 feet, which is plenty of space for seating up against the wall without interfering with pedestrian or ADA access.

Planning Manager Lodan expressed staff's willingness to look into the possibility of adding an outdoor seating area, noting that the area would have to be delineated by a fence to ensure it does not expand beyond the approved area and parking requirements would have to be met. He related his understanding that it might be possible to add more parking spaces in the area where the vacuum stalls for the carwash are proposed to be converted to oversize parking spaces if curbing is removed. He suggested amending Condition No. 4 to state that no outside tables or chairs shall be allowed without approval of the Community Development Director and any outdoor seating shall be enclosed and parked accordingly.

Mr. Farrokhsiar offered to work with Community Development staff on this issue.

Commissioner Browning stated that he would not support the modification of Condition No. 4 because he felt it was a matter of safety, relating his experience that outdoor seating areas are difficult to regulate and tend to expand into walkways

**MOTION:** Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

Referring to Condition No. 4, Commissioner Weideman indicated that he was inclined to side with Commissioner Browning on this issue because he has also observed that outdoor seating tends to expand beyond the approved area.

Commissioner Gibson expressed support for the project with the revisions to Condition No. 4 proposed by staff.

**MOTION:** Commissioner Gibson moved for the approval of CUP10-00004 and MOD10-00004, as conditioned, including all findings of fact, with the following modification:

**Modify**  
No. 4

That no outside tables or chairs shall be allowed without approval of the Community Development Director and any outdoor seating shall be enclosed and parked accordingly.

The motion was seconded by Commissioner Skoll and discussion continued.

Commissioner Browning offered a substitute motion.

**MOTION:** Commissioner Browning moved to deny CUP10-00004 and MOD10-00004 without prejudice, and discussion continued.

Commissioner Busch stated that he would second Commissioner Browning's motion if he would amend it to approve the project as originally conditioned.

**MOTION:** Commissioner Browning moved to approve CUP10-00004 and MOD10-00004, as conditioned with no changes to Condition No. 4, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by a 4-3 roll call vote with Commissioners Gibson, Skoll and Uchima dissenting.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution Nos. 10-036 and 10-037.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 10-036. The motion was seconded by Commissioner Busch and passed by a 4-3 roll call vote, with Commissioners Gibson, Skoll and Uchima dissenting.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 10-037. The motion was seconded by Commissioner Busch and passed by a 4-3 roll call vote, with Commissioners Gibson, Skoll and Uchima dissenting.

**11D. CUP10-00008: 25308 TORRANCE INC. dba JOEY'S SMOKIN' BBQ (ROLLING HILLS PLAZA LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow an on-sale beer and wine license in conjunction with the operation of an existing restaurant on property located in the PD Zone at 25308 Crenshaw Boulevard.

**Recommendation**

Approval.

Planning Associate Gomez introduced the request.

Tom Yoo, representing Joey's Smoking BBQ, voiced his agreement with the recommended conditions of approval, but requested clarification of Condition No. 4, which requires the existing trash enclosure to be upgraded to include a solid liner. He explained that the trash enclosure is used by other businesses in the building and he is not allowed to make changes to common areas.

Planning Manager Lodan advised that this is a standard condition and staff would work with the property owner to ensure compliance.

**MOTION:** Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

**MOTION:** Commissioner Weideman moved for the approval of CUP10-00008, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 10-038.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 10-038. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

**12. RESOLUTIONS**

**12A. DIV10-00002: AMY STUDARUS (STONE AND NAGASAKI)**

Planning Commission adoption of a resolution reflecting their decision to approve a Division of Lot to allow a lot line adjustment between two properties located within the Hillside Overlay District in the R-1 Zone at 841 and 845 Calle Miramar.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 10-035.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 10-035. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote, with Commissioner Busch abstaining.

**13. PUBLIC WORKSHOP ITEMS – None.**

**14. MISCELLANEOUS ITEMS**

**14A. ANNUAL REPORT DRAFT**

After a brief discussion, it was the consensus of the Commission to delay taking action on the Annual Report because some dates were missing, and Planning Manager Lodan advised that a corrected report would be brought back for approval at next meeting.

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.**

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

Planning Manager Lodan reviewed the agenda for the July 21, 2010 Planning Commission meeting.

**17. ORAL COMMUNICATIONS #2**

**17A.** Planning Manager Lodan reported that staff was in the process of revising the public notice sign and has learned that by slightly reducing its size, they can save money and reduce paper waste. Displaying a prototype, he asked for input from the Commission, noting that the cost can be further reduced by changing the sign from two colors to one color.

A brief discussion ensued, and Commissioners indicated that they liked the idea of “going green” by reducing waste but felt that the website address where people can obtain additional information about a project should be made more prominent and they generally favored using two colors due to relatively small additional cost.

**17B.** Regarding the General Plan, Planning Manager Lodan reported that the City was waiting to hear from the State as to whether the Housing Element will be certified as submitted or if changes need to be made, after which the finalized document will be printed and made available to the public. He noted that the draft General Plan is available on-line.

**17C.** Deputy City Attorney Della Thompson-Bell introduced herself, noting that she was filling in for Assistant City Attorney Sullivan because he lives within the notification area for one of tonight’s hearings.

**17D.** Commissioners commended Chairperson Horwich for doing a great job of conducting the meeting.

**17E.** Commissioner Busch thanked Chairperson Horwich for adjourning the meeting in memory of his father and also thanked the City Council for doing so at the June 22 City Council meeting.

**17F.** Chairperson Horwich wished Commissioner Gibson a happy birthday.

**18. ADJOURNMENT**

At 8:15 p.m., the meeting was adjourned to Wednesday, July 21, 2010 at 7:00 p.m.

***Adjourned in Memory of  
Jack Busch***

Approved as Submitted August 18, 2010 s/ Sue Herbers, City Clerk
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