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TORRANCE PLANNING COMMISSION – JULY 17, 2013

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At 8:05 p.m., the meeting was adjourned to Wednesday, August 7, 2013 at 7:00 p.m.

July 17, 2013

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, July 17, 2013 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Polcari.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Skoll, Watson, Weideman and Chairperson Rizzo.

Absent: None.

Also Present: Sr. Planning Associate Santana, Planning Associate Gomez, Associate Civil Engineer Symons, Plans Examiner Noh, Sr. Fire Prevention Officer Kazandjian, and Assistant City Attorney Sullivan.

4. POSTING OF THE AGENDA

Sr. Planning Associate Santana reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, July 11, 2013.

5. APPROVAL OF MINUTES

MOTION: Commissioner Polcari moved for the approval of the June 5, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

MOTION: Commissioner Skoll moved for the approval of the June 19, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Watson and passed by unanimous voice vote, with Commissioner Polcari abstaining.

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 - None.

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

8. TIME EXTENSIONS – None.

9. SIGN HEARINGS – None.

10. **CONTINUED HEARINGS** – None.

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **CUP13-00011: DEAN REUTER (ROSEMARY DEARDORFF)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the conversion of a portion of an existing dining area for entertainment purposes in conjunction with an existing restaurant use on property located in the H-MP Zone at 23609 Hawthorne Boulevard.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Susan Reuter, representing Reuter and Reuter, Inc., project architect, voiced her agreement with the recommended conditions of approval.

Gregg Parras, owner of Vince’s restaurant, 23609 Hawthorne Boulevard, explained that he would like to create a small dinner club within his restaurant, which will offer dinner and a show featuring live musical acts. He stated that there will be no dancing and the entertainment will be “mellow” acoustic-type music with minimal amplification.

Responding to questions from the Commission, Mr. Parras confirmed that only “show and dinner” tickets will be offered, with no sale of “show only” tickets in accordance with Condition No. 9. He reported that he hopes to open the dinner club within the next three months and the price of tickets will vary based on the caliber of the act.

MOTION: Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

MOTION: Commissioner Polcari moved for the approval of CUP13-00011, as conditioned, including all findings of fact set forth by staff. The motion was seconded Commissioner D’anjou and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 13-029.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-029. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

12B. **PRE13-00003: DUKJA KIM**

Planning Commission consideration for approval of a Precise Plan of Development to allow single-story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 23309 Shadycroft Road.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

John Kim, 23309 Shadycroft Road, applicant, voiced his agreement with the recommended conditions of approval. He explained that he would like to remodel and expand his home, which was built in the 1940s and has numerous problems including a leaky roof.

Commissioner Skoll requested clarification regarding unfamiliar symbols in Conditions 3 and 4. Sr. Planning Associate Santana advised that these symbols represent benchmarks and they are an acceptable alternative to the figures that are typically used.

Referring to Condition No. 7, which requires color and material samples to be submitted to the Community Development Department for review, Commissioner Weideman asked if there are restrictions on the color a home can be painted.

Sr. Planning Associate Santana advised that the City has no authority to restrict color selection and the intent of the condition is to ensure that elevations match what is shown on the plans in terms of finishes and details.

Mr. Kim submitted a petition signed by 11 immediate neighbors in support of the project.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

MOTION: Commissioner Polcari moved for the approval of PRE13-00003, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 13-030.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-030. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

12C. CUP13-00016: FLIGHTSCHOOL GYMNASTICS, LLC (TM PROPERTIES)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a gymnastics training facility on property located within the Industrial Project Area of the M-2 Zone at 503 Van Ness Avenue.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Al Thompson, Realty Advisors Group, representing the applicant, reported that the proposed project will be a training facility for recreational and competitive gymnastics for girls and young women. He voiced his agreement with the recommended conditions of approval with the exception of Condition 14, which requires a noise attenuation study to be completed. He explained that it was highly unlikely that the project would create any noise problems because the nearest residence is approximately 600 feet to the south, with large industrial buildings in

between to act as a buffer, and the applicant would greatly appreciate it if the Commission would waive this requirement due to the added expense.

Sr. Planning Associate Santana explained that staff attempts to be proactive in order to avoid potential nuisances rather than having to deal with them later; that the intent of the condition is to ensure compliance with the City's noise ordinance; and that staff recommends that the condition be retained.

Commissioner Rizzo asked about the cost of a noise study, and Sr. Planning Associate Santana estimated that it would be under \$1,000.

Commissioner Gibson noted her agreement with staff that Condition 14 should be retained.

Commissioner Skoll recommended that Condition No. 7 be amended to clarify that no more than 20 students "at one time" may receive instruction prior to 3:30 p.m.

Commissioner Watson noted a scrivener's error in Condition No. 10 and recommended that Condition No. 9 be amended to specify that a drop off and "pick-up" area shall be designated near the entrance of the building.

Mr. Thompson offered his assurance that the safety of the children involved was a primary consideration and no one will leave the facility without an adult unless they have driven there on their own.

Commissioner Gibson asked about the "girls only" restriction, and Mr. Thompson explained that coaching boys would require different apparatus and there is not enough room for it in this facility. He noted that there will be no competitions held on-site and the applicant intends to rent a venue like Wilson Park when hosting competitions.

Chris Kelley, coach for Flightschool Gymnastics, clarified that the facility will offer "Mommy and Me" and beginning level classes for boys.

John Koler, 708 Columbia Place, expressed support for the project, relating his belief that it would be beneficial to have such a facility in the area. Noting that he lives in the residence closest to the site, he doubted that he would be impacted by noise since it is a good distance away with a number of walls and buildings to buffer sound.

Mr. Thompson urged approval of the project, noting that gymnastics builds character and promotes discipline.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote.

Commissioner Weideman stated that he usually is not in favor of waiving the requirement that a noise study be completed, but was a little ambivalent in this case because there does not seem to be a need for one.

Commissioner Skoll indicated that he favored retaining the condition because he was concerned about setting a precedent.

Commissioner Gibson also favored retaining the condition, pointing out that it will also protect the gym from criticism.

MOTION: Commissioner Weideman moved to approve CUP13-00016, as conditioned, including all findings of fact, with the following modifications:

Modify

- No. 7 That no more than 20 students per session at one time shall receive instruction at the facility prior to 3:30 p.m. Monday through Friday to the satisfaction of the Community Development Director.
- No. 9 That the applicant shall designate drop-off and pick-up areas near the main building entrance to the satisfaction of the Community Development Department.
- No. 10 That all employees related to the operation shall park on site.

The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 13-031.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 13-031, as amended. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Sr. Planning Associate Santana reported that the City Council denied the proposed project at 2212 Gramercy Avenue in the Small Lot, Low Medium Overlay at the June 25 Council meeting due to concerns about compatibility and the FAR and the applicant was reviewing his options and pondering design alternatives.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Sr. Planning Associate Santana reviewed the agenda for the August 7, 2013 Planning Commission meeting.

Commissioner Weideman requested that the Commission be provided with requested information about donation collection bins prior to the hearing on Angel Bins.

Sr. Planning Associate Santana reported that the Angel Bins item is not on the August 7 agenda, however, there has been Code Enforcement activity at other collection bin locations and a summary will be provided for the Commission.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Weideman commended Chairperson Rizzo for doing a great job of chairing the meeting.

18B. Commissioner Weideman offered a reminder that “Rock Around the Block” will be held on Thursday, July 18, from 5:00 – 8:00 p.m. in front of the Torrance Historical Museum.

18C. Commissioner D'anjou requested an excused absence for the August 7 meeting because she will be touring national parks with her family.

Commissioner Weideman, seconded by Commissioner Watson, so moved and voice vote reflected unanimous approval.

18D. Commissioner Skoll requested an excused absence for the August 7 meeting because he will be on a land/cruise vacation to Alaska.

Commissioner Weideman, seconded by Commissioner Polcari, so moved and voice vote reflected unanimous approval.

18E. Commissioner Skoll asked about the status of the assisted living project that was approved for the former site of the National Sports Grill.

Sr. Planning Associate Santana reported that the project completed plan check but has been on hold due to financing issues and staff was recently informed that it will be going forward.

18F. Commissioner Skoll reported that the July 9 issue of the *Daily Breeze* included an article expressing concerns that employees of the Penske GM auto dealership were taking up all the parking on nearby residential streets in violation of the auto dealership's Conditional Use Permit and asked that staff look into this matter.

Sr. Planning Associate Santana advised that a public forum was being held this evening in the Toyota Meeting Hall to discuss this issue.

18G. Commissioner Skoll reported that as a member of the Community Advisory Panel, he attended a conference earlier in the day sponsored by ExxonMobil on the future of energy in the South Bay, which he found to be very informative.

Assistant City Attorney Sullivan cautioned that Commissioner Skoll may have to disclose the cost of the conference, transportation and any meals on next year's Form 700 and recommended that he contact ExxonMobil to determine the total cost.

18H. Commissioner Gibson, echoed by Commissioner Polcari, commended Chairperson Rizzo for doing an excellent job.

18I. Sr. Planning Associate Santana introduced Anna Fernandez, who was recently hired as a Planning Assistant, noting that she formerly worked in the City Manager's office, but has a background in Planning.

19. ADJOURNMENT

At 8:05 p.m., the meeting was adjourned to Wednesday, August 7, 2013 at 7:00 p.m.

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Approved as Submitted August 21, 2013 s/ Sue Herbers, City Clerk
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