



## PLANNING COMMISSION

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JULY 20, 2005  
7:00 P.M.

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.torrcnet.com](http://www.torrcnet.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 22

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**"The one thing that doesn't abide by majority rule  
is a person's conscience."**

**HARPER LEE**

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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 JUNE 1, 2005
6. REQUESTS FOR POSTPONEMENTS

## 7. TIME EXTENSIONS

A. MIS05-00158: PARK/GIBBS DEVELOPMENT (SUBTEC - CHERYL VARGO)

Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM54015) to allow the division of one lot into two lots and for condominium purposes on property located in the R-3 Zone at 2708 Cabrillo Avenue. (Res. No. 05-089)

## 8. CONTINUED HEARINGS

A. 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)

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

Planning Commission consideration for approval of a Modification to existing entitlements (CUP90-0035 and MOD94-0002) to allow the establishment of a self-storage facility within an existing industrial building, the construction of two new buildings, one for purposes of self storage and RV storage and the other as an industrial building, and to allow 20 outdoor RV storage stalls on property located in the M-2 Zone at 19840 Pioneer Avenue. (Res. No. 05-088)

## 9. WAIVERS

## 10. FORMAL HEARINGS

- A. PRE05-00005: HAN JONG AND HAE RYUNG KIM (SO JIN HWANG)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence in the Hillside Overlay District in the R-1 Zone at 3121 Carolwood Lane. (Res. No. 05-090)
- B. PRE05-00018: LAURENCE ALLEN (DAVID AND IVERY MURPHY)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 4914 Paseo De Las Tortugas. (Res. No. 05-091)
- C. PRE05-00016: FRADKIN-MARTZ CORNERSTONE REALTY, LLC. (PETER PALDINO, PALDINO ARCHITECTS)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 406 Paseo De La Playa. (Res. No. 05-092)
- D. MOD05-00009 (CUP91-00040): MUOI LE  
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit to allow the conversion of a former take-out only restaurant to a sit-down restaurant with no alcohol service on property located in the C-1 Zone at 2515 Carson Street, Unit G. (Res. No. 05-093)
- E. CUP05-00016, CUP05-00017, CUP05-00018, TTM062670: MARK LA CHARITE HOMES, INC. (SUBTEC – CHERYL VARGO)

Planning Commission consideration for approval of three Conditional Use Permits and a Tentative Tract Map to allow the construction of three separate two-unit detached condominium projects on property located in the R-2 Zone at 18516 Mansel Avenue. (Res. No.'s. 05-094, 05-095, 05-096, 05-097)

**11. RESOLUTIONS**

**12. PUBLIC WORKSHOP ITEMS**

**13. MISCELLANEOUS ITEMS**

A. MIS05-00122: FRANK & JOANN CITROWSKI

Planning Commission consideration of an Appeal of a Community Development Director approval of a Minor Hillside Exemption to modify an existing Precise Plan of Development (PRE03-00036) to allow construction of two chimneys in conjunction with the construction of previously approved first and second story additions to an existing single family residence located in the Hillside Overlay District in the R-1 Zone at 4095 Bluff Street. (Res. No. 05-098)

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

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

**16. ORAL COMMUNICATIONS FROM THE PUBLIC**

**17. ADJOURNMENT**