



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 Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page 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, September 14, 2007
Friday, September 28, 2007

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, SEPTEMBER 19, 2007
7:00 P.M.

"Success is to be measured not so much by the position that one has reached in life as by the obstacles which he has overcome."

~Booker T. Washington~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on September 13, 2007.
5. **APPROVAL OF MINUTES: AUGUST 15, 2007**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

- A. MIS07-00257: STANDARD PACIFIC HOMES
Planning Commission consideration for approval of a one-year time extension of a previously approved Vesting Tentative Tract Map (TTM061850) for condominium purposes on property located in the Planned Development Zone at 2349 Jefferson Street. (Res. No. 07-104)
- B. MIS07-00262: BHARAT PATEL
Planning Commission consideration for approval of a one-year time extension of a previously approved Division of Lot (DIV05-00012) to allow the subdivision of one residential lot into two residential lots on property located in the R-1 Zone at 2240 232nd Street. (Res. No. 07-105)

9. CONTINUED HEARINGS

- A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla. (Res. No. 07-100)

10. WAIVERS

11. FORMAL HEARINGS

- A. CUP07-00023: CHESTER SMITH ASSOCIATES (FLOYD SANGER)
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a 665 square foot office for the purposes of a rental car business with hand-washing and light detailing of rental vehicles on property located in the C-3 Zone at 2540 Sepulveda Boulevard. (Res. No. 07-101)
- B. PRE07-00017, WAV07-00013: JOHN AND KATHY BRUBACHER
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions and a roof deck to an existing one-story single-family residence in conjunction with a Waiver to allow less than the required front facing garage setback on property located in the Hillside Overlay District in the R-1 Zone at 2734 Ridgeland Road. (Res. Nos. 07-102, 07-103)

12. RESOLUTIONS

- A. PRE07-00013: MICHAEL GUZMAN
Planning Commission adoption of a resolution reflecting their decision to deny without prejudice a Precise Plan of Development to allow first and second story additions to an existing two-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 602 Paseo De La Playa. (Res. No. 07-093)

13. PUBLIC WORKSHOP ITEMS

- A. LUS07-00001: City of Torrance (Construction Days and Hours)
The Planning Commission proposes to amend portions of the Torrance Municipal Code to further restrict hours and days in which Construction is permitted.

14. MISCELLANEOUS ITEMS

- A. Commission Rules of Order
Discussion of potential adoption of Planning Commission Rules of Order.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT

ROLL CALL: ___ Browning ___ Faulk ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Busch