

**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, September 19, 2012 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Rizzo.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

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

Absent: Commissioner Polcari (excused).

Also Present: Planning Manager Lodan, Planning Associate Martinez, Plans Examiner Noh, Sr. Fire Prevention Officer Kazandjian, Associate Civil Engineer Symons, Plans Examiner Gorbin, and Assistant City Attorney Sullivan.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, September 14, 2012.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

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Chairperson Uchima 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. CUP12-00014: JUAN MENDEZ (JOHN MILLINGTON)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an auto body repair and paint shop within an existing industrial building on property located in the former Industrial Redevelopment Project Area (IRP), M-2 Zone at 1905 Abalone Avenue.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Juan Mendez, 1905 Abalone Avenue, applicant, voiced his agreement with the recommended conditions of approval. He reported that he plans to move his auto body repair business from Long Beach to Torrance.

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

MOTION: Commissioner Rizzo moved to approve CUP12-00014, 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 (absent Commissioner Polcari).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-059.

MOTION: Commissioner Rizzo moved for the adoption of Planning Commission Resolution No. 12-059. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Polcari).

12B. CUP12-00015: LAURIE PORTER/ SMOG CITY BREWING LLC (ALBERT AVION)

Planning Commission consideration for approval of a Conditional Use Permit to allow a tasting room and retail sales of beer in conjunction with a brewery on property located in the M-2 Zone at 1901 Del Amo Boulevard, #B.

Recommendation: Approval.

Planning Associate Martinez introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Jonathan Porter, co-owner of Smog City Brewing LLC with his wife Laurie, voiced his agreement with the recommended conditions of approval. He reported that he is currently operating out of a brewery in Tustin, but would like to build a facility in Torrance due to the growing demand for his brand of beer. He noted that the facility will include a small taproom, which will allow people to sample the products and learn about the beer-making process. He stated that he decided to locate his brewery in Torrance because he was impressed by the way the City focuses on local businesses.

Commissioner Skoll stated that he was excited to have another brewery locate in Torrance, but wanted to make sure that the taproom's hours of operation were consistent with the hours approved for other breweries in Torrance.

Planning Manager Lodan recalled that the proposed hours of operation for the taproom - Wednesday through Friday, 4:00 – 9:00 p.m.; Saturday, 12:00 – 8:00 p.m.; and Sunday, 12:00-6:00 p.m. – were fairly consistent with previous approvals, although he did not have information about the other breweries at this time.

Commissioner Skoll noted a discrepancy in the size of the taproom listed in the staff report (475 square feet) and the size listed in a letter from Smog City Brewing (750 square feet),

and Mr. Porter advised that the figure cited in the letter was due to a miscalculation and the actual size will be 475 square feet.

In response to Commissioner Skoll's inquiry, Mr. Porter reported that his entire operation will move to Torrance once the new brewery has been completed and he hopes to have it open by February 2013.

Commissioner Gibson noted that the letter from Smog City Brewing also mentions that the brewery plans to host special events, and Planning Manager Lodan advised that a Special Events Permit would be required for any event outside the brewery's normal range of business.

Chairperson Uchima questioned whether the Police Department had any concerns about the project. Planning Manager Lodan advised that the Police Department reviewed the application and was comfortable with the project because the other breweries in Torrance have not created any problems.

Commissioner Uchima asked about the typical customer and the size of the samples to be served in the taproom.

Mr. Porter stated that taprooms attract a variety of people, however most are younger and they tend to be interested in food and the cooking process. He reported that the sample size will vary depending on the type of beer and how many beers are being sampled, but may be as large as a pint. He confirmed that customers will have to pay for samples.

Chairperson Uchima disclosed that he discussed this application with a friend who is on the Police Department because he was concerned about having other microbreweries nearby and his friend did not believe having multiple breweries would necessarily cause people to drink excessively and pointed out that if someone is irresponsible and wants to get drunk, there are many other places that serve/sell alcohol. His friend also indicated that he had not heard of any disturbances associated with the microbreweries in Torrance; related his experience that they tend to attract a more educated crowd; and advised that according to ABC regulations, alcohol may not be served to anyone who appears to be inebriated.

Mr. Porter reported that the ABC (Alcoholic Beverage Control) offers a training course for people who serve alcoholic beverages and all of his servers will participate in this training.

Dan Bolton, Bolton Engineering, reported that he designed the proposed project and also designed the Monkish Brewery in Torrance and recalled that the hours of operation for the taprooms are almost identical. He noted that many customers go to taprooms to fill up containers to take home and they do not drink at the taproom.

Lloyd Brown, Torrance, voiced support for the proposed project. Noting that he has visited microbreweries throughout California and around the country, he related his experience that most of the owners are passionate about the craft of beer-making and people who visit them appreciate the freshness of the product and enjoy learning about the process.

Commissioner Weideman voiced support for the project, relating his belief that having a variety of microbreweries in Torrance benefits the city.

Commissioner Skoll also voiced support for the project.

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

MOTION: Commissioner Weideman moved to approve CUP12-00015, 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 (absent Commissioner Polcari).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-060.

MOTION: Commissioner Rizzo moved for the adoption of Planning Commission Resolution No. 12-060. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Polcari).

12C. PRE12-00011, WAV12-00008: PEVELERS CUSTOM INTERIORS (VINCE AND CYNTHIA PELLERITO)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence in conjunction with a Waiver to allow a reduction of the setback requirements on property located in the R-1 Zone at 235 Paseo de las Delicias.

Recommendation: Approval.

Planning Associate Martinez introduced the request and noted supplemental material consisting of a revised site plan and revised resolutions of approval.

Planning Manager Lodan clarified that as discussed in the supplemental material, the applicant submitted a revised site plan which meets rear setback requirements so the Waiver is only needed for the side setback requirement.

Douglas Leeds, Pevelers Custom Interiors, project designer, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He explained that the Waiver is necessary so the addition can follow the same building line as the existing residence and the 5-foot setback on the north side does not comply with the current setback requirement, which is 6 feet. He reported that he met with neighbors on either side, to the rear, and across the street last Sunday and went over the plans with them, including the placement of windows, and they appeared to be pleased with the project.

MOTION: Commissioner Rizzo moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote (absent Commissioner Polcari).

Voicing support for the project, Commissioner Weideman stated that when he viewed the site, he observed that the project would have no impact on the view, light, air or privacy of neighbors and he believed the Waiver for the reduced side setback was justified because it is an existing condition.

MOTION: Commissioner Weideman moved to approve PRE12-00011 and WAV12-00008, 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 (absent Commissioner Polcari).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 12-061 and 12-062.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 12-061 and 12-062. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Polcari).

12D. PRE12-00012: LANE DESIGN AND BUILD (MAJID BAKSH)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 456 Calle de Castellana.

Recommendation: Approval.

Planning Associate Martinez introduced the request.

Majid Baksh, 456 Calle de Castellana, reported that his grandparents purchased the property for him and he plans to live there with his fiancée and eventually raise his family there. He voiced his agreement with the recommended conditions of approval.

Chairperson Uchima related his observation that the project's impact is minimized because it maintains a one-story profile. He requested clarification of Condition No. 10, which requires that the two east-facing windows in the living room have a minimum sill height of 5 feet.

Gary Lane, Lane Design and Build, project designer, reported that neighbors at 460 Calle de Castellana expressed concerns that the windows on either side of the fireplace would impact their privacy, therefore he has agreed to change them from double-hung windows to stationary windows with a sill height of 5 feet.

Planning Manager Lodan advised that the neighbors suggested this solution and they are satisfied that it will address their privacy concerns.

Commissioner Weideman noted that he visited the site and the silhouette appeared to have been in place for some time and some of the lines were drooping. Mr. Lane explained that the silhouette was modified three times to address the concerns of neighbors.

Commissioner Weideman reported that the silhouette is still in place at 460 Calle de Castellana even though the Planning Commission considered the project months ago, and Planning Manager Lodan agreed to follow up on this.

MOTION: Commissioner Skoll moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote (absent Commissioner Polcari).

MOTION: Commissioner Rizzo moved to approve PRE12-00012, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Polcari).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-063.

MOTION: Commissioner Rizzo moved for the adoption of Planning Commission Resolution No. 12-063. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote (absent Commissioner Polcari).

13. RESOLUTIONS

**13A. DVP12-00008, MOD12-00005, DIV12-00006, WAV12-00010: JEFF ROBINSON/
SCOTT ROBINSON HONDA**

Adoption of Resolutions reflecting the Planning Commission's September 5, 2012 approval of a Development Permit and a Modification of a previously approved Conditional Use Permit (CUP69-23) to allow the expansion and renovation of an existing automobile dealership, the incorporation of the adjacent southerly lots into the dealership operation, and the construction of a carwash, in conjunction with a Division of Lot to consolidate parcels and for the abandonment of a portion of the public alley on the Final Parcel Map, and a Waiver of the required landscape setback on properties located in the H-PR and R1(P1-PP) Zones at 20340 Hawthorne Boulevard.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 12-053, 12-054, 12-055 and 12-056.

MOTION: Commissioner D'anjou moved for the adoption of Planning Commission Resolution Nos. 12-053, 12-054, 12-055 and 12-056. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote, with Commissioners Gibson and Weideman abstaining (absent Commissioner Polcari).

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS – None.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the October 3, 2012 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Rizzo asked about the status of Oliver's restaurant.

Planning Manager Lodan reported that the restaurant is in escrow and the new owners plan to remodel and reopen as a Rock & Brews restaurant.

18B. Commissioner Gibson extended Yom Kippur and Rosh Hashanah greetings to Commissioner Skoll.

18C. In response to Commissioner Skoll's inquiry, Planning Manager Lodan advised that staff does not plan to bring forward any City-initiated zone changes at this time.

18D. Commissioner Skoll asked about the grocery store to be built on the former K-Mart site, and Planning Manager Lodan reported that plans have been submitted for a grocery store, but the operator has not been identified.

18E. Commissioner Skoll asked if the bank and restaurants have been identified for the center at the corner of Hawthorne and Lomita Boulevard.

Planning Manager Lodan advised that the bank will be a Chase Bank and one of the restaurants is rumored to be a Five Guys Burgers, but the second restaurant has not been identified.

18F. Commissioner Weideman thanked his colleagues for granting him an excused absence for the last meeting, noting that he was on a cruise with his wife celebrating their 30th anniversary.

18G. Chairperson Uchima requested an excused absence for the October 3, 2012 Planning Commission meeting.

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

19. ADJOURNMENT

At 8:04 p.m., the meeting was adjourned to Wednesday, October 3, 2012 at 7:00 p.m.

Approved as Submitted October 17, 2012 s/ Sue Herbers, City Clerk
