



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 29 & October 13

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, OCTOBER 4, 2006
7:00 P.M.

"October is the fallen leaf, but it is also a wider horizon
more clearly seen. It is the distant hills once more in
sight, and the enduring constellations above them once
again."

~HAL BORLAND~

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 09/28/06.
5. APPROVAL OF MINUTES: SEPTEMBER 6, 2006
6. REQUESTS FOR POSTPONEMENTS

7. **TIME EXTENSIONS**

8. **CONTINUED HEARINGS**

9. **WAIVERS**

10. **FORMAL HEARINGS**

A. PRE06-00024: STEVE AND JEAN SEKI (WILL BASILIO)

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence with a detached garage on property located within the Hillside Overlay District in the R-1 Zone at 22629 Lupine Drive. (Res. No. 06-109)

B. DIV06-00016: PENCO ENGINEERING (ARMSTAR GROUP, LLC)

Planning Commission consideration of a Division of Lot to allow the subdivision of one existing lot into three lots on property located in the M-2 Zone at 21081, 21061 and 21041 Western Avenue. (Res. No. 06-110)

C. CUP06-00014, TTM067326, PRE06-00021, DVP06-00001: PETER HAGIST (LA PENINSULA MEDICAL, LLC)

Planning Commission consideration of a Conditional Use Permit to allow an existing professional and service office complex to be converted into medical and professional condominium units, a Development Permit for exterior renovations to an existing building located within the Hawthorne Boulevard Corridor Specific Plan, a Precise Plan of Development for architectural elements over 14 feet in height and a Tentative Tract Map for condominium purposes on property located within the Hillside Overlay District in the HBCSP-WT Zone at 25550 Hawthorne Boulevard. (Res. Nos. 06-111, 06-112, 06-113, 06-114)

D. CUP06-00013, PCR06-00005: JEFF BERGSMA (MAKENA GREAT AMERICAN)

Planning Commission consideration of a Conditional Use Permit and a Planning Commission Review to allow the construction and operation of a retail center with a total of 1,326 square feet of restaurant with seating, 6,616 square feet of retail, 1,222 square feet of office and 1,200 square feet of take out only restaurant located on an adjacent commercial parcel on property located in the C-2 Zone at 17405 and 17419 Crenshaw Boulevard. (Res. Nos. 06-115, 06-116)

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

11. RESOLUTIONS
12. PUBLIC WORKSHOP ITEMS
13. MISCELLANEOUS ITEMS
14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
15. LIST OF TENTATIVE PLANNING COMMISSION CASES
16. ORAL COMMUNICATIONS FROM THE PUBLIC
17. ADJOURNMENT

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

P.C. 10/04/06