



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, October 27 & November 10

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, OCTOBER 18, 2006
7:00 P.M.

**"Tis now the very witching time of night,
When churchyards yawn and hell itself breathes out
Contagion to this world."**

~William Shakespeare ~

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 10/12/06.
5. **APPROVAL OF MINUTES: SEPTEMBER 20, 2006**
6. **REQUESTS FOR POSTPONEMENTS**

7. TIME EXTENSIONS

- A. MIS06-00262: MOMIN LODGE
Planning Commission consideration for approval of a two-year Time Extension of a previously approved Division of Lot (DIV04-00003) to allow the merger of two parcels into one on property located in the M-2 Zone at 1918 Artesia Boulevard. (Res. No. 06-117)
- B. MIS06-00261: SROUR & ASSOCIATES
Planning Commission consideration for approval of a two-year Time Extension of a previously approved Division of Lot (DIV04-00016) for condominium purposes on property located in the R-2 Zone at 18324 and 18326 Mansel Avenue. (Res. No. 06-118)

8. CONTINUED HEARINGS

9. WAIVERS

10. FORMAL HEARINGS

- A. MOD06-00007: 7-ELEVEN INC. (LISA CAMPOS)
Planning Commission consideration for approval of a Modification of previously approved entitlements including a Conditional Use Permit (CUP96-00035) and a Precise Plan of Development (PRE96-00024) to allow the conversion of an existing Walgreen's Express building to a 7-Eleven convenience store on property located in the C2-PP Zone at 2205 Sepulveda Boulevard. (Res. No. 06-119)
- B. CUP06-00018, CUP05-00027: FANCHER DEVELOPMENT (NINA RAEY)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor commercial recreation center / Health Club in conjunction with interior tenant improvements and minor exterior changes to an existing commercial building on property located in the Hawthorne Boulevard Corridor Specific Plan North Torrance Sub-District at 4240 Redondo Beach Boulevard Suite A.
(Res. Nos. 06-120, 06-121)
- C. PCR06-00007, DIV06-00015: AYUMANA SPA (CALWAH DEVELOPMENT CORPORATION)
Planning Commission consideration for approval of a Planning Commission Review to allow the construction and development of a day spa in conjunction with a Division of Lot to merge two lots into one on property located within the Hillside Overlay District in the C-2 Zone at 2500 Pacific Coast Highway. (Res. Nos. 06-122, 06-123)

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

D. MOD06-00003 (CUP04-00043) (PRE04-00037) (DVP04-00007) (WAV06-00007): SUNRISE SENIOR LIVING (ROGER GREEN)

Planning Commission consideration for approval of a Modification of previously approved entitlements including a Conditional Use Permit (CUP04-00043), Precise Plan of Development (PRE04-00037) and a Development Permit (DVP04-00007) to allow modifications to the building height and placement and a Waiver to allow retaining walls that are more than five feet in height in conjunction with the construction of a new senior living facility located on property within the Hillside Overlay District of the Hawthorne Boulevard Corridor Specific Plan Waleria Sub-District at 25535 Hawthorne Boulevard. (Res. No. 06-094)

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**

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