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 Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.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 28 & November 11

CITY OF TORRANCE
PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 2, 2005
6:00 P.M.

NOTE EARLY START TIME
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"Few things are impossible to diligence and skill. Great works are performed not by strength, but perseverance."

Samuel Johnson (1709-1784)

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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: AUGUST 17, 2005 & SEPTEMBER 7, 2005**
6. **REQUESTS FOR POSTPONEMENTS**

ROLL CALL: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima

7. TIME EXTENSIONS

A. MIS05-00244: ALBERT C. EDWARDS / ELEGANT TOWNHOMES (JEANNE T. CHAN)
Planning Commission consideration for approval of a Time Extension of two previously approved Division of Lots (DIV03-00014 & DIV03-00015) to allow the subdivision of two existing lots for condominium purposes on property located in the R-2 Zone at 18417 and 18421 Mansel Avenue. (Res. Nos. 05-148, 05-157)

8. CONTINUED HEARINGS

A. PRE04-00015, WAV05-00017: MICHAEL AND CAROLYN WELLENS
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage and a height Waiver to allow the structure to exceed the 27 foot height limitation on property located in the Hillside Overlay District in the R-1 Zone at 208 Paseo De Granada. (Res. Nos. 05-107, 05-108)

B. PRE05-00023, WAV05-00013: LES ARNESON
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 and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

ROLL CALL: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima

9. WAIVERS

A. WAV05-00026: ANNETTE DIETZ

Planning Commission consideration for approval of a height Waiver to allow a new retaining wall to exceed the maximum height limit in conjunction with first floor additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22503 Warmside Avenue. (Res. No. 05-149)

B. WAV05-00027: GREG AND LEE ANNE ROBINSON

Planning Commission consideration for approval of a Waiver to allow a reduction of the side yard setback requirements in conjunction with the construction of a second unit above a four-car garage on property located in the R-3 Zone at 1315 Arlington Avenue. (Res. No. 05-150)

10. FORMAL HEARINGS

A. PRE05-00027: TED AND CINDY NIIDA (WESLEY S. OHYE)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first story additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 4538 Highgrove Avenue.
(Res. No. 05-151)

B. PRE05-00029, WAV05-00018: CHRIS AND RAE FRIES (ROBERT M. HARDING)

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 and a Waiver to allow a reduction in the rear yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 22626 Susana Avenue.
(Res. Nos. 05-152, 05-153)

ROLL CALL: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima

C. PRE05-00032: MR. & MRS. CHRIS BENOIT

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 in the Hillside Overlay District in the R-1 Zone at 2710 Ridgeland Road. (Res. No. 05-154)

D. CUP05-00028, DIV05-00015: MIKE BIHN (MICHAEL MULLIGAN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of four new condominium units and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1927 Plaza Del Amo and 2312 Andreo Avenue.
(Res. Nos. 05-141, 05-142)

E. CUP05-00029, DIV05-00016: 1627 GREENWOOD AVE LLC (RUDY ROCCO)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new two-unit condominium project and a Division of Lot for condominium purposes on property located in the R-2 Zone at 1627 Greenwood Avenue. (Res. Nos. 05-155, 05-156)

F. CUP05-00031: MRS. GOOCH'S NATURAL FOOD MARKETS, INC. dba WHOLE FOODS MARKET

Planning Commission consideration for approval of a Conditional Use Permit to allow on-site wine tasting in an existing grocery store on property located in the PD Zone at 2655 Pacific Coast Highway. (Res. No. 05-168)

ROLL CALL: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima

G. CUP05-00032, DIV05-00018: SEAN CASEY / DAVID CREAL
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 24215 Ocean Avenue. (Res. Nos. 05-166, 05-167)

H. CUP05-00030, DIV05-00017: DENNIS LA CHARITE
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of three new attached condominium units and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1918 Cabrillo Avenue. (Res. Nos. 05-160, 05-161)

I. PCR05-00004, WAV05-00019: SAL AND ELSA PLAZA
Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a new second dwelling unit above a new detached garage and a Waiver to allow a reduction in distance between buildings on property located in the Small Lot Low-Medium Overlay District in the R-2 Zone at 2304 Andreo Avenue.
(Res. Nos. 05-164, 05-165)

J. PRE05-00031: BEN AND KIM EGAN (MICHELLE GAINER)
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 with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 2730 Grand Summit Road. (Res. No. 05-162)

ROLL CALL: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima

K. PRE05-00033: PRITZKAT ARCHITECTS / MILES PRITZKAT (KEITH JOHNSON)
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 with an attached garage on property located in the Hillside Overlay District in the R-1 zone at 863 Calle de Arboles. (Res. No. 05-163)

L. PRE05-00028, WAV05-00016: KHOSROW SHEIK
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions, in conjunction with a Waiver of the required front-facing garage setback, for an existing one story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 4714 Bindewald Avenue. (Res. Nos. 05-158, 05-159)

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: ____ Drevno ____ Fauk ____ Horwich ____ Muratsuchi ____ Chairperson Uchima