

November 6, 2013

**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, November 6, 2013 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Skoll.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson Polcari, Skoll, Watson and Chairperson Rizzo.

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Prevention Manager Mapes, 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 Thursday, October 31, 2013.

5. APPROVAL OF MINUTES

Commissioner Skoll noted a scrivener's error in the September 18, 2013 Planning Commission minutes.

MOTION: Commissioner Polcari moved for the approval of the September 18, 2013 Planning Commission minutes as corrected. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote, with Commissioner Gibson abstaining.

MOTION: Commissioner D'anjou moved for the approval of the October 16, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote, with Commissioners Skoll and Watson abstaining.

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

Chairperson Rizzo 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. **PRE13-00009: DAFNA LAHAV (PETER JOHN SIMROSE)**

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 128 Via Colusa. This project is Categorically Exempt from CEQA per guidelines Section 15301(e) – Existing Facilities.

Recommendation: Approval

Sr. Planning Associate Santana introduced the request.

Peter John Simrose, applicant, voiced his agreement with recommended conditions of approval. He reported that the design has undergone various revisions in order to address the concerns of neighbors and they now are satisfied that the proposed project would have the least impact on their air, light, view and privacy.

Commissioner Skoll, echoed by Commissioner Watson, commended Mr. Simrose for working with neighbors to resolve their concerns.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote.

MOTION: Commissioner Polcari moved to approve PRE13-00009, 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.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 13-042.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 13-042. The motion was seconded by Commissioner D'anjou and passed by unanimous roll call vote.

12B. **MOD13-00002, DIV13-00005: SIMON PROPERTY GROUP, INC.**

Planning Commission consideration for approval of Modification to a previously approved Minor Modification (MIS12-00293) to allow the internal reconfiguration of square footage at the Macy's Home/JoAnn's building by reducing the Gross Leasable Area (GLA) from 220,000 sf to 155,000 sf and converting it to a multi-tenant mall building with approximately 105,000 sf of multi-tenant retail and 50,000 sf professional offices, and re-allocating 65,000 sf from the Macy's Home/JoAnn's building to the mall north of Carson Street. DIV13-00005 is a Division of Lot for purposes of lot consolidation and re-subdivision to match the proposed development on property located in the H-DA1 Zone at 3525 Carson Street. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-00012 for DIV96-0001, and the 2005 and 2012

Addendums to the Negative Declaration previously prepared for MOD05-00001, DVP05-00004, and MIS12-000293. There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation.

Recommendation: Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material consisting of correspondence from the applicant and a revised resolution (No. 13-043).

Charles Davis, Senior Vice President, Simon Property Group, voiced his agreement with the recommended conditions of approval. With the aid of slides, he provided background information about the history of Del Amo Fashion Center and reviewed the proposed reconfiguration of square footage, which would allow Macy's to consolidate its three existing stores that currently have a duplication of merchandise into two stores: 1) Men's, furniture and home store, and 2) Women's and children's store. Additionally, he noted that the new Nordstrom department store has been revised with roughly the same square footage and a slightly narrower building. He explained that approval of the proposed entitlements is necessary so that negotiations with Macy's can advance and become finalized.

In response to Commissioner Skoll's inquiry, Mr. Davis reported that Lucille's restaurant will remain in the center, but will be moving to a new location.

Commissioner Skoll questioned whether the Fire Department had reviewed the project, and Fire Prevention Manager Mapes advised that the Fire Department approved the project with certain requirements.

Planning Manager Lodan clarified that the previously approved entitlement MIS12-00293 includes several conditions from various City departments, which have been incorporated into this approval.

Chairperson Rizzo invited public comment.

Charles Deemer, resident, requested clarification regarding parking requirements, which was provided by Planning Manager Lodan.

Mr. Deemer asked about the rationale for not having a Bloomingdale's department store at the center.

Assistant City Attorney Sullivan advised that inquiry into the property owner's business decisions was not within the purview of this hearing.

Returning to the podium, Mr. Davis emphasized that the proposed Modification does not increase the project's total square footage and simply shifts unused square footage so that it can be more effectively utilized.

Commissioner Skoll asked about plans for the south end of the mall.

Mr. Davis explained that renovations to the north end of the mall are very complicated and involve the temporary relocation of several tenants; that the project will not be completed until the end of 2015; and that renovations to the south end of the mall will be addressed after that time.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote.

MOTION: Commissioner Polcari moved to approve MOD13-00002 and DIV13-00005 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.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 13-043 and 13-044.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution Nos. 13-043 and 13-044. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

13. RESOLUTIONS

13A. CUP13-00015: DEAN REUTER (MARCO PROPERTIES INC)

Planning Commission adoption of a resolution reflecting their decision to approve a Conditional Use Permit to allow the operation of a restaurant with service of alcoholic beverages and an outdoor seating area, in conjunction with a joint use parking and off-site parking arrangement on property located within the former Industrial Project Area in the M-1 Zone and P-1 Zone at 1103-1111 Van Ness Avenue.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 13-039.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 13-039. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for October 11, October 17, and October 25, 2013 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that on November 5, the City Council adopted an urgency ordinance extending the moratorium on donation collection bins for another 11 months and staff plans to bring forward a resolution to address the regulation of these bins within the next few months.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the November 20, 2013 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Skoll noted that he had read the minutes from the last meeting and was sorry to have missed it.

18B. Commissioner Watson commented on her trip to Sochi Russia, which is slated to host the 2014 Winter Olympics.

18C. Commissioners acknowledged and welcomed college students present to observe the meeting as part of a class being taught by Sr. Planning Associate Santana on environmental planning policy.

18D. Assistant City Attorney Sullivan introduced Kathy Jensen of Rutan & Tucker, who was present at the meeting as legal representative for the Simon Property Group.

19. ADJOURNMENT

At 7:53 p.m., the meeting was adjourned to Wednesday, November 20, 2013 at 7:00 p.m.

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Approved as submitted December 4, 2013 s/ Sue Herbers, City Clerk
