



## 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.torrcity.com](http://www.torrcity.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, December 9

## CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 7, 2005  
7:00 P.M.

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**"The most pathetic person in the world is someone who  
has sight, but has no vision."**

**HELEN KELLER**

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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: NOVEMBER 2, 2005
6. REQUESTS FOR POSTPONEMENTS

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

A. PRE05-00009: ALAN KOSSOFF

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 404 Camino De Las Colinas.  
(Res. No. 05-174)

B. PRE05-00016: FRADKIN-MARTZ CORNERSTONE REALTY, LLC (PETER PALDINO)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 406 Paseo De La Playa.  
(Res. No. 05-092)

**9. WAIVERS**

**10. FORMAL HEARINGS**

A. DIV05-00026: PALMIERI TYLER WIENER WILHELM & WALDRON, LLP (RENETTA CAYA)

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment to incorporate a portion of Parcel 1 (APN 7352-011-024) into Parcel 2 (APN 7352-011-003) on property located in Planned Development and M-2 Zones at Maricopa Avenue, Parcel 1 (Portion of Lot 2 Tract #53091) and Parcel 2 (Portion of Lots 1&2, Tract #7873) at 2727 & 2829 Maricopa Street.  
(Res. No. 05-175)

- B. CUP05-00033, TTM63585, (EAS05-00001): HEADLANDS REALTY CORPORATION  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a 161,785 square foot light-industrial condominium park, containing 24 individual buildings on a 9-acre site and a Tentative Tract Map to allow the division of one parcel into 25 parcels, one common parcel for access and 24 individually owned industrial lots on property located in the M-2 Zone at 2920 Columbia Street. (Res. Nos. 05-181, 05-182)
- C. CUP05-00034, MOD05-00010: JANO INC.  
Planning Commission consideration for approval of a Conditional Use Permit and a Modification of a previously approved Conditional Use Permit (CUP74-1) to allow the operation of an auto body repair center in association with an existing adjacent auto body repair facility on property located in the M1 (PP) Zone at 23535 Telo Avenue.  
(Res. Nos. 05-178, 05-179)
- D. CUP05-00035: STEPHANIE LAKEY  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a small collection recycling facility on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Promenade Sub-District at 19330 Hawthorne Boulevard.  
(Res. No. 05-180)
- E. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino De Encanto. (Res. No. 05-176)

- F. PRE05-00039: THOMAS GAHAN (FRANK BOSTROM)  
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 detached garage on property located in the Hillside Overlay District in the R-1 Zone at 22322 Susana Avenue.  
(Res. No. 05-177)
- G. MOD05-00011 (DVP96-1, CUP79-15, and CUP81-50), DVP05-00004: DEL AMO MILLS LIMITED PARTNERSHIP (ROBERT HAWLEY)  
Planning Commission consideration for approval of a Development Permit and Modifications to previously approved entitlements DVP96-1, CUP79-15, and CUP81-50, consisting of a 63,000 square foot conversion of a ground floor parking lot to retail space; a 9,000 square foot westerly expansion of in-line retail space; the addition of one parking level (providing 315 spaces) to the north parking structure; a two level above grade, 100 space parking structure, extending westerly from the existing West parking structure; and a two level above grade 270 space parking structure, located immediately west of the Macy's store; removal of a 5,000 square foot existing restaurant building; and the new construction of a 34,000 square foot, two story, free-standing retail building, east of Hawthorne Boulevard and south of Carson Street; at the Del Amo Fashion Center, on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District One at 3525 Carson Street.  
(Res. Nos. 05-183, 05-184)

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 \_\_\_ Drevno \_\_\_ Faulk \_\_\_ Horwich \_\_\_ Chairperson Uchima