

**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, December 18, 2013 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gibson.

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, Sr. Fire Prevention Officer Kazandjian, 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, December 12, 2013.

5. APPROVAL OF MINUTES

Chairperson Rizzo noted a discrepancy between a condition as stated in the November 20, 2013 Planning Commission minutes and a condition in Resolution No. 13-045 (CUP13-00025: Arling Wang) and the minutes were held pending review of the audiotapes.

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed the applicant's request to continue Item 11A, WAV13-00008: Will Basilio (Clint and Yvonne Fisher) to January 15, 2014.

MOTION: Commissioner Polcari moved to continue Item 10A to January 15, 2014. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

Planning Manager Lodan announced that the hearing will not be re-advertised because it was continued to a date certain.

7. ORAL COMMUNICATIONS #1

7A. Kelly Hamm, project architect, requested that the Commission reconsider their decision to deny PRE13-00004: Yukimo Hyashida – 310 Calle de Arboles. He reported he had informal discussions with neighbors in the lobby following the December 4 meeting and he believes he may be able to address their concerns by making additional revisions to the plans.

MOTION: Commissioner Skoll moved to place an item on the January 15, 2014 Planning Commission agenda to discuss reconsideration of PRE13-00004. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

8. **TIME EXTENSIONS-** None.

9. **SIGN HEARINGS-** None.

Chairperson Rizzo reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

10. **CONTINUED HEARINGS**

10A. **PRE13-00008: JEFF LYONS (WAY AND WENDY WONG)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5714 Clearsite Avenue. The project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities.

Recommendation: Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting.

Way Wong, 5714 Clearsite Street, applicant, voiced his agreement with the recommended conditions of approval.

Jeff Lyons, project architect, briefly described the proposed project. He explained that the addition was located to the rear of the house so existing roof framing and exterior walls could be retained in order to stay within the \$300,000 budgeted for the project. He reported that revisions were made to the project to address concerns of neighbors about privacy and view impact, including moving the garage an additional foot from the rear and west property lines, changing the roof design, and modifying windows.

Eloy Retamal, 5465 Sharynne Lane, submitted a land survey indicating that the subject property is situated more than 10 feet above the elevation of his property. He stated that the proposed two-story addition would tower over his property due to the difference in elevation and intrude on the privacy of his bedroom and kitchen. He suggested that the privacy impact could be mitigated by moving the massing toward front of the property to provide a little more distance between the homes.

In response to Commissioner Polcari's inquiry, Planning Manager Lodan confirmed that there are other two-story homes on Clearsite Street overlooking Sharynne Lane.

Mark Forney, 5473 Sharynne Lane, stated that he lives next door to Mr. Retamal and has the same objections to the project. He expressed concerns that the structure will look much larger and loom over his property due to the difference in elevation and the window facing his property will intrude on his privacy. He reported that other two-story homes on Clearsite are not as close to the rear property line so they do not have the same impact. He explained that it was not practical to plant trees to provide a privacy shield because they would have to be at least 25 feet tall.

Chairperson Rizzo disclosed that he knows Mr. Forney because he went to high school with him several years ago, but this would not influence his decision on this project.

Mr. Lyons stated that any two-story addition is going to have a substantial impact on the skyline for neighbors on Sharynne Lane even if it is situated toward the front of the property. He explained that it was necessary to keep as much as possible of the existing home intact in order to stay within the \$300,000 budget and building a second story over the existing residence would greatly add to the expense since the foundation would have to be upgraded and the entire roof and ceiling would have to be replaced.

Commissioner Watson related her understanding that neighbors were more concerned about privacy impact as opposed to the impact on the skyline.

Mr. Lyons explained that obscure glass and raised sill heights were used to mitigate privacy impact wherever possible, but there must be a window for emergency egress on the south elevation to meet Code requirements. He noted that no balcony was included in the plans because it was felt that it might intrude on neighbors' privacy.

Commissioner Polcari indicated that he could not support the project as proposed due to the impact on privacy for adjacent neighbors on Sharynne Lane.

Commissioner Skoll asked about the size of the window on the south elevation and the distance between the window and the back of Mr. Retamal's house.

Mr. Lyons reported that the window is 6 feet wide by 4 feet high, and Planning Manager Lodan estimated that there was over 100 feet between the window and Mr. Retamal's house.

Commissioner Skoll doubted that there would be a privacy impact with a 100-foot separation between the houses and questioned whether staff viewed the impact.

Sr. Planning Associate Santana reported that staff visited Mr. Retamal's residence after learning of his concerns and continues to recommend approval of the project.

Mr. Lyons reported that he reworked the south elevation yesterday in response to Mr. Retamal's concerns, including reducing the size of the window facing his property, and submitted a drawing showing the proposed modifications.

Commissioner D'anjou asked about modifying the sill height of the window, and Mr. Lyons indicated that the sill height could be raised from 30 inches to 44 inches and still meet emergency egress requirements.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan confirmed that the changes proposed by Mr. Lyons would lessen the potential of privacy impact.

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

Voicing support for the project, Commissioner Skoll related his belief that the proposed modifications, along with the more than 100-foot separation between the addition and neighbors' houses on Sharynne Lane, would mitigate potential privacy impacts.

Commissioner Watson noted her concurrence with Commissioner Skoll's remarks.

Chairperson Rizzo stated that he would like to see the addition moved more central to the house to alleviate neighbors' concerns about privacy and massing even though it involves the additional expense of seismic retrofitting beams and footings. He noted that he was in a similar situation in 1985 and was able to remodel without affecting the privacy of his neighbors.

Planning Manager Lodan reported that there is some question as to whether the garage can be built as proposed because it has not been determined whether a structure can be constructed over an existing easement. He explained that staff has determined that it is not a City easement and it could be an Edison easement, but this has not been confirmed so more investigation needs to be done. He recommended that the Commission consider continuing this item so the architect could submit revised plans based on input this evening and the easement issue could be resolved.

Chairperson Rizzo related his understanding that there are County sewer easements in this area.

It was the consensus of the Commission to continue this item to January 15, 2014.

MOTION: Commissioner Polcari moved to continue the hearing on PRE13-00008 to January 15, 2014. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Chairperson Rizzo announced that there would be no additional notification because the hearing was continued to a date certain.

11. **WAIVERS**

11A. **WAV13-00008: WILL BASILIO (CLINT AND YVONNE FISHER)**

Planning Commission consideration for approval of a Waiver of the side yard setback requirement to allow a first-story addition on property located within the Hillside Overlay District in the R-1 Zone at 22228 Redbeam Avenue. The project is Categorically Exempt from CEQA per Guidelines Section 15305(a) – Minor Alterations in Land Use Limitations and 15301(e) - Existing Facilities.

Continued to January 15, 2014.

12. **FORMAL HEARINGS**

12A. **CUP13-00028: INTEGRATED LIFE, LLC (CARPENTER CENTER, LLC)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a tutoring and habilitation center for adults with developmental disabilities on property located in the C3-PP Zone at 2822-2824 Sepulveda Boulevard. The project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities.

Recommendation: Approval.

Sr. Planning Associate Santana introduced the request.

Corina De Leon, representing Integrated Life, applicant, voiced her agreement with the recommended conditions of approval. She explained that the proposed facility will provide

tutoring, habilitation and social skills/etiquette training for adults with developmental disabilities so that they can become better integrated in the community.

Commissioner Skoll related his belief that having this facility in Torrance would be very beneficial. He noted that one of the conditions (No. 6) requires that improvements to the center required as part of previous land use entitlements be completed prior to final inspection and expressed concerns about burdening this applicant and the applicant in Item 12B with requirements that are not related to their projects.

Assistant City Attorney Sullivan advised that including conditions like this when there is a new CUP application provides a means by which the City can enforce conditions imposed on previously approved land use entitlements and these improvements are typically the responsibility of the property owner/landlord so these applicants would not have to pay for them.

Commissioner D'anjou noted that Sepulveda is a very busy street and asked about measures to keep clients safe.

Ms. De Leon reported that there is a minimum staffing of 1 employee to 3 clients; that staffing at this facility will be 1 employee to 2.25 clients; and that guidelines require constant line-of-sight supervision. She noted that individuals who have a history of being unmanageable are not eligible for the facility and her company currently operates a facility on Atlantic Street in Long Beach, which is a very busy street.

Responding to questions from the Commission, Ms. De Leon explained that the center will service 30 clients per day split into two sessions, morning and afternoon; that there will be a maximum of 19 clients onsite at one time; and that the facility offers programs for people 22 years of age and up. She reported that the facility has two 8-person vans, but transportation for most clients is provided by other entities and a staff member meets each vehicle to escort clients into the facility. She indicated that the doors to the facility are not locked, however, staff members are extremely vigilant when it comes to client safety.

Mark Dupuy, project designer, voiced support for the project, relating his experience that this type of program is very effective in integrating people with developmental disabilities into the community.

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

MOTION: Commissioner Polcari moved to approve CUP13-00028, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 13-055.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-055. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

12B. CUP13-00030: SAMMY SON (CARPENTER CENTER, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow a restaurant with seating serving shaved ice, frozen yogurt and beverages on property

located in the C3-PP Zone at 2814 Sepulveda Boulevard. The project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities.

Recommendation: Approval.

Sr. Planning Associate Santana introduced the request.

Jae Choi, representing Sammy Son, applicant, voiced his agreement with the recommended conditions of approval. He reported that this shaved ice, frozen yogurt shop replaces a similar use and no major changes are proposed for the tenant space.

Responding to questions from the Commission, Mr. Choi reported that the name of the shop will be Oakroomong, which is a popular franchise in Korea that serves traditional Korean ice cream, and this will be the franchise's first store in the United States.

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

MOTION: Commissioner Polcari moved to approve CUP13-00030, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 13-056.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-056. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

12C. DIV13-00008: DEL AMO FASHION CENTER OPERATING COMPANY

Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment of four existing parcels into three proposed parcels, on properties located in the H-DA1 Zone at the northeast corner of Hawthorne Boulevard and Carson Street. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-0012 for DVP96-0001, and the 2005 and 2012 Addendums to the Negative Declaration previously prepared for MOD-05-0001, DVP05-00004, and MIS12-00293. There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation.

DIV13-00009: DEL AMO FASHION CENTER OPERATING COMPANY

Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment of four existing parcels into two proposed parcels, on properties located in the H-DA 1 Zone at the southwest corner of Fashion Way and Del Amo Circle East. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-0012 for DVP96-0001, and the 2005 and 2012 Addendums to the Negative Declaration previously prepared for MOD-05-0001, DVP05-00004, and MIS12-00293. 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.

Michael Silvey, civil engineer, representing the applicant, reported that the proposed Lot Line Adjustments are necessary so that new buildings have their own parcels and they are not constructed over lot lines. He noted these entitlements do not affect recently approved additions/renovations to the mall.

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

MOTION: Commissioner Polcari moved to approve DIV13-00008 and DIV13-00009, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 13-057 and 13-058.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution Nos. 13-057 and 13-058. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

13. **RESOLUTIONS** – None.

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 November 14 and November 22, 2013 were distributed to the Commission.

16. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** – None.

17. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reported that the January 1, 2014 Planning Commission meeting has been cancelled and the agenda for the January 15 meeting has not been finalized.

18. **ORAL COMMUNICATIONS #2**

18A. Cynthia Cohen, resident, reported that the Carpenter shopping center (2814-2824 Sepulveda Boulevard) has inadequate parking and lighting and the entire facility is in need of renovation.

18B. Commissioners extended holiday greetings to their colleagues on the Commission and City staff.

19. **ADJOURNMENT**

At 8:25 p.m., the meeting was adjourned to Wednesday, January 15, 2014 at 7:00 p.m.

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Approved as submitted February 19, 2014 s/ Sue Herbers, City Clerk
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