



# 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.TorranceCA.Gov](http://www.TorranceCA.Gov).

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, August 14, 2009  
Friday, August 28, 2009

# CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, AUGUST 19, 2009  
7:00 P.M.

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"A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken."

*James Dent*

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## 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 Thursday, August 13, 2009.
5. APPROVAL OF MINUTES:
6. REQUESTS FOR POSTPONEMENTS
7. ORAL COMMUNICATIONS FROM THE PUBLIC #1  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.

**8. TIME EXTENSIONS**

**9. CONTINUED HEARINGS**

- A. PRE09-00002: CBB ARCHITECTS (NGOCANH THI NGUYEN)  
Planning Commission continued consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5312 Bindewald Road. (Res. No. 09-035)
  
- B. CUP09-00008: TODD MANNER – FIEDLER GROUP (TOYOTA MOTOR COMPANY)  
Planning Commission continued consideration for approval of a Conditional Use permit to allow the construction and operation of a new hydrogen fueling station with learning center on a portion of an existing parking lot on property located in the M-1/P-1 Zones at 2055 190<sup>th</sup> Street. (Res. No. 09-028)

**10. WAIVERS**

**11. FORMAL HEARINGS**

- A. CUP09-00011: ROYAL BUSINESS BANK (ALAN THIAN)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a commercial bank in an existing commercial building on property located within the Meadow Park Redevelopment Project Area in the HBCSP-MP Zone at 23740 Hawthorne Boulevard, Suite 103. (Res. No. 09-040)
  
- B. CUP09-00010: DEAN REUTER (RON SCANLON – RON'S AUTO BODY SHOP)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of an auto mobile paint and body shop on property located within the Industrial Redevelopment Project Area, M-2 Heavy Manufacturing District at 1748-1752 Border Avenue. (Res. No. 09-041)

**12. RESOLUTIONS**

**13. PUBLIC WORKSHOP ITEMS**

**14. MISCELLANEOUS ITEMS**

**15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

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

**17. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**18. ADJOURNMENT**