



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.

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, November 20, 2009
Friday, November 27, 2009

Thursday, November 26, 2009 (Thanksgiving Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 18, 2009
7:00 P.M.

"Thanksgiving, after all, is a word of action."

~ W.J. Cameron ~

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 Friday, November 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. PRE09-00004: OBELISK ARCHITECTS (MR & MRS ANDERSON)
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 within the Hillside Overlay District in the R-1 Zone at 122 Calle De Arboles. (Res. No. 09-050)

10. WAIVERS

11. FORMAL HEARINGS

- A. CUP09-00012 & DIV09-00002: CHARLES BELAK-BERGER (RACHID FADEL)
Planning Commission consideration for approval of a Conditional Use Permit to allow the conversion of an existing two-unit apartment into two condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1008-1010 Arlington Avenue. (Res. Nos. 09-056, 09-057)
- B. CUP09-00020: CARPENTER CENTER, LLC (JOHN LEE)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an ice cream and yogurt shop with sitting area in conjunction with the re-striping of an existing parking lot on property located in the C3-PP Zone at 2814 Sepulveda Boulevard. (Res. No. 09-058)
- C. CUP09-00016: MEHDI BEHMARD
Planning Commission consideration for approval of a Conditional Use Permit to allow the retail sale of beer and wine for off-site consumption at an existing service station on property located in the C-2 Zone at 4928 Torrance Boulevard. (Res. No. 09-059)

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