



TORRANCE GENERAL PLAN WORKSHOP #9 PLANNING COMMISSION

AGENDA
7:00 P.M.
SEPTEMBER 14, 2005

CITY COUNCIL CHAMBERS, TORRANCE CITY HALL
3031 Torrance Boulevard

MEETING OBJECTIVES:

- Review land use statistics for the focus areas.
- Summarize future population and housing projections.
- Review the Planning Commission's preliminary land use recommendations for the focus areas from previous workshops.
- Review Staff recommendations for the focus areas.
- Finalize the Planning Commission recommendations for each focus area.
- Receive community input.

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1. Call to Order
 2. Salute to the Flag
 3. Roll Call
 4. **Approval of Workshop Minutes:** February 23, 2005, March 9, 2005 (Residential sub-committee), March 23, 2005 (Commercial sub-committee), April 13, 2005 (Circulation), April 27, 2005 (Industrial sub-committee), July 27, 2005, August 24, 2005
 5. **General Plan Update** – Jane Isomoto and Carolyn Chun, City of Torrance
 6. **Presentation: Land Use Statistics and Population and Housing Projections** – Diana Gonzalez, CBA
 7. **Presentation: Commission and Staff Recommendations for Focus Areas** – Laura Stetson and Jeff Henderson, CBA, Carolyn Chun, DR Richardson, Gregg Lodan, and Kevin Joe, City of Torrance.
 8. **Commission Focus Area Discussion and Recommendations**

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9. Community Input

10. Summary and Next Steps

11. Planning Commission Business-Resolutions

A. DIV05-00012: BHARAT PATEL

Planning Commission consideration of a resolution approving a Division of Lot to allow one lot to be subdivided into two lots on property located in the R-1 Zone at 2245 W. 233rd Street.

(Res. No.05-118)

B. CUP05-00020, DIV05-00009: MENILOS SARIDAKIS (CHARLES BELAK-BERGER)

Planning Commission consideration of resolutions denying a Conditional Use Permit to allow the construction of a two-unit attached condominium project and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1008 Arlington Avenue.

(Res. Nos.05-119, 05-120)

C. CUP05-00022, DIV05-0010: ROBERT TREMAN (K.T. ZIEGLER)

Planning Commission consideration of resolutions denying a Conditional Use Permit to allow the construction of a two-unit detached condominium project and a Division of Lot for condominium purposes on property located in the R-2 Zone at 815 Portola Avenue.

(Res. Nos.05-121, 05-122)

D. ZON04-00006, ZON04-00007, MOD04-00012, MOD04-00013, MOD04-00020, MOD04-00021, TTM061850, TTM61463, DIV04-00019: STANDARD PACIFIC HOMES

Planning Commission consideration of resolutions denying Modifications of previously approved Conditional Use Permit (CUP03-00034) and Planned Development Permit (PD03-00002) to allow the construction of a 33-unit townhome development and 86-unit condominium development, Vesting Tentative Tract Maps for condominium purposes, and a Division of Lot to allow a Lot Line Adjustment for properties located at 2303 and 2349 Jefferson Street.

(Res. Nos.05-123, 05-124, 05-125, 05-126, 05-127, 05-128, 05-129)

12. Adjournment