



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.tornet.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, September 29, 2006

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, SEPTEMBER 20, 2006
7:00 P.M.

**"Good judgment comes from experience, and often
experience comes from bad judgment."**

~RITA MAE BROWN~

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 09/14/06.
5. **APPROVAL OF MINUTES: AUGUST 2 & 16, 2006**
6. **REQUESTS FOR POSTPONEMENTS**

7. TIME EXTENSIONS

A. MIS06-00237: BOETTCHER ENGINEERING

Planning Commission consideration of a Time Extension of a previously approved Tentative Tract Map (TTM61575) for condominium purposes on property located in the R-1 Zone at 2253 241st Street and in the City of Lomita. (Res. No. 06-105)

8. CONTINUED HEARINGS

A. PRE06-00010: TRACY UNDERWOOD (RON BALLESTEROS)

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3208 Carolwood Lane. (Res. No. 06-080)

B. CUP06-00009, TTM61985R: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)

Planning Commission consideration of a Conditional Use Permit to allow the construction of a mixed-use development consisting of seven condominium units and approximately 2,000 square feet of commercial space and a Vesting Tentative Tract Map for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue. (Res. Nos. 06-084, 06-085)

C. PRE05-00052: TOMARO ARCHITECTURE (FARENTINOS)

Planning Commission consideration 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 515 Via Monte D'Oro. (Res. No. 06-077)

9. WAIVERS

10. FORMAL HEARINGS

A. DIV06-00012: SCOTT WILSON

Planning Commission consideration of a Division of Lot to allow the creation of a flag lot parcel map containing two lots on property located in the R-1 Zone at 2344 239th Street. (Res. No. 06-106)

ROLL CALL: ___ Browning ___ Busch ___ Gibson ___ Horwich ___ Uchima ___ Chairperson Faulk

B. PRE06-00025, WAV06-00016: OLYMPIA GREER (SANDRA AND GUY RUCKDASCHEL)

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new one story single family residence with a semi-subterranean garage in conjunction with a Waiver to allow a reduction in the side yard setback requirements on property located within the Hillside Overlay District in the R-1 Zone at 149 Via La Soledad.
(Res. Nos. 06-107, 06-108)

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 ___ Gibson ___ Horwich ___ Uchima ___ Chairperson Faulk