



# 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, November 14 and 28, 2014

Tuesday, November 11, 2014 (Veteran's Day)  
Thursday, November 27, 2014 (Thanksgiving Day)

# CITY OF TORRANCE PLANNING COMMISSION

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

**WEDNESDAY, NOVEMBER 5, 2014**  
**7:00 P.M.**

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*"The willingness of America's veterans to sacrifice for our country has earned them our lasting gratitude."*

*~ Jeff Miller ~*

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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, Oct. 30, 2014.
5. **APPROVAL OF MINUTES:** October 15, 2014
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. **SIGN HEARINGS**

**10. CONTINUED HEARINGS**

**11. WAIVERS**

- A. WAV14-00005: RODGER BARCLAY (ANDREW & SHARON HORODNER)  
Planning Commission consideration for approval of a Waiver of the side yard setback requirement in conjunction with a second story addition on property located in the R-1 Zone at 2552 227th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations in Land Use Limitations. (Res. No. 14-059)

**12. FORMAL HEARINGS**

- A. DIV14-00014: DEL AMO FASHION CENTER OPERATING CO., LLC  
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment on property located in the H-DA1 Zone at 3525 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15304 – Minor Alterations to Land. (Res. No. 14-060)
- B. CUP14-00022: ENTERPRISE RENT-A-CAR COMPANY OF LOS ANGELES, LLC (ANN-MARIE HARRIS)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automobile rental business on property located in the M-2 Zone at 20537 and 20541 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-061)
- C. CUP14-00024: JOHN HAVARD (MCDONALD'S USA, LLC)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the redevelopment of the existing drive-through fast food restaurant site (demolition of the existing building and the construction of a new drive-through fast food restaurant building) on property located in the C-3 Zone at 5019 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development. (Res. No. 14-062)

**13. RESOLUTIONS**

A. DIV14-00009: PETER SY (EHZ DEVELOPMENT INC)

Planning Commission adoption of a resolution reflecting their decision to deny a Division of Lot to allow a flag-lot subdivision of one parcel into four parcels on property located in the R-1 Zone at 2126 238th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 14-056)

B. CUP14-00015 (EAS14-00003): PUBLIC STORAGE, INC.

Planning Commission adoption of a resolution reflecting their decision to deny a Negative Declaration and a Conditional Use Permit to allow the demolition of the front section of an existing storage building and construction of a new four-story self storage building on property located in the ML(M1-PP) Zone at 4460 Del Amo Boulevard. (Res. No. 14-053)

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. LUS13-00002: CITY OF TORRANCE (THE KEEPING OF CHICKENS AND BEES)

Planning Commission consideration of a Land Use Study to consider the keeping of chickens and bees for single family residences within the City.

B. Community Development Director Weekly Summary Report(s)

1. October 10, 2014
2. October 16, 2014
3. October 24, 2014

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

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

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

**19. ADJOURNMENT**