



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, November 9, 2007
Friday, November 23, 2007

Monday, November 12, 2007 (Veterans Day)
Thursday, November 22, 2007 (Thanksgiving Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 7, 2007

7:00 P.M.

"A thankful heart is not only the greatest virtue,
but the parent of all the other virtues."

~Cicero~

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 November 2, 2007.
5. **APPROVAL OF MINUTES: OCTOBER 3, 2007**
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 or engaging in discussion on any item not appearing on the posted agenda.

ROLL CALL: ___ Browning ___ Fauk ___ Gibson ___ Horwich ___ Uchima ___ Weideman ___ Chairperson Busch

8. TIME EXTENSIONS

9. CONTINUED HEARINGS

- A. PRE07-00018, WAV07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story single-family residence in conjunction with a Waiver for the reduction in the front and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.
(Res. Nos. 07-100, 07-126)

10. WAIVERS

11. FORMAL HEARINGS

- A. PRE07-00023: PETER PALDINO (ALEX DANIELS)
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 5405 Paseo De Pablo. (Res. No. 07-124)
- B. PRE07-00022: ZHONG JIN FUNG
Planning Commission consideration for approval of a Precise Plan of Development to allow the remodel of a commercial building to create four retail spaces and the demolition of a portion of the existing building to create additional parking areas on property located in the C3-PP Zone at 18158 Crenshaw Boulevard. (Res. No. 07-125)
- C. CUP07-00025, DVP07-00001, TTM069601: MICHAEL PICKET
Planning Commission consideration for approval of a Conditional Use Permit and a Development Permit to allow a mixed-use development consisting of retail, office, and residential uses in conjunction with a Tentative Tract Map for condominium purposes on property located in the Hawthorne Boulevard Corridor Specific Plan – Walteria Sub-District at 24255 Hawthorne Boulevard. (Res. Nos. 07-119, 07-120, 07-121)

12. RESOLUTIONS

13. PUBLIC WORKSHOP ITEMS

- A. LUS07-00002: CITY OF TORRANCE (ROOF DECKS)
The Planning Commission proposes to amend portions of the Torrance Municipal Code to create a definition for decks and roof decks, establish development standards for roof decks and establish a review process of roof deck applications.

14. MISCELLANEOUS ITEMS

- A. MIS07-00237: CHUNGON WANG (KAY WARREN)
Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow the construction of a ramp and stairs along the rear portion of the residence providing access to a proposed deck one foot above grade on property located within the Hillside Overlay District in the R-1-Zone at 441 Paseo De La Playa. (Res. No. 07-122)

- B. MIS07-00190: THOMAS FUJIWARA
Planning Commission Consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow first floor additions to the rear portion of an existing one-story residence on property located within the Hillside Overlay District in the R-1 Zone at 25916 Richville Drive. (Res. No. 07-123)

- C. Planning Commissioner attendance at American Planning Association National Conference

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

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