



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, Nov. 2, 16, and 30, 2012
Monday, Nov. 12, 2012 (Veterans Day)
Nov. 22 & 23, 2012 (Thanksgiving Holiday)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, NOVEMBER 7, 2012

7:00 P.M.

"Happy Thanksgiving"

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, Nov. 1, 2012.
5. **APPROVAL OF MINUTES:** October 3, 2012
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

- A. PCR12-00001, WAV12-00005: ELPIDIO MANALO
Planning Commission consideration for approval of a Planning Commission Review to allow two units to exceed a 0.50 floor area ratio, in conjunction with a Waiver of the side yard setback on property located in the Small Lot, Low-Medium Overlay District in the R-2 Zone at 2212 Gramercy Avenue. (Reso. Nos. 12-046, 12-047)

- B. MIS12-00085 (REVISED): JIM DELURGIO
Planning Commission consideration of an appeal of a previously denied Minor Hillside Exemption to allow one-story additions under 14-feet in height at the front, sides, and rear of the residence on property located within the Hillside Overlay District in the R-1 Zone at 209 Via El Toro. (Reso. No. 12-067)

11. WAIVERS

12. FORMAL HEARINGS

- A. MOD12-00008: SAUERS LOPEZ CONSTRUCTION INC (JEFF LA PLANT)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP00-00032) to allow additions and a new parking structure to an existing automobile dealership on property located in the C-2 Zone at 2900 Pacific Coast Highway. (Reso. No. 12-072)

- B. DIV12-00007: THE DOW CHEMICAL COMPANY
Planning Commission consideration for approval of a Division of Lot to allow one lot to be subdivided into four lots on property located in the M-2 Zone at 305 Crenshaw Boulevard. (Reso. No. 12-073)

13. RESOLUTIONS

- A. MOD12-00007, PRE12-00014: MESKO RESTAURANT GROUP (RIVIERA VILLAGE PROPERTIES)
Planning Commission adoption of resolutions reflection their decision to deny a Modification of a previously approved Conditional Use Permit (CUP74-34) and a Precise Plan of Development to allow renovations and outdoor seating to an existing restaurant on property located within the Hillside Overlay District in the C-1 Zone at 340 Vista del Mar. (Res. Nos. 12-070, 12-071)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

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