



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 5, 2012
7:00 P.M.

*"All our dreams can come true,
if we have the courage to pursue them."*

~ Walt Disney ~

AGENDA

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, December 14 and 28, 2012

Monday, Dec. 24, 2012 (Christmas Eve)

Tuesday, Dec. 25, 2012 (Christmas Day)

Monday, Dec. 31, 2012 (New Years Eve)

Tuesday, Jan. 1, 2013 (New Years Day)

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. 29, 2012.
5. **APPROVAL OF MINUTES:** October 17, 2012 and November 7, 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**

ROLL CALL: ___ Gibson ___ D'anjou ___ Polcari ___ Rizzo ___ Skoll ___ Weideman ___ Chairperson Uchima
P.C. 12/05/12

10. CONTINUED HEARINGS

- A. ZON12-00001 (EAS12-00001): MOHAMAD POURNAMDARI
Planning Commission consideration for the adoption of a Negative Declaration and recommendation of approval of a Zone Change from C-R to C-3 on property located on the east side of Prairie Avenue approximately 100-feet north of 176th Street (APN: 4022-002-021).

- B. 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. (Res. No. 12-072)

11. WAIVERS

12. FORMAL HEARINGS

- A. PRE12-00015, WAV12-00012: KHOSROW (KEN) SHEIK (SHAHROKH SHEIK)
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 to allow the reduction of a side yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 5256 Bindewald Road. (Res. Nos. 12-074, 12-075)

13. RESOLUTIONS

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

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