



PLANNING COMMISSION

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, JUNE 15, 2005
7:00 P.M.

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 Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrcnet.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, June 10 & June 24

"You can't depend on your eyes when your imagination is out of focus."

MARK TWAIN

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: ___ Drevno ___ Faulk ___ Guyton ___ Horwich ___ LaBouff ___ Uchima ___ Chairperson Muratsuchi

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

9. WAIVERS

- A. WAV05-00011: GREGORY D. BUCHALLA
Planning Commission consideration for approval of a Waiver to allow a reduction in the rear yard setback requirement on property located in the R-1 Zone at 2125 234th Street. (Res. No. 05-080)

10. FORMAL HEARINGS

- A. DIV05-00006: CETECH ENGINEERING (THOMAS T. YUGE)
Planning Commission consideration for approval of a Division of Lot to allow one lot to be divided into two new lots on property located in the M-2 Zone at 19801 Mariner Avenue. (Res. No. 05-072)

- B. CUP05-00014, DIV05-00005: MARY AND DARYL BOYD
Planning Commission consideration for approval of a Conditional Use Permit and a Division of Lot to allow the construction of two new detached condominium units on property located in the R-2 Zone at 18229 - 18231 Amie Avenue. (Res. No.'s 05-073, 05-074)

- C. PRE04-00035: DOUG AND EMILY GALLOWAY (LANE BUILDING DESIGNS)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached two car garage on property located in the Hillside Overlay District in the R-1 Zone at 936 Calle Miramar. (Res. No. 05-075)

D. CUP05-00010, PRE05-00011, PCR05-00002: WITHEE MALCOLM ARCHITECTS (KENNETH AHN)

Planning Commission consideration for approval of a Conditional Use Permit, a Precise Plan of Development and a Planning Commission Review to allow the construction and operation of a new two story bank building with subterranean parking on property located in the Hillside Overlay District in the C-2 Zone at 25904 Rolling Hills Road. (Res. No.'s 05-076, 05-077, 05-078)

E. CUP05-00006: CJC DESIGN (FRED COHEN)

Planning Commission reconsideration for approval of a Conditional Use Permit (CUP05-00006) to allow beer and wine sales for off-premise consumption in conjunction with the conversion of the existing auto service building to a food mart with a take-out only fast-food sales component, a 600 square foot addition and the remodeling of existing service canopies to the existing service station on property located in the C-2 Zone at 3975 190th Street. (Res. No. 05-079)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

A. DEVELOPMENT IMPACT FEE

Planning Commission review and consideration of a study for a proposed Development Impact Fee Program, to be paid by developers. This fee will contribute to Undergrounding Utilities and improvements to Traffic, Sewer, and Storm Drain Systems.

B. PLANNING COMMISSION ELECTIONS

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: ____ Drevno ____ Faulk ____ Guyton ____ Horwich ____ LaBouff ____ Uchima ____ Chairperson Muratsuchi