



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 Jane Isomoto 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, September 2 & 16

Monday, September 5 (Labor Day)

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, SEPTEMBER 7, 2005
7:00 P.M.

**"In helping others, we shall help ourselves, for
whatever good we give out completes the circle
and comes back to us."**

FLORA EDWARDS

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: JULY 20, 2005
6. REQUESTS FOR POSTPONEMENTS

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

A. 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 four car garage on property located in the Hillside Overlay District in the R-1 Zone at 936 Calle Miramar. (Res. No. 05-075)

9. WAIVERS

10. FORMAL HEARINGS

A. PRE05-00023, WAV05-00013: LES ARNESON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a second story addition to an existing one story single family residence in conjunction with a Waiver of the required side and front-facing garage setbacks on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

B. DIV05-00012: BHARAT PATEL

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 R-1 Zone at 2245 W. 233rd Street. (Res. No. 05-118)

- C. CUP05-00020, DIV05-00009: MENILOS SARIDAKIS (CHARLES BELAK-BERGER)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a two-unit attached condominium project and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1008 Arlington Avenue.
 (Res. No.'s 05-119, 05-120)
- D. CUP05-00022, DIV05-00010: ROBERT TREMAN (K.T. ZIEGLER)
 Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a two-unit detached condominium project and a Division of Lot for condominium purposes on property located in the R-2 Zone at 815 Portola Avenue.
 (Res. No.'s 05-121, 05-122)
- E. EAS03-00013, GPA03-00010: CITY OF TORRANCE
 Planning Commission consideration of a Mitigated Negative Declaration and a City initiated General Plan Amendment from Business Park to Medium Density Residential on properties located in the M-2 Zone at 2255, 2275, 2295, 2303, 2341, 2349, 2351, and 2357 Jefferson Street.
- ZON04-00006, ZON04-00007, MOD04-00012, MOD04-00013, MOD04-00020, MOD04-00021, TTM61850, TTM61463, DIV04-00019: STANDARD PACIFIC HOMES
 Planning Commission consideration for approval of Zone Changes from M-2 (Heavy Industrial) to PD (Planned Development), Modifications of a previously approved Conditional Use Permit (CUP03-00034) and Planned Development Permit (PD03-00002) to allow the construction of a 33-unit townhome development and 86-unit condominium development, Vesting Tentative Tract Maps for condominium purposes, and a Division of Lot to allow a Lot Line Adjustment for properties located at 2303 and 2349 Jefferson Street.
 (Res. No.'s 05-123, 05-124, 05-125, 05-126, 05-127, 05-128, 05-129)

11. RESOLUTIONS

A. CUP05-00019, TTM61985, VAR05-00001: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)

Planning Commission consideration of resolutions denying without prejudice a Conditional Use Permit to allow the construction of a seven-unit residential condominium development and a Vesting Tentative Tract Map for condominium purposes on property located in the Downtown Redevelopment Project Area in the Commercial Sector at 1620 Gramercy Avenue. (Res. No's. 05-114, 05-115)

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT