



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.torrnet.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, December 23 & 30

Monday, December 26

CITY OF TORRANCE PLANNING COMMISSION

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

WEDNESDAY, DECEMBER 21, 2005
7:00 P.M.

**"Best Wishes for a Joyous Holiday Season and a
Prosperous New Year."**

**FROM THE STAFF OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

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

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

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

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver of the required side and front-facing garage setback requirements 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. PRE05-00009: ALAN KOSSOFF

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 404 Camino De Las Colinas. (Res. No. 05-174)

C. PRE05-00035: STUDIO 9ONE2

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 garage on property located in the Hillside Overlay District in the R-1 Zone at 5251 Zakon Road. (Res. No. 05-173)

9. WAIVERS

A. WAV05-00029: JOHN SANDERSON (KYLE SMITH)

Planning Commission consideration for approval of a Waiver to allow reductions in the side yard setback requirements for the construction of a new second unit above a new four car garage on property located in the R-3 Zone at 1230 Portola Avenue. (Res. No. 05-185)

10. FORMAL HEARINGS

- A. PCR05-00005, DIV05-00020: LOYD MARTIN
Planning Commission consideration for approval of a Planning Commission Review to allow the construction of additions to an existing retail and office center in conjunction with a Division of Lot to merge two underlying lots on property located in the C-2 Zone at 1611 Crenshaw Boulevard. (Res. Nos. 05-186, 05-187)
- B. CUP05-00036: IGNACIA OCHOA
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a new take-out only pizza restaurant in an existing shopping center on property located in the CR-PP Zone at 4509 Sepulveda Boulevard. (Res. No. 05-188)
- C. CUP05-00037, DIV05-00021: ANDY AND CAROLINE WIDJAJA (MIKE CHAMBERLAIN)
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of three new condominiums in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1824 Martina Avenue. (Res. Nos. 05-189, 05-190)
- D. PRE05-00042: MAJID BAKSH (LEE SMITH)
Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition in conjunction with first floor remodeling to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 283 Calle De Madrid. (Res. No. 05-191)

- E. PRE05-00041: RODGER AND VIRGINIA C. BARCLAY
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 in the Hillside Overlay District in the R-1 Zone at 5609 Avenue A. (Res. No. 05-192)

11. **RESOLUTIONS**
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**

ROLL CALL: ___ Browning___ Busch ___ Drevno ___ Faulk ___ Horwich ___ Chairperson Uchima