

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, Governor Newsom's Executive Order N-33-20 (Stay At Home Order issued March 19, 2020), and the County of Los Angeles Public Health Officer's Reopening Safer at Work and in the Community for control of COVID-19 Blueprint for a Safer Economy – Tier 1 Surge Response (issued January 29, 2021), members of the Planning Commission and staff will participate in this meeting via teleconference or other electronic means in our continuing effort to practice social distancing to reduce the spread of COVID-19.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at: <https://bit.ly/3oiWCjQ> or <https://zoom.us/j/9454977258?pwd=Z1R0K1JlcWY0bVJydXk3czNEVW14UT09>.

OR

To access the Zoom meeting, use the following credentials online or via phone (<https://zoom.us> / (669) 900-9128):

Meeting ID: 945 4977 7258

Password: 162655

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by emailing [PlanningCommission@TorranceCA.Gov](mailto:PlanningCommission@TorranceCA.Gov) and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of this item with your comments. All comments emailed by 2:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/our-city/community-development/planning/planning-commission/notice-of-public-hearing>. Comments received after 2:00 p.m. will be uploaded the following day to the previously noted web address.



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. All meetings are open to the public via teleconference. 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 & Environmental Manager, Oscar Martinez, at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCA.Gov](http://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]

**PUBLIC COUNTER  
HOURS OF OPERATION  
Monday through Friday from  
8:00 a.m. to 5:00 p.m.**

**Offices are closed alternate Fridays.  
City Hall will be closed:  
Friday, February 26, 2021**

## CITY OF TORRANCE PLANNING COMMISSION

### VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS

**WEDNESDAY, FEBRUARY 17, 2021  
7:00 P.M.**

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*"It is better to offer no excuse than a bad one."*

*~George Washington*

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### AGENDA

#### PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM LISTED ON THE 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 February 11, 2021.
5. **APPROVAL OF MINUTES** February 3, 2021
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1  
(Limited to a 30 minute period)**

This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker. To participate, please register for the hearing via Zoom at <https://bit.ly/3oiWCjQ> and use the "Raise Your Hand" feature when prompted. Your comments to the Planning Commission meeting will be recorded as part of the Planning Commission meeting. By staying online and making public comment during the Planning Commission meeting, you are agreeing to have your audio recorded.

ROLL CALL: \_\_\_\_\_ Marshall \_\_\_\_\_ Pino \_\_\_\_\_ Sheik \_\_\_\_\_ Tsao \_\_\_\_\_ Anunson \_\_\_\_\_ Kartsonis \_\_\_\_\_ Chairman Rudolph  
P.C. 02/17/21

**8. TIME EXTENSIONS**

**9. SIGN HEARINGS**

**10. CONTINUED HEARINGS**

- A. MOD20-01005: Petition of MICHAEL SHAFER (CAPELLINO TORRANCE DEPOT LLC) for approval of a Modification of a previously approved Conditional Use Permit (CUP87-53) to allow the operation of recurring outdoor events within the parking lot of an existing restaurant on property located in the Downtown Torrance District, Commercial Sector at 1250 Cabrillo Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 - Existing Facilities. (Res. No. 20-078)
  
- B. CUP20-01022: Petition of JUSTIN HALL (STEVEN P. FECHNER) for approval of a Conditional Use Permit to allow the operation of an automobile repair facility on property located in the M-2 Zone at 20435 Gramercy Place, #104. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-007)

**11. WAIVERS**

**12. FORMAL HEARINGS**

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

- A. LUS20-01003: CITY OF TORRANCE (ACCESSORY DWELLING UNITS)  
Planning Commission consideration of proposed amendments to the Torrance Municipal Code pertaining to the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The proposed amendments are statutorily exempt from the California Environmental Quality Act as set forth in Section 21080.17 of the Public Resource Code.

**15. MISCELLANEOUS**

**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**

A. Future meetings (subject to change):

1. March 3, 2021
2. March 17, 2021
3. April 7, 2021