

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 February 18, 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 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.

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, March 12, 2021**

CITY OF TORRANCE PLANNING COMMISSION

VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS

**WEDNESDAY, MARCH 3, 2021
7:00 P.M.**

"Every exit is an entry somewhere else."

~Tom Stoppard

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 25, 2021.
5. APPROVAL OF MINUTES
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.

8. TIME EXTENSIONS

- A. EXT21-00001: Petition of CONTINENTAL DEVELOPMENT CORPORATION for approval of a Time Extension of a previously approved Division of Lot (DIV17-00019) to allow the subdivision of one lot into two lots on property located in the H-MP Zone at 23330 Hawthorne Boulevard.

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

- A. CUP21-00001: Petition of KEITH PARRY (GABRIEL GROUP HOLDINGS, LLC) for approval of a Conditional Use Permit to allow the operation of a take-out only café on property located in the C-2 Zone at 2118 Artesia Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities.
- B. CUP20-01023: Petition of PLISKA FAMILY PARTNERSHIP for approval of a Conditional Use Permit to allow the construction of a mixed-used development consisting of 32 residential units and 6,440 square feet of commercial, on property located in the C-2 Zone at 18045 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-fill Development.

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS

- A. Future Info/Workshop Topics

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 17, 2021
 - 2. April 7, 2021
 - 3. April 21, 2021