

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 – Red Tier Risk Reduction Measures (issued March 12, 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, April 9, 2021
Friday, April 23, 2021**

CITY OF TORRANCE PLANNING COMMISSION

VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS

**WEDNESDAY, APRIL 7, 2021
7:00 P.M.**

"A man who lies about beer makes enemies."

~Stephen King

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 April 2, 2021.
5. APPROVAL OF MINUTES March 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 use the Zoom credentials provided at the top of the page 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. EXT21-00004: BOLTON ENGINEERING CORP. (JMC MANAGEMENT CONSULTANTS, INC)
Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (DIV19-00002) for condominium purposes on property located within the Torrance Tract Overlay in the R-3 Zone at 1750 Manuel Avenue. (Res. No. 21-012)

9. SIGN HEARINGS

10. CONTINUED HEARINGS

- A. LUS21-00001: CITY OF TORRANCE (SIGNAGE)
Planning Commission consideration of potential amendments to the Torrance Municipal Code related to Digital Freeway Signs, Digital Wall Mounted Signs and Electronic Ground Signs. The proposed amendments are exempt from CEQA per Guidelines Section 15061(b)(3) because there is no potential for the proposed amendments to have a significant effect on the environment.

11. WAIVERS

12. FORMAL HEARINGS

- A. PRE20-01009: CHARLES BELAK-BERGER (MICHAEL BADAWEY)
Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story single-family residence, on property located in the R-1 Zone within the Hillside Overlay District at 22602 Linda Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 21-013)

- B. CUP20-01019, DIV20-01008: SRIDHARA BABU GANDHAM
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new two-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 4100 Spencer Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 21-014, 21-015)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

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. April 21, 2021
2. April 28, 2021*
3. May 5, 2021
4. May 19, 2021