

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 – Orange Tier Risk Reduction Measures (issued April 14, 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://zoom.us> or (669) 900-9128 and using the following credentials:

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, May 7, 2021**

CITY OF TORRANCE PLANNING COMMISSION

VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS

**WEDNESDAY, APRIL 21, 2021
7:00 P.M.**

"Spring is nature's way of saying, 'Let's Party!'"

~ Robin Williams

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 16, 2021.
5. **APPROVAL OF MINUTES** March 17, 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://zoom.us> 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

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

A. DIV21-00001: AHMAD ZIA AND MICHAEL KAIN

Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment between two parcels located within the Hillside Overlay District in the R-1 Zone at 25929 Richville Drive and 25941 Richville Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 21-016)

B. CUP21-00002: JUSTIN YAMANOUCI (1710 1716 WEST WASHINGTON BLVD)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a take-out only restaurant on property located in the CR-PP Zone at 4437 Sepulveda Boulevard, Unit D. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-017)

C. CUP20-01020, DIV20-01009: JOHN CATALDO (TPX GARNIER, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new industrial building, in conjunction with a Division of Lot for lot consolidation purposes, on property located in the M-2 Zone at 24000 Garnier Street. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development and 15315 - Minor Land Divisions. (Res. Nos. 21-018, 21-019)

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 28, 2021*
2. May 5, 2021
3. May 19, 2021
4. June 2, 2021