

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 – Yellow Tier Risk Reduction Measures (issued May 14, 2021), members of the Planning Commission and staff will participate in this meeting via teleconference or other electronic means.

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE MEETING 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.

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

Direct questions or concerns to the Commission Liaison at (310) 618-2967 or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

The Planning Commission is an advisory body to the City Council that meets on the first and third Wednesdays of each month at 7:00 p.m. in the Council Chambers and on other Mondays as required. All meetings are open to the public. 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 attached to the agenda and available for review online. 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.

**TORRANCE PLANNING COMMISSION AGENDA
JUNE 2, 2021
REGULAR MEETING
7:00 P.M. VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS**

**PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commission members Anunson, Kartsonis, Pino, Marshall, Sheikh, Tsao, Chairman Rudolph

2. FLAG SALUTE:

3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE

AGENDA The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, May 28, 2021.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS (Limited to a 30 minute period)

This portion of the meeting is reserved for public comment on items on the agenda or on topics of interest to the general public. Under the Ralph M. Brown Act, Commissioners 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 this Public Comment period will have no longer than 3 minutes per speaker. Your phone call to the Commission meeting will be recorded as part of the meeting. By staying on the line and making public comment during the meeting, you are agreeing to have your phone call recorded.

6. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

6A. Approval of Minutes: None.

7. ADMINISTRATIVE MATTERS

7A. Consider LUS20-00001: CITY OF TORRANCE (CANNABIS TESTING LABORATORIES, RETAIL SALES OF CBD AND INDUSTRIAL HEMP, AND SMOKE SHOPS)

Planning Commission consideration of a Land Use Study examining potential review processes and regulation for cannabis testing laboratories in all manufacturing zones; and the establishment of regulations for non-cannabis sourced cannabidiol (CBD), hemp products and smoke shops city-wide. This item is statutorily exempt from CEQA pursuant to Sections 15060(c)(3) and 15061(b)(3).

7B. Consider LUS20-00004: CITY OF TORRANCE (COMMERCIAL AND RETAIL PARKING REQUIREMENTS)

Planning Commission consideration of a Land Use Study examining potential review of parking requirements in the commercial and retail zones. This item is statutorily exempt from CEQA pursuant to Sections 15060(c)(3) and 15061(b)(3).

8. HEARINGS

8A. Consider ADM21-00005: CORE STATES (LARRY LUKANISH)

Planning Commission consideration for approval of a Planning Administrative Action for a Minor Modification of a previously approved Conditional Use Permit (CUP09-00008) to allow modifications to the existing hydrogen fueling station on property located in the M-1 Zone at 2051 190th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-022)

8B. Consider PCR21-00001, CUP21-00010: SHAUNT NAZARIAN

Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a new two-unit residential development in conjunction with the demolition of a contributing single-family residence, and a Conditional Use Permit to exceed 0.65 Floor Area Ratio (FAR), on property located within the Torrance Tract Overlay in the R-2 Zone at 1724 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 21-021, 21-023)

8C. Consider WAV21-00001, MHE21-00024: KIM AND PHILLIP EVATT

Planning Commission consideration for approval of a Waiver of the front yard setback requirement for a one-story addition to a single family residence, in conjunction with a Minor Hillside Exemption, on property located within the Hillside Overlay District in the R-1 Zone at 306 Via San Sebastian. This project is Categorically Exempt from CEQA per Guidelines Sections 15305 – Minor Alterations and 15301 – Existing Facilities. (Res. Nos. 21-024, 21-025)

8D. Consider MOD21-00001: FERNANDO RUIZ (TAHERA MOHAMMED)

Planning Commission consideration for approval of a Modification of a previously approved Precise Plan of Development (PRE18-00015) to allow the construction of a semi-subterranean garage on a new lower level, on property located within the Hillside Overlay District in the R-1 Zone at 22528 Warmside Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-026)

9. RESOLUTIONS

9A. Adopt Resolution DIV21-00001: AHMAD ZIA AND MICHAEL KAIN

Adopt a resolution reflecting Planning Commission decision to approve a Division of Lot to allow a Lot Line Adjustment between two lots 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)

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, June 16, 2021, at 7:00 p.m.