

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](http://www.TorranceCA.Gov).

**TORRANCE PLANNING COMMISSION AGENDA  
JULY 21, 2021  
REGULAR MEETING  
7:00 P.M. COUNCIL CHAMBER  
AT 3031 TORRANCE BL.**

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

**1. CALL MEETING TO ORDER**

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

**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 Thursday, July 15, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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: June 2, 2021 & June 16, 2021**

## **7. ADMINISTRATIVE MATTERS**

### **7A. Consideration of WAV21-00002: MAUREEN QUINN**

Planning Commission consideration for approval of a Waiver of the side yard setback requirement, in conjunction with first-floor additions to an existing one-story single-family residence on property located in the R-1 Zone at 3130 188th Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 21-032)

## **8. HEARINGS**

### **8A. Consideration of CUP21-00011: MASON MORIOKA (AVOIAN PROPERTY GROUP, LP)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor baseball training facility on property located in the M-2 Zone at 1947 Del Amo Boulevard, #A. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-033)

### **8B. Consideration of PRE21-00004: KELLY HAMM (YUMIKO SOTO)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 310 Calle de Arboles. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 21-034)

### **8C. Consideration of PRE21-00005: KEITH JOHNSON (KEN BERRY & ELIZABETH WILLIS)**

Planning Commission consideration for approval of a Precise Plan of Development to allow a second story addition to an existing one-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 23628 Susana Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-035)

### **8D. Consideration of MOD21-00002: GITA PATEL**

Planning Commission consideration for approval of a Modification of previously approved entitlements (CUP88-61 & PCR88-9) to allow second story additions to an existing two-story residential unit, within a two-unit condominium development project, on property located within the Small Lot, Low-Medium Overlay, within the Torrance Tract, in the R-2 Zone at 2009 Gramercy Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-036)

## **9. RESOLUTIONS**

## **10. COMMISSION AND STAFF ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, August 4, 2021, at 7:00 p.m.