

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]

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. 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  
SEPTEMBER 1, 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, August 26, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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:**

## **7. ADMINISTRATIVE MATTERS**

### **7A. Consideration of PRE21-00004: KELLY HAMM (YUMIKO SOTO)**

Planning Commission discussion on consideration of a resolution reflecting the decision on 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.

### **7B. Consideration of WAV21-00005: REBECA BEITER**

Planning Commission consideration for approval of a Waiver to allow a reduction of the side yard setback requirement, in conjunction with first- and second-story additions to an existing one-story single-family residence, on property located in the R-1 Zone at 4001 232<sup>nd</sup> Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 21-043)

## **8. HEARINGS**

### **8A. Consideration of MHE21-00030: EHAB AND RUBA ARYAN**

Planning Commission consideration for approval of a Minor Hillside Exemption to allow the conversion of an existing basement area to living space, construction of a first floor addition and extension of an existing balcony for a two-story single-family residence, on property located within the Hillside Overlay District in the R-1 Zone at 24855 Via Valmonte. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-040)

### **8B. Consideration of PRE21-00001: JUSTIN AND CARLA GRANT**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 22720 Susana Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-038)

### **8C. Consideration of MHE21-00049, WAV21-00003: RORY MCMENAMIN**

Planning Commission consideration for approval of a Minor Hillside Exemption to allow first-floor additions built without the benefit of a permit, in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 5628 Andrus Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 21-044, 21-045)

**8D. Consideration of CUP21-00013, DIV21-00004, WAV21-00004: STACY STRAUS, SROUR & ASSOCIATES (CLAUDE ARAKELOGLU AND ANASHEH ABNOOSIAN)**

Planning Commission consideration for approval of a Conditional Use Permit to allow a two-unit condominium development, in conjunction with a Division of Lot to merge two lots into one and for condominium purposes, and a Waiver of the exterior side yard setback requirement, on property located in the R-2 Zone at 18531 Mansel Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction, 15305 – Minor Alterations, and 15315 – Minor Land Divisions. (Res. Nos. 21-046, 21-047, 21-048)

**9. RESOLUTIONS**

**9A. Consideration of PRE21-00004: KELLY HAMM (YUMIKO SOTO)**

Planning Commission consideration of a resolution reflecting the decision on 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)

**10. COMMISSION AND STAFF ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

**11A.** Adjournment of Planning Commission Meeting to Wednesday, September 15, 2021, at 7:00 p.m.