

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  
OCTOBER 6, 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 Friday, October 1, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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:** July 21, 2021, August 4, 2021, August 18, 2021, September 1, 2021 and September 15, 2021.

**7. ADMINISTRATIVE MATTERS**

## 8. HEARINGS

### 8A. Consideration of CUP21-00007, DIV21-00003: STUDIO SPIRO, INC. (OMDD HOLDINGS, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new two-unit detached residential condominium development, exceeding a floor area ratio of 0.65, in conjunction with a Division of Lot for condominium purposes, on property located within the Torrance Tract Overlay in the R-2 Zone at 812 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 21-051, 21-053)

### 8B. Consideration of CUP21-00014, DIV21-00005: MARIA ISLAS (CHRISTOPHER GRUETTE AND GOLNAZ MOTAMEDI)

Planning Commission consideration for approval of Conditional Use Permit to allow a two-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes, on property located in the R-2 Zone at 18522 Grevillea Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 21-058, 21-059)

### 8C. Consideration of CUP17-00013, DVP17-00002, PRE17-00007, DIV17-00008, ZON18-00001 (EAS18-00002): ASHAI DESIGN CONSULTING CORPORATION (24601 HAWTHORNE LLC)

Planning Commission consideration for adoption of a Mitigated Negative Declaration and for approval of a Conditional Use Permit, Development Permit, and Precise Plan of Development to allow the construction of a mixed-use development consisting of 11 residential units and 3,300 square feet of commercial office, in conjunction with a Tentative Tract Map for lot consolidation purposes, and a Zone Change from C2-PP, Hillside Overlay District (General Commercial, Precise Plan Overlay) to H-WT, Hillside Overlay District (Hawthorne Blvd Corridor Specific Plan, Walteria Sub-district) for APNs 7534-028-005, -006, and -021, on properties located within the Hillside Overlay District in the C2-PP and H-WT Zones at 24601 Hawthorne Boulevard (APNs: 7534-028-005, -006, -021, -022, -024, and -027). (Res. Nos. 21-054, 21-055, 21-056, 21-057)

## 9. RESOLUTIONS

## 10. COMMISSION AND STAFF ORAL COMMUNICATIONS

## 11. ADJOURNMENT

- 11A. Adjournment of Planning Commission Meeting to Wednesday, October 20, 2021, at 7:00 p.m.