

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).

Security procedures: Members of the public will be directed to enter City Hall on the East side of the building through the sliding door. All other entrances will remain locked for entry. Oversized bags or backpacks will not be allowed in the Council Chamber or Commission meeting room. All bags are subject to search.

**TORRANCE PLANNING COMMISSION AGENDA  
NOVEMBER 17, 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 Blvd. and on the City's Website on Friday, November 12, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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 18, 2021 and October 6, 2021**

**7. ADMINISTRATIVE MATTERS**

**8. HEARINGS**

**8A. Consideration of PRE21-00012: ROBERT RIBLETT (MARY OCHI AND FRED SALATINO DECEASED TRUST)**

Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 210 Camino del Campo. This project is Categorically Exempt from CEQA per Guidelines Section 15301- Existing Facilities. (Res. No. 21-069)

**8B. Consideration of CUP21-00017, DIV21-00008: 4TRICON, LLC (MARIA ISLAS)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit residential condominium development, in conjunction with a Division of Lot for condominium purposes, on property located in the C-2 Zone at 1621 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 21-070, 21-071)

**8C. Consideration of CUP21-00021: BPS, INC KEITH PALMER AIA (CHARLES SODERSTROM, AQUATIC ADVENTURES)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automobile museum and restoration facility, on property located in the M-2 Zone at 24310 Garnier Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities. (Res. No. 21-072)

**8D. Consideration of LUS21-00003: CITY OF TORRANCE (ADU CONVEYANCE, TWO-UNIT RESIDENTIAL PROJECTS AND URBAN LOT SPLITS, HOUSING DEVELOPMENTS CONTAINING UP TO 10 UNITS, HOUSING DEVELOPMENT DENSITY)**

Planning Commission consideration of a Land Use Study examining amendments to the Torrance Municipal Code related to Accessory Dwelling Units (ADU) conveyance (AB 345), two-unit residential projects and urban lot splits in single-family residential zones (SB 9), ministerial approval of housing developments containing up to 10 units (SB 10), and regulation of housing development projects consisting of 3 to 10 units (SB 478) in multiple-family and mixed-use zones. This item is statutorily exempt from CEQA per Public Resources Code Section 21080.17, Government Code Section 65852.21 (j) and CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3).

## **9. RESOLUTIONS**

### **9A. Consideration of MHE21-00043, FEN21-00002: OBELISK ARCHITECTS (IGOR NASTASKIN)**

Planning Commission consideration of resolutions reflecting the decision on an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow a new surface grade tennis court, via a series of retaining walls, in conjunction with a Fence Height Exception to allow an 8-foot tall fence around the perimeter of said tennis court, on property located within the Hillside Overlay District in the R-1 Zone at 23719 Susana Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 21-062, 21-063)

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

## **11. ADJOURNMENT**

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, December 1, 2021, at 7:00 p.m.