

Pursuant to Assembly Bill 361 members of the Planning Commission and staff will participate in this meeting via teleconference or other electronic means.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at: <https://zoom.us> or (720) 707-2699 and using the following credentials:
Meeting ID: 899 6580 1969
Passcode: 873491

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING 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., but prior to the end of the meeting, will be uploaded the following day to the previously noted web address.

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 6:30 p.m. via teleconference or other electronic means. 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
MARCH 16, 2022
REGULAR MEETING
6:30 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, 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 Thursday, March 10, 2022.
- 4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**
- 5. ORAL COMMUNICATIONS (Limited to a 15 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: February 16, 2022

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Consideration of PRE20-01012: CHARLES BELAK-BERGER (MICHAEL BADAWY)

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 22644 Gaycrest Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-018)

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

Planning Commission consideration for approval of a Precise Plan of Development to allow 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 23628 Susana Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 21-035)

8C. Consideration of PCR22-00001: MCKENNA TORRANCE LP

Planning Commission Review to allow the redevelopment of a vacant lot into an off-site vehicle inventory lot on property located in the C-2 Zone at 18715 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-019)

8D. Consideration of CUP21-00032, CUP21-00033, CUP21-00034, DVP21-00003, DVP21-00004, DVP21-00005, MOD21-00006, MOD21-00007, MOD21-00008, WAV21-00012, WAV21-00013, WAV21-00014: DJM CAPITAL PARTNERS, LLC (DEL AMO ASSOCIATES, LLC)

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit, in conjunction with a Modification of a previously approved Precise Plan of Development (PP78-04) and street setback Waiver—for each parcel—to allow the redevelopment of three parcels at the Village del Amo commercial center (Restaurant Row); each parcel shall demolish the existing building, construct a new restaurant building, and modify the respective parking lot, on properties located in the H-DA2 Zone at 21211, 21227, and 21309 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – In-Fill Development and 15305 – Minor Alterations. (Res. Nos. 22-020, 22-021, 22-022, 22-023, 22-024, 22-025, 22-026, 22-027, 22-028, 22-029, 22-030, 22-031)

8E. Consideration of EAS21-00002, CUP21-00022, DIV21-00010: PATRICK RUSSELL (T.I. COMMERCE CENTER, LLC)

Planning Commission consideration for adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit to allow the construction of five light industrial buildings, in conjunction with a Division of Lot to allow a subdivision into five parcels, on properties located in the M-2 Zone bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place (APNs 7352-016-040, 7352-016-042, and 7352-016-044). The request is referred to as the "Torrance Gateway Project." (Res. Nos. 22-012, 22-013, 22-014)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, April 6, 2022, at 6:30 p.m.