

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
JULY 20, 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 Choi, Kartsonis, Pino, Rudolph, Tsao, Yeh, Chairperson Anunson
 - 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, July 14, 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:** May 18, 2022, June 1, 2022 and June 20, 2022

7. ADMINISTRATIVE MATTERS

7A. Consideration of EXT22-00009: ERICA KIM (RAIN GARDEN, LLC)

Planning Commission consideration for approval of a Time Extension of a previously approved Division of Lot (DIV20-00004) to allow a flag lot subdivision of one parcel into two parcels, on property located in the R-1 Zone at 2108 161st Street. This action is Exempt from CEQA per Guidelines Section 15061 (b)(3). (Res. No. 22-048)

8. HEARINGS

8A. Consideration of PRE22-00003, WAV22-00003: MELISSA REYES (LOVETTE MIONI)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence, in conjunction with a Waiver of the minimum rear yard setback requirement and the average front yard setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 167 Via la Circula. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction and 15305 – Minor Alterations. (Res. Nos. 22-044, 22-045)

8B. Consideration of PRE22-00008: LAURIE TALLMAN

Planning Commission consideration for approval of a Precise Plan of Development to allow interior and exterior renovations to an existing two-story single family residence on property located in the Hillside Overlay District in the R-3 Zone at 529 Paseo de la Playa. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 22-049)

8C. Consideration of CUP21-00031: BRUCE YEH (CHRISTINA WONG)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a takeout only restaurant on property located within the C-3 Zone at 2370 Crenshaw Boulevard, Suite I. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 22-050)

8D. Consideration of CUP22-00001, DVP22-00001: INTRACORP SW, LLC (GABLE HOUSE, INC.)

Planning Commission consideration for approval of a Conditional Use Permit and a Development Permit in conjunction with a density bonus to allow a mixed-use development comprised of 218 apartment units and 12,000 square feet of commercial floor area, on property located in the H-DA2 Zone at 22501 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – Infill Development. (Res. Nos. 22-046, 22-047)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, August 3, 2022, at 6:30 p.m.