

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. 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  
AUGUST 17, 2022  
REGULAR MEETING  
6:30 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 Choi, Kartsonis, Pino, Rudolph, Riggs, 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 Bl. and on the City's Website on Thursday, August 11, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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.*
- 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 20, 2022**
- 7. ADMINISTRATIVE MATTERS**

## **8. HEARINGS**

### **8A. Consideration of PRE22-00010: ROBERT RIBLETT (GORAN STOJCIC AND SILVA HITI)**

Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions and the addition of a new detached two-car garage to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 205 Paseo de las Delicias. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 22-058)

### **8B. Consideration of PRE22-00011: GASPAR BELMAR (VICTOR M. CAMPOS)**

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 5013 MacAfee Road. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-059)

### **8C. 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**

### **9A. Adopt Resolutions Approving EAS20-00002, CUP20-00002, DIV20-00003, WAV22-00007: CALBAY DEVELOPMENT, LLC**

Planning Commission adoption of a resolution reflecting the decision for adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit to allow the development of a new commercial center comprised of five commercial buildings for retail and restaurant use, including three restaurant buildings with drive-thru lanes, in conjunction with a Tentative Tract Map to convert the existing six parcels into four new parcels, and a Waiver of the pylon sign height limit, on property located in the C-5 Zone at the northwest corner of 190th Street and Western Avenue at 1805, 1811, 1849, 1875 190th Street and 18925, 18999 Western Avenue (APNs 4090-024-034, -035, -036, -037, -038, and -039). (Res. Nos. 22-054, 22-055, 22-056, 22-057)

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

## **11. ADJOURNMENT**

**11A.** Adjournment of Planning Commission Meeting to Wednesday, September 7, 2022, at 6:30 p.m.