

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  
SEPTEMBER 21, 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, Riggs, Rudolph, 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 Friday, September 16, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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: August 17, 2022**

## **7. ADMINISTRATIVE MATTERS**

### **7A. Consideration of EXT22-00012: JOE SPIERER (CINDI WELLS)**

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV20-01003) to consolidate two parcels into one parcel on property located in the H-WT Zone at 24449 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15315 - Minor Land Divisions. (Res. No. 22-063)

## **8. HEARINGS**

### **8A. Consideration of PRE22-00007, WAV22-00004: KELVIN TRAN**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two story single family residence, in conjunction with a Waiver of the building height requirement, on property located within the Hillside Overlay District in the R-1 Zone at 837 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 22-064, 22-065)

### **8B. Consideration of SDP22-00002: LEE ‘JACK’ BRANDHORST/RED RIFLE LTD. (GERALD BUTLER)**

Planning Commission consideration of an appeal of the Community Development Director’s approval of a Special Development Permit to allow the retail sales of fire arms, ammunitions, safes and accessories within an existing commercial tenant space on property located in the Downtown Torrance District, Commercial Sector at 1325 Sartori Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 22-066)

## **9. RESOLUTIONS**

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

## **11. ADJOURNMENT**

**11A.** Adjournment of Planning Commission Meeting to Wednesday, October 5, 2022, at 6:30 p.m.