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Direct questions or concerns to the Commission Liaison Oscar Martinez at (310) 618.5990, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

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.

Any correspondence received after 2:00 p.m. on the day of the scheduled meeting on any item on the agenda will be provided to the Commission electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the Council Chamber or Commission Meeting room.

**TORRANCE PLANNING COMMISSION AGENDA
OCTOBER 19, 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, October 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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 comment on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission 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. **No longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

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:

7. ADMINISTRATIVE MATTERS

7A. Consideration of EXT22-00011: CONTINENTAL DEVELOPMENT CORPORATION

Planning Commission consideration for approval of a Time Extension for a previously approved Division of Lot (DIV19-00007) to allow a subdivision of one lot into two lots, on property located in the H-MP Zone at 23420 Hawthorne Boulevard. This project is Categorical Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 22-067)

8. HEARINGS

8A. Consideration of PRE22-00003: 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 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. (Res. No. 22-044)

8B. Consideration of PRE21-00013: CRESCENT REAL ESTATE INVESTMENTS, LLC (M. ZUBAIR RAWDA)

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 within the Hillside Overlay District in the R-1 Zone at 4609 Paseo de las Tortugas. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 22-071)

8C. Consideration of CUP22-00008: FRANK CODA (CRENSHAW PARTNERS, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a new walk-up restaurant with drive-through lanes on properties located in the C-2 Zone at 18810 and 18814 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-070)

8D. Consideration of PCR21-00001, CUP21-00010: SHAUNT NAZARIAN

Planning Commission consideration for approval of a Planning Commission Review to allow the construction of a new two-unit residential development, in conjunction with the demolition of a contributing single family residence, and a Conditional Use Permit to allow development that exceeds a 0.65 Floor Area Ratio, on property located within the Torrance Tract Overlay in the R-2 Zone at 1724 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 20-021, 20-023)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, November 2, 2022, at 6:30 p.m.