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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
NOVEMBER 2, 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 28, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: September 21, 2022

7. ADMINISTRATIVE MATTERS

7A. Consideration of WAV22-00012: ADAM BROWN

Planning Commission consideration for approval of a Waiver to allow a reduction of the exterior side yard setback requirement, in conjunction with the construction of a pool and spa, on property located in the R-1 Zone at 3239 188th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 22-072)

8. HEARINGS

8A. Consideration of CUP22-00011, DIV22-00002: BRADEN BOHLINGER (226TH ST HOMES LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a 10 unit residential condominium development, in conjunction with a Tentative Tract Map for condominium purposes, on property located in the R-3 Zone at 3828 226th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development Projects. (Res. Nos. 22-073, 22-074)

8B. Consideration of LUS22-00002: CITY OF TORRANCE (ACCESSORY DWELLING UNITS)

Planning Commission consideration of proposed amendments to the Torrance Municipal Code pertaining to the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a result of recent State legislative actions Assembly Bill 2221 (AB 2221) and Senate Bill 897 (SB 897), Statutes of 2022. The proposed amendments are Statutorily Exempt from the California Environmental Quality Act as set forth in Section 21080.17 of the Public Resources Code.

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, November 16, 2022, at 6:30 p.m.