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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 16, 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 Thursday, November 10, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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

8. HEARINGS

8A. Consideration of CUP22-00016: LANDSHARK DEVELOPMENT SERVICES GROUP (SIMON PROPERTY GROUP)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor commercial recreation facility on property located in the H-DA1 Zone at 21712 Hawthorne Boulevard #282C. This project is Categorically Exempt from CEQA per Guidelines Section 15301- Existing Facilities. (Res. No. 22-075)

8B. Consideration of PCR22-00003, WAV22-00010: JACKY SBAROUNIS/JMS DESIGNS

Planning Commission consideration for approval of a Planning Commission Review to allow one-story additions to an existing one-story single family residence, in conjunction with a Waiver to reduce the side and rear yard setback requirements, on property located within the Torrance Tract Overlay District in the R-2 Zone at [REDACTED] Amapola Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 - Existing Facilities and 15305 - Minor Alterations. (Res. Nos. 22-076, 22-077)

8C. Consideration of PRE22-00012: STUART LEVINE

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence with a basement, on property located within the Hillside Overlay District in the R-1 Zone at 425 Paseo de la Playa. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-078)

8D. 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)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

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