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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
FEBRUARY 15, 2023
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, February 9, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS (Limited up 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: January 18, 2023

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Consideration of PCR22-00004: NICHOLAS BRABEC

Planning Commission consideration for approval of a Planning Commission Review to allow one-story additions to an existing altered-contributing one-story residence on property located within the Torrance Tract Overlay and Small Lot, Low Medium Overlay in the R-2 Zone at 2019 Andreo Avenue. This project is

Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-012)

8B. Consideration of PRE22-00016: NAGY BAKHOUM (SEAN AND MOISELLE VAN LINGEN)

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 5446 Linda Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 23-013)

8C. Consideration of CUP22-00005, MOD22-00005, WAV22-00011: ERIN THRASH (REXFORD INDUSTRIAL – 21515 S. WESTERN LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow the demolition of an existing market building and the construction of an 84,100-square foot industrial building consisting of 72,100 square feet of warehouse space and 12,000 square feet of office, a Modification of a previously approved Conditional Use Permit (CUP86-71), and a Waiver of the landscape setback requirement and the maximum building height requirement, on property located in the M-2 Zone at 21515 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 - In-Fill Development and 15305 – Minor Alterations. (Res. Nos. 23-014, 23-015, 23-016)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, March 1, 2023, at 6:30 p.m.