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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
MARCH 1, 2023
REGULAR MEETING
6:30 P.M. IN LeROY J. JACKSON 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 23, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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:

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE22-00016: NAGY BAKHOUM (SEAN AND MOISELLE VAN LINGEN)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider 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)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00001: SOUTH BAY POWERSPORTS (SURF MANAGEMENT)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of a motorcycle repair facility on property located in the M-2 Zone at 20600 Gramercy Place #206. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-017)

8C. Community Development – Conduct a Public Hearing to Consider Approval of PCR22-00005, WAV22-00015: RICKY DE LA ROSA (BILLY AND MELISSA BORDA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Planning Commission Review to allow one-story additions to an existing contributing one-story single-family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the Torrance Tract Overlay District in the R-2 Zone at 1504 Amapola Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 - Existing Facilities and 15305 - Minor Alterations. (Res. Nos. 23-018, 23-019)

8D. Community Development – Conduct a Public Hearing to Consider Appeal of SGN23-00009: MIKE HEFFERNAN (SMBD INVESTMENTS LP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider an appeal of the Community Development Director's denial of a Sign Permit to allow the replacement of two wall signs and refacing of a roof sign, on property located in the Downtown Torrance District, Commercial Sector at 2026 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15311 – Accessory Structures. (Res. No. 23-020)

8E. Community Development – Conduct a Public Hearing to Consider Approval of CUP22-00005, MOD22-00005, WAV22-00011: ERIN THRASH (REXFORD INDUSTRIAL – 21515 S. WESTERN LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider 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)

8F. Community Development – Conduct a Public Hearing for Consideration of LUS22-00001: CITY OF TORRANCE (CAR WASH FACILITIES)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider potential amendments to the Torrance Municipal Code pertaining to the regulation of car wash facilities. This item is exempt from CEQA pursuant to Guidelines Sections 15060(c)(3) and 15061(b)(3).

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, March 15, 2023, at 6:30 p.m.