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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 10:00 a.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
MAY 17, 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 Friday, May 12, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: April 5, 2023

7. ADMINISTRATIVE MATTERS

7A. Community Development – Workshop to Discuss Land Use Study LUS23-00002

Recommendation of the Community Development Director that the Planning Commission conduct a workshop regarding Housing Corridor Study, which would create an Overlay Zone (ZON23-00002) on certain properties and amend the General Plan (GPA23-00001) to facilitate expedited review of housing development

and discuss a proposed Addendum to the Torrance General Plan Update Environmental Impact Report.

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of WTC22-00008: CCTMO, LLC DBA CROWN CASTLE (CHERYL JOW)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider an appeal of the Telecommunications Committee approval of a Wireless Telecom Facility Permit to allow the installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 22-081)

8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00001: JEFF BROWNING (ANDREW CHUNG AND JENNIFER LEE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow one-story additions and remodel to an existing one-story single-family residence, on property located within the Hillside Overlay District in the R-1 Zone at 413 Avenida de Jose. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-029)

8C. Community Development – Conduct a Public Hearing to Consider Approval of PRE22-00017, WAV22-00014: KOKO AVO MANOUELIAN (GRAHAM HEBSON)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 23224 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 23-031, 23-032)

8D. Community Development – Conduct a Public Hearing to Consider Approval of DIV23-00002: MARISELA GARCIA

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Division of Lot to allow a flag lot subdivision of one parcel into four, on property located in the R-1 Zone at 2126 238th Street. This item is Categorically Exempt from CEQA per Guidelines Section 15310 - Minor Land Divisions. (Res. No. 23-033)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, June 7, 2023, at 6:30 p.m.