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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
JUNE 7, 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, June 1, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: March 15, 2023

7. ADMINISTRATIVE MATTERS

7A. Community Development – Consider Approval of WAV23-00002: BIZHAN KHALEELI (STEPHEN COWELL)

Recommendation of the Community Development Director that Planning Commission consider approval of a Waiver to allow a reduction of the side yard setback requirement in conjunction with an addition to an existing two-story single-family residence, on property located in the R-1 Zone at 20324 Eastwood

Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 23-034)

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00004: TONY PRIEST (ELMIRA BEISHENOVA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow a food establishment to operate as a retail bakery on property located in the C-2 Zone at 3148 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-035)

8B. Community Development – Conduct a Public Hearing to Consider Approval of MOD23-00002: BSB DESIGN (TOWER ENERGY GROUP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Modification of a previously approved Conditional Use Permit (CUP18-00013) to allow the conversion of commercial tenant space into residential live-work units in the existing mixed-use development, on property located within the Downtown Torrance District (D-T Zone) at 1978 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-036)

9. RESOLUTIONS

9A. Adopt Resolution Denying an Appeal and approving WTC22-00008: CCTMO, LLC DBA CROWN CASTLE (CHERYL JOW)

Planning Commission adoption of a Resolution denying an appeal and upholding the Telecommunication Committee's approval of a Wireless Telecom Facility Permit to allow the installation of a replacement wireless telecommunication facility designed as a false tree and the installation of related equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15302 – Replacement or Reconstruction. (Res. No. 22-081)

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, June 21, 2023, at 6:30 p.m.