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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 21, 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 15, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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

7A. Conduct Planning Commission Elections

Recommendation of the Community Development Director that Planning Commission conduct elections for Chairperson and Vice Chairperson, to be effective July 1, 2023 and to correspond with any new appointments.

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE20-01012: CHARLES BELAK-BERGER (MICHAEL BADAWY)

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 an attached two-car garage on property located within the Hillside Overlay District in the R-1 Zone at 22644 Gaycrest Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction.
(Res. No. 22-018)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00006: LINDA AMATO (CTC GROUP, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow controlled parking at the existing hotel on property located in the H-DA1 Zone at 21333 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.
(Res. No. 23-037)

8C. Community Development – Conduct a Public Hearing to Consider Approval of EAS22-00004, MOD22-00006, CUP22-00019: THE KAIDENCE GROUP (CALBAY DEVELOPMENT, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider adoption of an Addendum to the adopted Mitigated Negative Declaration for the 190th Street & Western Avenue Commercial Center Project (State Clearinghouse No. 2022050187), and approval of a Modification of the previously approved Conditional Use Permit (CUP20-00002) to allow site reconfiguration of the commercial center on Parcel 4 from two commercial buildings for retail and restaurant use to one commercial building for retail food market, one automatic self-service car wash facility, and solar panel canopies with electric vehicle charging stations, in conjunction with a Conditional Use Permit to allow the operation of a car wash facility, on property located in the C-5 Zone at the northwest corner of 190th Street and Western Avenue at 1805, 1811, 1849, 1875 190th Street and 18925, 18999 Western Avenue (APNs 4090-024-034, 4090-024-035, 4090-024-036, 4090-024-037, 4090-024-038, and 4090-024-039), referred to as the Revised Project.
(Res. Nos. 23-038, 23-039, 23-040)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A. Adjournment of Planning Commission Meeting to Wednesday, July 19, 2023, at 6:30 p.m.