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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
JULY 19, 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 Anunson, Choi, Pino, Riggs, Rudolph, Yeh, Chairperson Kartsonis

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, July 13, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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 16, 2022, April 19, 2023, and May 17, 2023

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00007: BLAINE YANABU (BRIXMOR PROPERTY OWNER II 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 operation of a yoga studio within an existing commercial

tenant space, on property located in the C-5 Zone at 2919 Rolling Hills Road. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-041)

8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00003: MICHELLE GAINER (MANO AND KATHERINE KAGHAZI)

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 to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 948 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-042)

8C. Community Development – Conduct a Public Hearing to Consider Approval of MOD23-00003: ALAN T. PLISKA

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 (CUP20-01023) in conjunction with a density bonus, to allow 12 additional residential units to the mixed-use development on property located in the C-2 Zone at 18045 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – Infill Development. (Res. Nos. 23-043)

8D. Community Development – Conduct a Public Hearing to Consider Approval of LUS23-00002, GPA23-00001, ZON23-00001: HOUSING CORRIDOR OVERLAY (CITY OF TORRANCE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for the Housing Corridor Study which includes the creation of a Housing Corridor Overlay (HCO) zone for seven separate geographic areas encompassing approximately 106 acres within the City of Torrance, Municipal Code Amendment (LUS23-00002) to establish development and performance standards for the HCO, General Plan Amendment (GPA23-00001), and Zone Change and Zoning Map Amendment (ZON23-00001) for the parcels comprising the HCO. An Addendum to the Torrance General Plan Update Environmental Impact Report for the Proposed Housing Corridor Overlay was prepared in conjunction with this project. The HCO will facilitate expedited review of housing projects in the overlay area. (Res. No. 23-044)

9. RESOLUTIONS

9A. Adopt Resolution Denying PRE20-01012: CHARLES BELAK-BERGER (MICHAEL BADAWEY)

Planning Commission adoption of a Resolution denying 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 statutorily Exempt from CEQA per Guidelines Section 15270 – Projects which are disapproved. (Res. No. 22-018)

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, August 2, 2023, at 6:30 p.m.