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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
AUGUST 16, 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, Chairman 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, August 10, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: February 1, 2023 and July 19, 2023

7. ADMINISTRATIVE MATTERS

7A. Community Development – Consider Approval of EXT23-00006: STACY STRAUS, SROUR & ASSOCIATES (CLAUDE AND ANASHEH ARAKEL)

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension of a previously approved Division of Lot (DIV21-00004) for condominium purposes, on property located in the R-2 Zone at 18531 Mansel Avenue. This item is exempt from CEQA per Guidelines Section 15061(b)(3). (Res. No. 23-049)

7B. Community Development – Consider Approval of WAV23-00006: TONY FLORES (RICHARD COOK)

Recommendation of the Community Development Director that Planning Commission consider approval of a Waiver to allow a reduction of the front yard setback requirement in conjunction with additions to an existing single-family residence, on property located in the R-1 Zone at 3336 Cricklewood Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 23-050)

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PCR23-00001: MICHAEL M. VARELA (FRANK AND JACQUELINE MAURO, TRUSTEES)

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 and remodel of a fire damaged one-story unit of an existing two-unit residential development, on property located within the Torrance Tract Overlay in the R-3 Zone at 2010 Martina Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-051)

8B. Community Development – Conduct a Public Hearing to Consider Approval of PCR23-00002: JOE BECHOR (VINCENT AND GINA TERRAZZINO)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Planning Commission Review to allow installation of roof screening for a roof-mounted HVAC unit to an existing one-story single-family residence, on property located within the Torrance Tract Overlay in the R-2 Zone at 2317 Sonoma Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-052)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00008: MELANI DANNENBERG (MIRAMAR – WESTERN WAY A, 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 construction of a new 29,747 square foot light industrial building consisting of 27,667 square feet of warehouse space and 2,080 square feet of office space, on property located in the M-2 Zone at 1899 Western Way. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – Infill Development. (Res. No. 23-048)

9. RESOLUTIONS

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

11. ADJOURNMENT

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, September 20, 2023, at 6:30 p.m.