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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  
OCTOBER 4, 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 Friday, September 29, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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. Community Development – Consider Approval of EXT23-00007: CALLAND ENGINEERING, INC. (OMDD HOLDINGS, LLC)**

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension for a previously approved Division of Lot (DIV21-00003) for condominium purposes on property located in the R-2 Zone at 812 Crenshaw Boulevard. This activity is not subject to CEQA per Guidelines Section 15061(b)(3). (Res. No. 23-057)

**7B. Community Development – Consider Approval of WAV23-00008: GLORIA CORREA**

Recommendation of the Community Development Director that Planning Commission consider approval of a Waiver to retain existing nonconforming side yard setbacks resulting from a proposed significant remodel to the existing single-family residence, on property located in the R-1 Zone at 2028 231st Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 23-058)

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00005, WAV23-00004: LOUIE TOMARO (GARRETT STEARNS)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story single-family residence, in conjunction with a Waiver to allow a reduction of the front yard setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 167 Via Los Miradores. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 23-059, 23-060)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00011: DEL AMO FASHION CENTER (SIMON PROPERTY GROUP)**

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 indoor commercial recreation and non-traditional retail/service uses, on property located in the H-DA1 Zone at 3525 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-061)

**8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00014: CHRISTINA MOAT (1820 W 182<sup>ND</sup> ST LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow an arcade amusement center featuring claw machine games, on property located in the C3-PP Zone at 1830-1832 182nd Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-062)

**8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00016: TAKENORI IGA (PACIFIC YOUNGMAN TORRANCE)**

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 full service restaurant with beer and wine, on property located in the H-DA2 Zone at 21839 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-063)

**8E. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00005: MYUNG CHUNG (TORRANCE FIRST PRESBYTERIAN CHURCH)**

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 child daycare center and the construction of a playground at an existing church building, on property located in the M-2 Zone at 1880 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-045)

**9. RESOLUTIONS**

**9A. Adopt Resolutions Approving WAV23-00007, MHE23-00035: SOGOL ABTAHI (MARY AND CAMERON ROBERTS)**

Planning Commission adoption of Resolutions approving a Waiver to allow a reduction of the side yard setback requirement, in conjunction with a Minor Hillside Exemption to allow first floor additions to an existing one-story single-family residence, on property located within the Hillside Overlay District in the R-1 Zone at 285 Via Linda Vista. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 23-053, 23-054)

**10. COMMISSION AND STAFF ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

**11A.** Adjournment of Planning Commission Meeting to Wednesday, October 18, 2023, at 6:30 p.m.