

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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 2:00 p.m. on December 5, 2023 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  
DECEMBER 6, 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, November 30, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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: November 1, 2023**

**7. ADMINISTRATIVE MATTERS**

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of PCR23-00004: ERIN FIORITO AND JULIE TAYLOR (TORRANCE MEMORIAL MEDICAL CENTER)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Planning

Commission Review to allow for a permanent banner program, on property located in the HMD Zone at 3330 Lomita Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15311 – Accessory Structures. (Res. No. 23-081)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00026: FRANCISCO ESCALANTE (ARTESIA COMMONS, 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 new restaurant use in a former restaurant space, on property located in the C-3 Zone at 3931 Artesia Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-082)

**8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00030, EXT23-00011: 4TRICON, LLC**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow a three-unit residential condominium development, in conjunction with a Time Extension for a previously approved Division of Lot (DIV21-00008) for condominium purposes, on property located in the C-2 Zone at 1621 Crenshaw Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. Nos. 23-083, 23-084)

**9. RESOLUTIONS**

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, January 17, 2023, at 6:30 p.m. in the Council Chamber.

