

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California
Members of the Council:

SUBJECT: Community Development – Accept and file the Planning Commission 2010-2011 annual report.

Expenditure: None

RECOMMENDATION:

Recommendation of the Planning Commission and Community Development Director that City Council accept and file the Planning Commission fiscal year 2010-2011 annual report.

BACKGROUND:

The Community Development Department has prepared an annual report that includes a summary of the cases accepted by the Community Development Department and a list of the major projects and studies considered by the Planning Commission during the specified timeframe. The 2011 Planning Commission Annual report is attached (Attachment A) for your review. The Planning Commission reviewed the 2011 Planning Commission Annual Report on April 4, 2012. The Commission voted unanimously to approve the report and to forward the matter to the City Council.

PLANNING COMMISSION

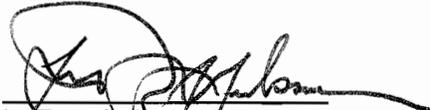
CONCUR:


Jeffery W. Gibson
Community Development Director

By: 
Steve Skoll, Chair

Respectfully submitted,

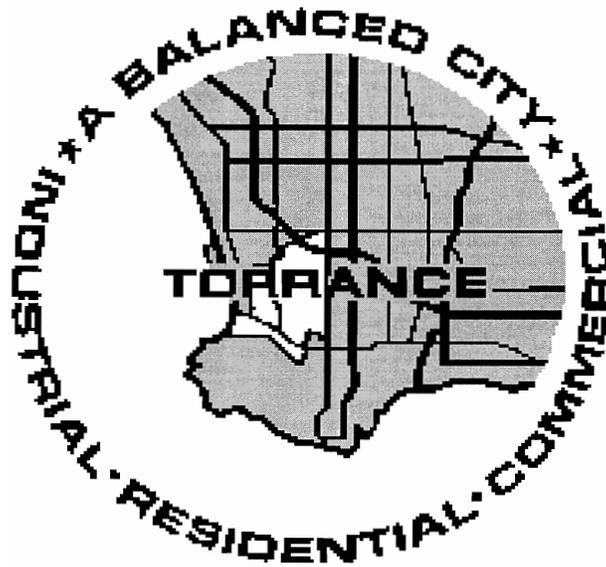
NOTED:


LeRoy J. Jackson
City Manager

JEFFERY W. GIBSON
Community Development Director

By: 
Gregg D. Lodan, AICP
Planning Manager

Attachment: A. Torrance Planning Commission 2011 Annual Report



CITY OF TORRANCE

**2011 PLANNING COMMISSION
ANNUAL REPORT**

CITY OF TORRANCE

2011 PLANNING COMMISSION ANNUAL REPORT

PURPOSE OF THE COMMISSION

The Planning Commission is charged with the responsibility of reviewing land use and development matters in the City of Torrance to ensure the proper and orderly development of the community. The Commission is supported by the Community Development Department in their review and consideration of master plans and zoning studies that affect the future growth and development of Torrance. The Commission conducts public hearings and considers all requests for development permits with the authority to approve Precise Plans, Conditional Use Permits, Subdivision Maps, Waivers, and other discretionary permits. It recommends actions to the City Council on General Plan Amendments, Zone Changes, and Variances. Additionally, the Commission is also charged with reviewing and, in most cases, is the decision-making/determining body on projects subject to the California Environmental Quality Act.

Planning Commission members are appointed by the City Council. Steven Polcari and Geoffrey Rizzo were appointed to the Planning Commission by the City Council in 2011. Members are able to serve up to two consecutive four-year terms. The 2011 Planning Commission responsibilities were carried out by the following members:

- Richard Browning (term expired on 1-31-2011)
- Steven M. Busch (term expired on 1-31-2011)
- Judy Gibson
- Steven Polcari (appointed on 2-1-2011)
- Geoffrey Rizzo (appointed on 2-1-2011)
- Steve Skoll (Chair for 2nd half of 2011)
- Ray Uchima
- Kurt Weideman
- Harvey Horwich, (Chair for 1st half of 2011, term expired on 2-1-2012)

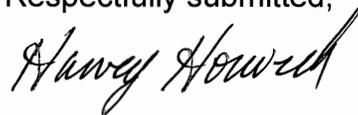
The following 2011 Planning Commission Chairmen hereby affirm the contents of this report as presented by Staff.

Respectfully submitted,



Steve Skoll
Planning Commission Chair
(2011-2012)

Respectfully submitted,



Harvey Horwich
Planning Commission Chair
(2010-2011)

SUMMARY OF ANNUAL ACTIVITIES

In 2011, there were a total of 19 Planning Commission meetings, during which, a total of 68 hearing items were reviewed. These items included 80 development applications with 29% Conditional Use Permits (23), 19% Precise Plans (15) and 14% Waiver applications (11). The number of items heard by the Planning Commission decreased by 7% from 73 cases in 2010 to 68 cases in 2011.

Within the same year the Community Development Department received filings for various requests that either require Planning Commission review by the Municipal Code or are forwarded on appeal of a Community Development Director action. The number of cases submitted to the Community Development Department increased by 21% from 218 cases in 2010 to 265 cases in 2011. The following is a listing of the Development Applications processed by the Community Development Department:

▪ 2011 DEVELOPMENT APPLICATIONS	
Application Type	Number
Conditional Use Permit	23
Development Permit	5
Division of Lot	6
Environmental Assessment	1
Event/Parking Lot Sales Permit	50
Fence Height Exception	2
General Plan Amendment	0
Large Family Day Care Permit	2
Minor Development Permit	15
Minor Use Permit	2
Miscellaneous Permit	103
Modification	7
Planned Development	0
Planning Commission Review	0
Precise Plan	15
Seasonal Sales Permit	7
Tentative Tract Map	0
Validation	0
Variance	1
Waiver	11
Wireless Telecom Facility	13
Zone Change	2
TOTAL	265

SIGNIFICANT CASES CONSIDERED IN 2011

Of the cases heard by the Commission, there were several cases that stand out as being significant in nature. These cases primarily deal with construction or remodel of commercial buildings including car dealerships, restaurants, but also include larger proposals as well. The Commission also reviewed two new ordinances that address development standards and regulations for churches and mobile food vendors. The following is a list of significant cases by case number(s), description with location and disposition, and Planning Commission action.

Case Number(s)	Description and Location	Planning Commission Action(s)
CUP11-00002 (DVP11-00001) (WAV11-00001)	John Puente (In-N-Out Burger) 20150 Hawthorne Boulevard To allow the construction and operation of a new restaurant with outdoor seating and drive-thru in conjunction with a Waiver to allow for a reduction of the landscape setback requirement.	APPROVED 02/16/11
CUP11-00003 (DIV11-00001) (DVP11-00002)	El Pollo Loco Store #6094 4373 W. 182nd Street (HBCSP-NT Zone) To allow the construction and operation of a new drive-thru restaurant with patio seating, in conjunction with a Development Permit and a Division of Lot to allow a Lot Line Adjustment.	APPROVED 05/05/11 WITHDRAWN BY APPLICANT
CUP11-00005	Dean T. Reuter 501-503 Van Ness Ave (Industrial Redevelopment Zone) To allow an existing 27,000 S.F. industrial tenant space to be converted to a religious institution with 5,245 S.F. of useable area and 517 seats.	APPROVED 03/16/11
CUP11-00008 (DVP11-00003) (WAV11-00002)	Jeff La Plant (Southbay Motors LLC) 20460 Hawthorne Boulevard (HBCSP-PR Zone) To allow the construction and operation of a car dealership consisting of a new showroom, sales, area, service write up, service drive with canopy, service bay, and part storage in conjunction with a Development Permit.	APPROVED 06/01/11

CUP11-00011	Juan Carreto 24301 Crenshaw Boulevard (PD ZONE) To allow the operation of two restaurants with full service alcohol in a building previously used as a single restaurant.	APPROVED 05/18/11
CUP11-00012	Christopher Wadleigh (UFC Gym) 19800 Hawthorne Boulevard HBCSP (PR) To allow the operation of a 40,554 square foot physical fitness facility.	APPROVED 06/01/11
CUP11-00017 (DVP11-00004)	Guillermo Monter 3655 Torrance Blvd. HBCSP (DA-2), To allow a data center providing internet service in conjunction with a Development Permit to house outside equipment.	APPROVED 08/17/11
CUP11-00021 (DVP11-00005) (DIV11-00005)	Bob Superneau 4373 W. 182nd Street HBCSP (NT) To allow the construction of a bank with a drive-through in conjunction with a Development Permit, and a Division of Lot for a lot line adjustment.	APPROVED 11/02/11
CUP11-00022 (DIV11-00006) (EAS11-00012)	Xebec Realty Partners 500 Crenshaw Boulevard - M-2 ZONE To allow the construction of a multi-tenant industrial business park in conjunction with a Division of Lot to subdivide one lot into two and an Environmental Assessment.	APPROVED 12/07/11
DIV11-00002	Continental Development Corporation 2841-2843 Lomita Blvd & 23600 Telo Avenue (M-2 Zone) To allow for the merger of four parcels into two.	APPROVED 04/06/11
DIV11-00004 (MOD11-00007)	Jonathan Kaii 18203 Western Ave - C3-PP ZONE To allow a Lot Line Adjustment, in conjunction with a Modification of a previously approved Conditional Use Permit (CUP08-00020) to allow revisions to an approved project and to establish a shared use parking agreement.	APPROVED 09/21/11

VAR11-00001 (WAV11-00002)	Christ our Father Anglican Church 1108 Sartori Avenue - C1 Zone To allow a church use on a substandard lot in conjunction with a Waiver of the required setbacks.	APPROVED 03/02/11
ZON11-00001	City of Torrance Consideration of an Ordinance amending portions of the Torrance Municipal Code regulating churches by eliminating the minimum lot size and setback requirements for churches to comply with Federal law and requiring a Conditional Use Permit for churches in the R-3, R-R-3, R-4, C-1 and C-2 Zones.	09/21/11 FORWARD RECOMMENDATION OF APPROVAL TO COUNCIL
ZON11-00002	City of Torrance Consideration of an Ordinance establishing standards for regulating mobile food vendors.	12/21/11 FORWARD RECOMMENDATION OF APPROVAL TO COUNCIL