

Council Meeting of  
February 15, 2011

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

Members of the Council:

**SUBJECT:** Planning Commission and Community Development – Accept and file the 2010 Planning Commission Annual Report.

**Expenditure: None**

**RECOMMENDATION:**

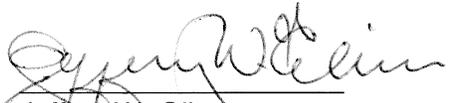
Recommendation of the Planning Commission and Community Development Director that City Council accept and file the Planning Commission 2010 Annual Report.

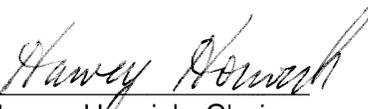
**BACKGROUND:**

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 2010 Planning Commission Annual report is attached (Attachment A) for your review. The Planning Commission reviewed the 2010 Planning Commission Annual Report on January 19<sup>th</sup>, 2011. The Commission voted 6-0 (absent Commissioner Gibson) to approve the report and to forward the matter to the City Council.

PLANNING COMMISSION

CONCUR:

  
Jeffery W. Gibson  
Community Development Director

By:   
Harvey Horwich, Chair

Respectfully submitted,

NOTED:

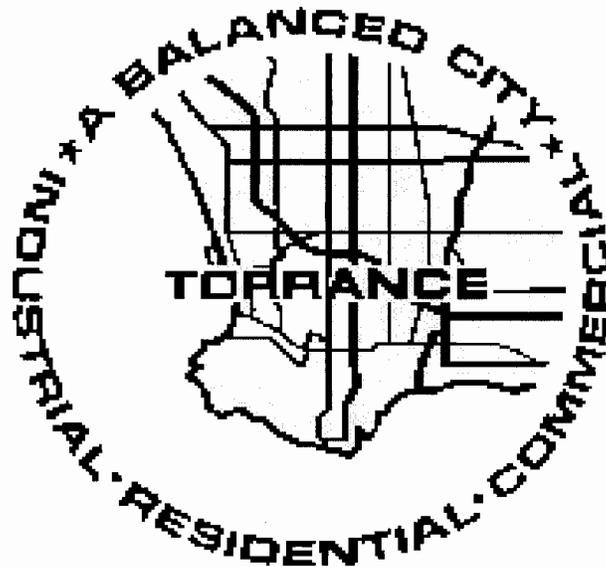
  
LeRoy J. Jackson  
City Manager

JEFFERY W. GIBSON  
Community Development Director

By:   
Gregg D. Lodan, AICP  
Planning Manager

Attachment: A. Torrance Planning Commission 2010 Annual Report





**CITY OF TORRANCE**

**2010 PLANNING COMMISSION  
ANNUAL REPORT**

## CITY OF TORRANCE

### 2010 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. Members are able to serve up to two consecutive four-year terms. The 2010 Planning Commission responsibilities were carried out by the following members:

- Richard Browning
- Steven M. Busch
- Judy Gibson
- Steve Skoll (Vice-Chair for 2<sup>nd</sup> half of 2010)
- Ray Uchima
- Kurt Weideman, (Chair 1<sup>st</sup> half of 2010)
- Harvey Horwich, (Vice-Chair for 1<sup>st</sup> half of 2010, then Chair for 2<sup>nd</sup> half of 2010)

No new members were appointed to the Planning Commission by the City Council in 2010. The City Council did, however, re-appoint Commissioner Weideman on January 19, 2010 to another four-year term.

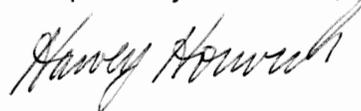
The following 2010 Planning Commission Chairmen hereby affirm the contents of this report as presented by Staff.

Respectfully submitted,



Kurt Weideman  
Planning Commission Chair  
(2009-2010)

Respectfully submitted,



Harvey Horwich  
Planning Commission Chair  
(2010-2011)

## SUMMARY OF ANNUAL ACTIVITIES

In 2010, there were a total of 20 Planning Commission meetings, during which, a total of 73 hearing items were reviewed. These items included 117 development applications with 29% Conditional Use Permits (34), 20% Precise Plans (23) and 13% Waiver applications (15). The number of cases heard by the Planning Commission increased by 20% from 97 cases in 2009 to 117 cases in 2010.

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 4% from 210 cases in 2009 to 218 cases in 2010. The following is a listing of the Development Applications processed by the Community Development Department:

▪ 2010 DEVELOPMENT APPLICATIONS	
Application Type	Number
Conditional Use Permit	20
Development Permit	3
Division of Lot	8
Environmental Assessment	0
Event/Parking Lot Sales Permit	66
Fence Height Exception	7
General Plan Amendment	0
Large Family Day Care Permit	2
Minor Development Permit	6
Minor Use Permit	2
Miscellaneous Permit	41
Modification	10
Planned Development	0
Planning Commission Review	0
Precise Plan	10
Seasonal Sales Permit	9
Tentative Tract Map	0
Validation	0
Variance	0
Waiver	10
Wireless Telecom Facility	20
Zone Change	4
<b>TOTAL</b>	<b>218</b>

In addition to the development applications listed above, the Planning Commission received an informational presentation on Signage requirements to prepare the

Planning Commission for review oversight that was transferred by the City Council from the Environmental Quality and Energy Conservation Commission.

A notable item to the matters reviewed during 2010 was the Planning Commission's review of a Final Environmental Impact Report associated with the Rock-Lomita Development proposal at 2740 Lomita Boulevard. The Commission ultimately certified the FEIR, adopted a Statement of Overriding Considerations and approved the entitlement requested by the project with conditions. Lastly, the Planning Commission conducted their annual Chair and Vice-Chair elections on June 16<sup>th</sup>, 2010. Commissioner Horwich was elected Chair and Commissioner Skoll as Vice-Chair.

### **SIGNIFICANT CASES CONSIDERED IN 2010**

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, remodel or expansion of medical facilities, churches and multiple unit condominiums, and additions to single-family homes in the Hillside Overlay area but also include larger industrial and residential proposals as well.

The following is a list of significant cases by case number(s), description with location and disposition, and Planning Commission action.

<b>Case Number(s)</b>	<b>Description and Location</b>	<b>Planning Commission Action(s)</b>
<b>CUP09-00013 DVP09-00001 EAS09-00003 MOD09-00003</b>	<u>DEL AMO 5, LLC</u> Planning Commission consideration for approval of a Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP65-38) to allow the construction and operation of a new senior housing development composed of two residential buildings with subterranean parking and a new parking structure on property located in the HBCSP-DA1 Zone at the northwest corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard.	Continued Indefinitely (01/20/10)
<b>CUP09-00026 PRE09-00008</b>	<u>JALAL ASHRAFZADEH (TINISH LLC)</u> Planning Commission consideration for approval of a Conditional Use Permit and Precise Plan of Development to allow the expansion of an existing mini mart, the retail sale of beer and wine for off-site consumption, the relocation of the repair shop, and a new restaurant to an existing service station on property located within the Hillside Overlay District in the C-3 Zone at 25905 Rolling Hills Road. (Resolution Nos. 10-009, 10-010)	Continued to 02/17/10 (02/03/10)  Continued Indefinitely (02/17/10)  APPROVED by Planning Commission (06/16/10)

<b>CUP09-00025</b>	<u>STEVEN TORRES</u> Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a restaurant with the on-site service of alcoholic beverages (Type 47 ABC License), live amplified music, and outdoor patio seating within an existing commercial tenant space on property located within the Downtown Redevelopment Project Area, Commercial Sector at 1321 Sartori Avenue. (Resolution No. 10- 011)	APPROVED by Planning Commission (02/03/10)
<b>CUP09-00027</b> <b>DVP09-00004</b> <b>PRE09-00010</b>	<u>RIAD ITANI (GHASSAN BADDOUR)</u> Planning Commission consideration for approval of a Conditional Use Permit, Development Permit, and Precise Plan of Development to allow the construction of a new mixed-use office and residential project with access via an easement with the adjacent property to the north, on property located within the Hillside Overlay District in the HBCSP-WT Zone on the east side of Hawthorne Boulevard, north of Rolling Hills Road (APN 7547-004-040 and a portion of APN 7547-004-041).	Continued to 03/03/10 (02/17/10)  Continued Indefinitely (03/03/10)  Continued to 02/02/11 (12/01/10)
<b>SAT09-00004</b>	<u>PETE FERRARO (T-MOBILE)</u> Planning Commission consideration of an appeal of a Telecommunications Committee approval of a Telecom Permit to allow the installation of a 55-foot tall telecommunication facility with 12 antennas designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 20110 Anza Avenue. (Resolution No. 10-013)	Continued Indefinitely (02/17/10)  Withdrawn by Applicant
<b>CUP10-00001</b>	<u>CLINT MCMORRIS/TOYOTA MOTOR SALES, USA, INC (PROLOGIS CALIFORNIA I, LLC)</u> Planning Commission consideration for approval of a Conditional Use Permit to allow an automobile repair facility with an automobile museum facility that will feature private events and alcohol service on property located in the M-2 Zone at 19600 Van Ness Avenue. (Resolution No. 10-017)	APPROVED by Planning Commission (03/03/10)

<p><b>CUP07-00016</b>  <b>DIV07-00020</b>  <b>EAS07-00003</b>  <b>FEIR/</b>  <b>(SCH#20071211</b>  <b>19)</b></p>	<p><u>ROCK-LOMITA LLC</u>  Planning Commission consideration of certain findings and determinations related to the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program associated with the certification of a Final Environmental Impact Report, and approval of a Conditional Use Permit to allow the phased construction of a business park composed of a series of structures exceeding 15,000 square feet and to allow the proposed uses of professional office and medical in-out patient care services, in conjunction with a Tentative Parcel Map to allow the subdivision of the site into three new lots and for condominium purposes on property located in the M-2 Zone at 2740 Lomita Boulevard (APN#7277-009-017, between Garnier Street and Crenshaw Boulevard). (Resolution Nos. 10-018, 10-019, 10-020)</p>	<p>APPROVED by Planning Commission (03/17/10)</p>
<p><b>CUP10-00002</b></p>	<p><u>GUILLERMO GARCIA (PELICAN PARTNERS 2 LLC)</u>  Planning Commission consideration for approval of an automobile museum facility that will feature private events with food and alcohol, service/maintenance of the museum vehicles, and a shared parking agreement on property located in the M-2 Zone at 3425 Lomita Boulevard. (Resolution No. 10-021)</p>	<p>APPROVED by Planning Commission (04/07/10)</p>
<p><b>PRE09-00007</b></p>	<p><u>JIM AND BETSY DELURGIO</u>  Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow first and second-story additions to an existing one-story, single-family residence, in conjunction with a new swimming pool, spa and accessory structure on property located within the Hillside Overlay district in the R-1 Zone at 209 Via El Toro. (Resolution No. 09-053)</p>	<p>Continued indefinitely (11/04/09)</p> <p>DENIED by Planning Commission (5/19/10)</p> <p>APPEALED to City Council</p> <p>APPROVED by City Council (07/20/10)</p>
<p><b>CUP09-00026,</b>  <b>PRE09-00008</b></p>	<p><u>JALAL ASHRAFZADEH (TINISH LLC)</u>  Planning Commission consideration for approval of a Conditional Use Permit and Precise Plan of Development to allow the expansion of an existing mini mart, the retail sale of beer and wine for off-site consumption, the relocation of the repair shop, and a new restaurant to an existing service station on property located within the Hillside Overlay District in the C-3 Zone at 25905 Rolling Hills Road. (Res. Nos. 10-009, 10-010)</p>	<p>Continued to 02/17/10 (02/03/10)</p> <p>Continued Indefinitely (02/17/10)</p> <p>APPROVED by Planning Commission (06/16/10)</p>

<p><b>CUP10-00010, DIV10-00003, DVP10-00001, WAV10-00005</b></p>	<p><u>OBELISK ARCHITECTS (ST MERCURIUS/ST ABRAAM CHURCH)</u> Planning Commission consideration for approval of a Conditional Use Permit and Development Permit for the development of a Church Master Plan, a Division of Lot to allow for the consolidation of two existing parcels into one parcel, and a Waiver of the street and landscaped setback requirements to allow the rehabilitation of an existing structure and retention of an existing landscape planter on property located in the HBCSP-DA2 Zone at 3611 &amp; 3645 Torrance Boulevard. (Res. Nos. 10-046, 10-047, 10-048, 10-049)</p>	<p>Continued to 09/15/10 (8/04/10)  APPROVED by Planning Commission (09/15/10)</p>
<p><b>CUP09-00023, GPA09-00001, TTM71250 (EAS09-00005)</b></p>	<p><u>DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)</u> Planning Commission consideration for the adoption of a Negative Declaration, the approval of a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to create five lots to match existing parcel usage and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML-C4 Zone at 20525 Hawthorne Boulevard. (Res. Nos. 10-056, 10-057)</p>	<p>Continued to 10/06/10 (09/15/10)  APPROVED by Planning Commission (10/06/10)  APPEALED to City Council  APPROVED by City Council (11/23/10)</p>
<p><b>MOD10-00008</b></p>	<p><u>ROBERT SADEGHI</u> Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permit (CUP68-32) and Precise Plan of Development (PRE05-00047) to allow the addition of a drive-thru car wash on property located in the C3-PP Zone at 5404 190<sup>th</sup> Street. (Res. No. 10-059)</p>	<p>Continued to 11/03/10 (10/06/10)  APPROVED by Planning Commission (11/03/10)  APPEALED to City Council</p>
<p><b>CUP10-00013</b></p>	<p><u>BOB SUPERNEAU / STANTEC ARCHITECTURE (AUTONATION INC)</u> Planning Commission consideration for approval of a Conditional Use Permit to allow a new automobile dealership utilizing the existing vacated buildings and parking area on properties located in the H-PR Zone at 20626 and 20710 Hawthorne Boulevard. (Res. No. 10-061)</p>	<p>APPROVED by Planning Commission (10/20/10)</p>

<b>CUP10-00015, DVP10-00002</b>	<u>CHICK-FIL-A, INC (SHIRLEY SMITH)</u> Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new drive-thru restaurant with patio seating on property located in the H-NT Zone at 18200 Hawthorne Boulevard. (Res. Nos. 10-067, 10-068)	APPROVED by Planning Commission (11/03/10)
<b>MOD10-00009</b>	<u>NATIONAL SPORTS GRILL</u> Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP93-00029) to allow live entertainment, dancing and the ability to charge an entrance/cover fee for events on property located in the C-3 Zone at 3210 Sepulveda Boulevard. (Res. No. 10-073)	Continued for up to 90 days (12/15/10)