Council Meeting of
August 21, 2012

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

PUBLIC HEARING

Members of the Council:

Subject: Community Development – Consider appeal of Planning Commission approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District of the R-1 Zone at 5641 Green Meadows Street. RESOLUTION

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and Community Development Director that City Council deny the appeal and adopt a RESOLUTION approving a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District of the R-1 Zone at 5641 Green Meadows Street.

PRE12-00006: Stanley Anderson (Reid Franke)

Funding: Not applicable

BACKGROUND

The applicants are requesting approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence. This request was approved by the Planning Commission on May 15, 2012. On May 29th, 2012, the case was appealed by the neighbor at 229 Via Los Altos, citing potential obstruction to their view.

Prior Hearings and Publications

A Planning Commission Public Hearing was held on May 15, 2012. On May 29th, the project was appealed to City Council. On August 9, 2012, 93 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to Torrance Homeowners Associations. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on August 10, 2012.

Environmental Findings

New construction of one single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301(e).

ANALYSIS

The property is an interior pie-shaped lot that is 16,582 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is currently developed with a one-story single family residence with an attached garage. The property features a mostly flat profile with the exception of the rear 1/3 of the lot where the terrain significantly slopes down to Pacific Coast Highway. On the lower level the project will include the kitchen, dining room, living room, an office and two bedrooms. The upper level layout will feature a master bedroom, bath and closet. The remodeled house will feature a combination of smooth stucco finish, composition shingle roofs, and painted fascia boards.

Project Information

• **Lot Size**	16,582 sq. ft.
• **Proposed 1st Floor**	1,989 sq. ft.
• **Proposed 2nd Floor**	926 sq. ft
• **Proposed Garage**	980 sq. ft
• **Total Property Improvements**	3,895 sq. ft.

Calculations

• **Proposed Floor Area Ratio (FAR)**	.235 %
• **Proposed Building Height**	23.1' ft.

At the Planning Commission hearing, potential privacy impacts to the adjacent neighbor at 5635 Green Meadows Street were discussed. The homeowner at this address voiced his concern about the location of a second story balcony and windows in the master bathroom. The Planning Commission required the construction of a six-foot tall solid privacy wall in the balcony, and a minimum sill height of five feet in the master bathroom windows to mitigate any potential privacy impacts. The number of windows facing the concerned neighbor was limited to two and to be made of frosted or obscure glass.

Also at this hearing, the neighbor at 229 Via Los Altos stated that she received notification of the hearing so she decided to attend and after seeing a photo in the supplemental material which shows trees on her property, she was concerned that the project might impact her view. After the project was appealed on May 29th 2012, Staff meet with the concerned neighbor and the project architect at her house (229 Via Los Altos). Staff was directed to observe the view of the silhouette from the yard area behind their detached garage. From this direction, Staff noticed that the view being blocked by the silhouette is that of mature landscaping and the sky beyond. Depending on the location, small portions of the high rise buildings in the financial center area can be seen through the silhouette. Staff was also directed to observe the view from the unimproved roof top of the detached garage. Again, most of the view blocked by the silhouette from this direction is that of mature landscaping beyond, and portions of the high rise buildings in the financial center.

It should be noted that, in an effort to further minimize any potential view impacts, the applicant has agreed to use a different roof pitch for the second floor which will reduce

the overall project height by one foot (from 24.1 feet to 23.1 feet.). The new plans submitted already reflect this change, as well as the conditions of approval imposed by the Planning Commission.

PLANNING COMMISSION RECOMMENDATION

As previously noted, this item was approved by the Planning Commission on May 16, 2012. At this hearing, the added conditions of approval to mitigate potential privacy impacts to the adjacent neighbor at 5635 Green Meadows Street, including the construction of a privacy wall in the balcony and a minimum sill height for windows in the master bathroom facing this neighbor. In regards to potential view impacts to the neighbor at 229 Via Los Altos, the project architect explained that neighboring properties to the west are at a higher elevation so he did not believe that the second story would impact this neighbor's view. After a brief discussion, a motion for approval of the project passed by a unanimous vote with one Commissioner absent.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:

_____
Jeffery W. Gibson
Community Development Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:

A. Resolution for approval
B. Location and Zoning Map
C. Letter of Appeal
D. Planning Commission hearing Minutes Excerpts 05/16/12
E. Planning Commission Staff Report 05/16/12
F. Proof of Publication and Notification
G. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5641 GREEN MEADOWS STREET

PRE12-00006:
STANLEY ANDERSON (REID FRANKE)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 16, 2012 to consider an application for a Precise Plan of Development filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street;

WHEREAS, the Planning Commission of the City of Torrance approved an application for a Precise Plan of Development filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street.;

WHEREAS, On May 29th, 2012, the case was appealed by the neighbor at 229 Via Los Altos, citing potential obstruction to their view by the proposed project;

WHEREAS, on August 21, 2012 the City Council of the City of Torrance denied an appeal and approved an application for a Precise Plan of Development filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street;

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, construction of one single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301(e).

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

a) That the property is located at 5641 Green Meadows Street;

b) That the property is identified as Lot 72 of Tract 18249, in the City of Torrance, County of Los Angeles, State of California;

c) That the proposed residence, as conditioned, will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the additions are located in areas over which the adjacent properties do not currently have views; and

d) That the proposed residence, as conditioned, has been located planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity as the proposed windows in the master bathroom upstairs will be modified and the proposed balcony will feature a solid privacy wall as conditioned; and

e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and

f) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences; and

g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property. The proposed additions will update a residence built in 1954 and it is in compliance with the R-1 Zone; and

h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and

i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the building height, as the applicant would not be able to preserve usable yard areas; and

j) That denial of such an application would result in an unreasonable hardship to the applicant because the proposed residence conforms to all code requirements and the second story addition, as conditioned, does not appear to have an adverse impact on the view, light, air and privacy of the surrounding properties; and

k) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are no anticipated adverse view impacts on neighboring properties as conditioned, there are other one story with semi-subterranean structures in the surrounding area and finally the additions and remodel will upgrade an older home with an enhanced structure; and

NOW, THEREFORE, BE IT RESOLVED that PRE12-00006, filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 12-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 12-00006 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 23.10' as represented by the elevation of 125.80' and a lowest adjacent grade of 102.7' based on a bench mark elevation of 100.00' located near the northeasterly corner of the property as shown on the official survey map on file in the Community Development Department (Development Review);
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 23.10' based on the elevation of 125.80' and a lowest adjacent grade of 102.7' as indicated on the certified silhouette based on the benchmark elevation of 100.00' as shown on the survey map on file in the Community Development Department; (Development Review);
5. That an automatic electric roll-up garage door shall be installed for the remodeled garage; (Development Review);
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That 4" (minimum) contrasting address numerals are provided; (Environmental Division)

10. That a 6'-0" tall solid and permanent privacy wall shall be built along the easterly side of the proposed balcony in the master bedroom, along the entire length of the balcony side (7 feet) to the satisfaction of the Community Development Director; (Development Review)
11. That the proposed corner window in the master bathroom upstairs shall be converted into a high transom window with a sill height of at least 5'-0" on the easterly side. Also, the proposed window in the toilet room be frosted or obscured glass to the satisfaction of the Community Development Director; (Development Review)
12. That a maximum of two (2) windows on the easterly side of the master bathroom be allowed and shall feature a sill height of at least 5'-0" and be frosted or obscured glass to the satisfaction of the Community Development Director; (Development Review) **MODIFIED BY THE PLANNING COMMISSION**
13. That a skylight shall be allowed within the master bathroom to the satisfaction of the Community Development Director; (Development Review) **ADDED BY THE PLANNING COMMISSION**
14. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this_____.

_____
MAYOR, of the City of Torrance

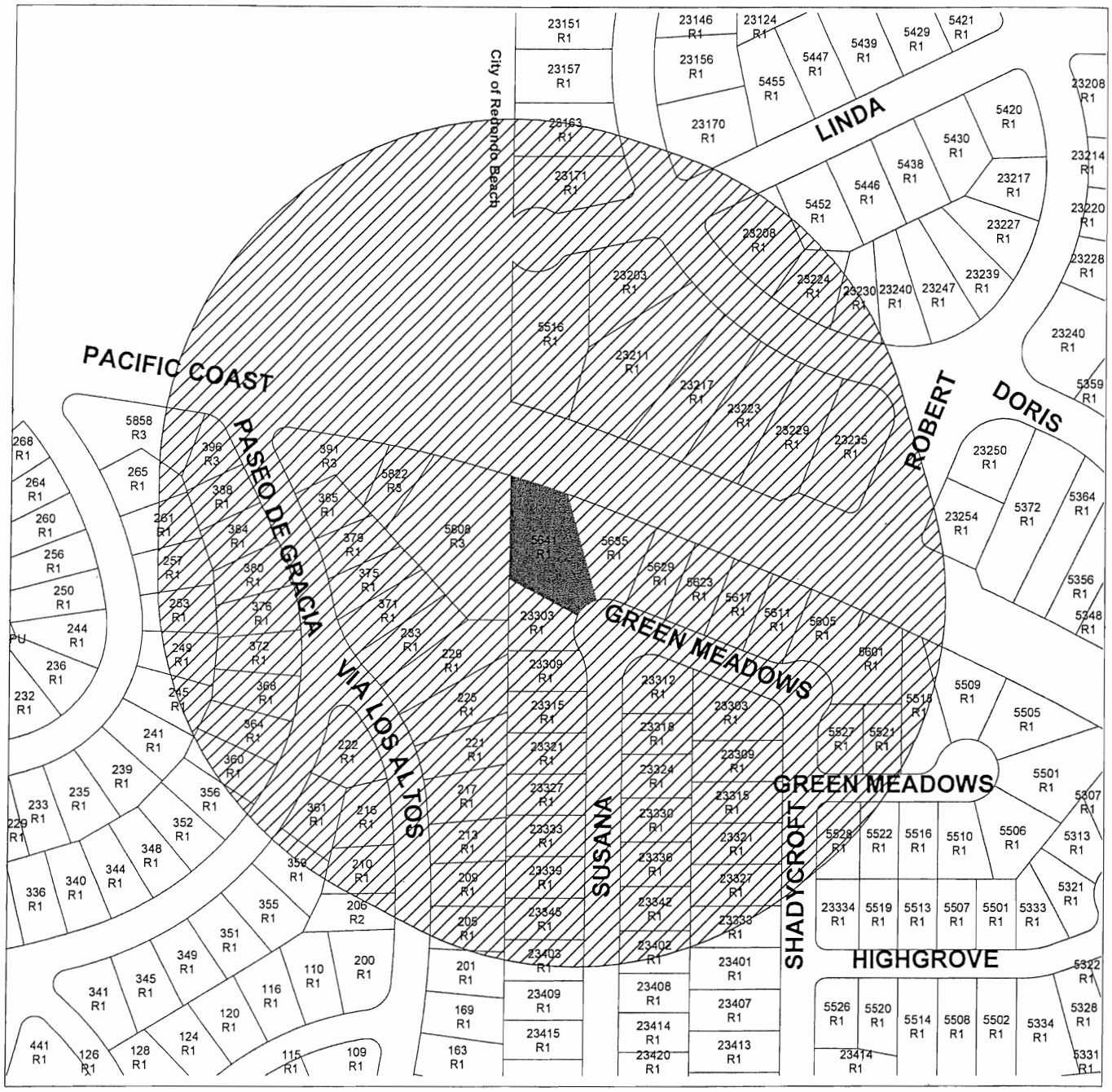
ATTEST:

_____
City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

ATTACHMENT B



LOCATION AND ZONING MAP

5641 Green Meadows St
PRE12-00006

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

5641 Green Meadows St

500ft Notification Area

0 100 200 400 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System
Jeffery W. Gibson, Community Development Director

ATTACHMENT C

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: May 29, 2012

TO: **Jeffrey Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2012-04**

Attached is Appeal 2012-04 received in this office on May 29, 2012 from Ann E. Hashisako, 16711 Monte Cristo Avenue, Cerritos, CA 90703. This appeal is of the Planning Commission's approval on May 16, 2012 regarding PRE12-00006: STANLEY ANDERSON (REID FRANKE) located at 229 Via Los Altos, Torrance, CA 90277 citing construction will obstruct view that currently exists at the house.

The appeal fee of $250.00, paid by check, was accepted by the City Clerk.

SECTION 11.5.3. PROCEDURE AFTER FILING.

a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.

b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

Sue Herbers
City Clerk

cc: Building & Safety
City Council

RECEIVED
MAY 29 2012
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

CITY OF TORRANCE

APPEAL FORM

RECEIVED
2012 MAY 29 AM 8:18

AN APPEAL TO:
- ☑ City Council
- ☐ Planning Commission
- ☐ _____

RETURN TO:
Office of the City Clerk
3031 Torrance Boulevard
Torrance CA 90509-2970
310/618-2870

RE: PRE-12-00006 Reed Franke
(Case Number and Name)

Address/Location of Subject Property 229 Via Los Altos, Torrance 90277
(If applicable)

Decision of:
- ☐ Administrative Hearing Board
- ☐ Airport Commission
- ☐ Civil Service Commission
- ☐ Environmental Quality & Energy Conservation Commission
- ☐ License Review Board
- ☑ Planning Commission
- ☐ Community Development Director
- ☐ Special Development Permit
- ☐ Other _____

Date of decision: May 16, 2012 **Appealing:** ☑ APPROVAL ☐ DENIAL ☐ OTHER _____

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.)*

Construction will obstruct view that currently exists at the house.

Name of Appellant Ann E. Hashizaka

Address of Appellant 16711 Monte Cristo Ave., Cerritos, CA 90703

Telephone Number (714) 321-8614

Signature _____

For office use only:
Appeal Fee paid $ 250.00 Date 5/29/12 Received by MTP

Notice to: Community Development Department: ☑ Planning ☒ Building & Safety
☑ City Council ☐ City Manager ☐ City Attorney ☐ Other Department(s) _____

12B. PRE12-00006: STANLEY ANDERSON (REID FRANKE)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street.

Recommendation: Approval.

Planning Associate Martinez introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Commissioner Rizzo disclosed that he walked the neighborhood, but did not speak with anyone and that he is an acquaintance of Lynn Lord, a real estate agent with ReMax Palos Verdes Realty, who submitted a letter in opposition to the project, but this would not influence his decision.

Commissioner Polcari disclosed that Lynn Lord is an acquaintance of his family, but this would not affect his decision.

Commissioner Weideman disclosed that he walked the neighborhood and knocked on the door of the neighbor to the east but did not receive a response and his observations plus the testimony this evening will be the basis of his decision.

Stanley Anderson, project architect, voiced his agreement with the recommended conditions of approval, including the condition (Condition No. 11) requiring the corner window in the upstairs master bathroom to be converted to a high transom window and the window in the toilet room to be frosted or obscured. With regard to Condition No. 10, which requires a solid, 6-foot high privacy wall to be constructed along the easterly side of the balcony, he asked that the Commission consider allowing vertical wooden slats, which would allow airflow and be more aesthetically pleasing without compromising the neighbor's privacy.

Planning Manager Lodan advised that staff prefers solid stucco walls for balcony screening because wood can rot and become a maintenance issue.

Commissioner Weideman commented on Mr. Anderson's novel response to Item 2c in the Precise Plan Application, which suggests that the application should be approved because it would prevent a developer from "scraping the existing house and developing a property that is not so neighbor-friendly in regards to views and privacy."

Peter Nishita, 5635 Green Meadows Street, voiced objections to the project due to the impact on the privacy of his backyard and pool. He noted that he submitted a letter from real estate agent Lynn Lord indicating that the project would cause his home to lose between 5-8% in value or $42,500 to $68,000.

Commissioner Weideman noted that Condition Nos. 10 and 11 were included to mitigate the privacy impact on Mr. Nishita's property.

Janine Shelby, 5635 Green Meadows Street, pointed out that the benefit of frosted or obscured glass windows is negated if the windows are open and expressed concerns that a wall of windows can create a perceived privacy impact. She reported that the neighbor at 5629 Green Meadows addressed privacy concerns when building an

addition by eliminating all windows that overlooked their neighbor's property. She indicated that she was not in favor of allowing wooden slats for the balcony wall. She stated that she and Mr. Nishita are convinced that there are solutions that will preserve their privacy and do not wish to stop the project. She noted that they will be losing sunlight to solar panels that heat their pool but they're willing to make that concession.

Responding to questions from the Commission, Planning Manager Lodan reviewed the size and location of the three second-story windows facing the Nishita/Shelby property, which are all in the master bathroom.

Plans Examiner Noh advised that none of the three windows is required for safety reasons because there are no egress requirements for bathrooms.

Ashley Hill, Los Angeles, architect/designer, reported that she prepared the diagrams in the supplemental material to demonstrate the extent of the violation of privacy to the Nishita/Shelby backyard pool area. She called for the elimination of the three windows facing the Nishita/Shelby property, suggesting that there are other ways to provide light and ventilation.

Commissioner Weideman noted the advantage of being able to open a window when showering for ventilation. Ms. Hill responded that there are two other windows on the north side of the bathroom for ventilation.

Reid Franke, 5641 Green Meadows Street, applicant, explained that he proposed vertical slats for the balcony privacy wall because they can be positioned to provide complete privacy for neighbors while still allowing airflow. He stated that he would like to retain the three windows on the east side for light and ventilation and has no intention of invading his neighbors' privacy.

Mr. Anderson clarified that all three windows will have a minimum sill height of five feet and they are 16-30 feet away from the property line. He explained that windows are necessary to provide light and ventilation for the separate toilet room and the shower.

Anne Hashisaka, 229 Via Los Altos, stated that she received notice of this hearing so she decided to attend and after seeing a photo in the supplemental material which shows trees on her property, she was concerned that the project might impact her view.

Planning Manager Lodan noted that the purpose of the silhouette is to allow neighbors to judge the view impact.

Mr. Anderson explained that neighboring properties to the west are at a higher elevation so he did not believe the second story would impact Ms. Hashisaka's view. He noted that the second story has an 8-foot plate height and the roof has a 3-in-12 pitch to minimize the height of the project.

Commissioner Weideman asked if the applicant would agree to eliminate one of the three east-facing windows and replace it with a skylight, and Mr. Franke agreed to this modification.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Polcari and passed by unanimous voice vote.

A brief discussion ensued regarding the modification of conditions and it was the consensus of the Commission not to amend Condition No. 10 to allow wooden slats.

MOTION: Commissioner Weideman moved for the approval of PRE12-00006, as conditioned, including all findings of fact set forth by staff, with the following modification:

Modify

No. 11 That a maximum of two windows shall be allowed on the easterly side of the master bath; that they shall be high transom windows with a minimum sill height of five feet and be made of frosted or obscured glass to the satisfaction of the Community Development Director; and that one skylight shall be allowed within the master bath.

The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Uchima).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-028.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 12-028 as amended. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote (absent Commissioner Uchima).

Assistant City Attorney Sullivan noted that the Commission's decision could be appealed within 15 days of today's date in the City Clerk's office.

SUPPLEMENTAL #1 TO AGENDA ITEM 12B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): Precise Plan of Development – PRE12-00006;

LOCATION: 5641 Green Meadows Street

The attached correspondence was received after the preparation of the Staff Report. Staff continues to recommend approval of the project as conditioned.

Prepared by,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

OBJECTION TO THE PROPOSED FRANKE ADDITION

5641 Greenmeadows Street

By JANINE SHELBY/ PETER NISHITA

Owners of 5636 Greenmeadows Street

(Residence directly east of 5641 Greenmeadows Street)

May 16, 2012

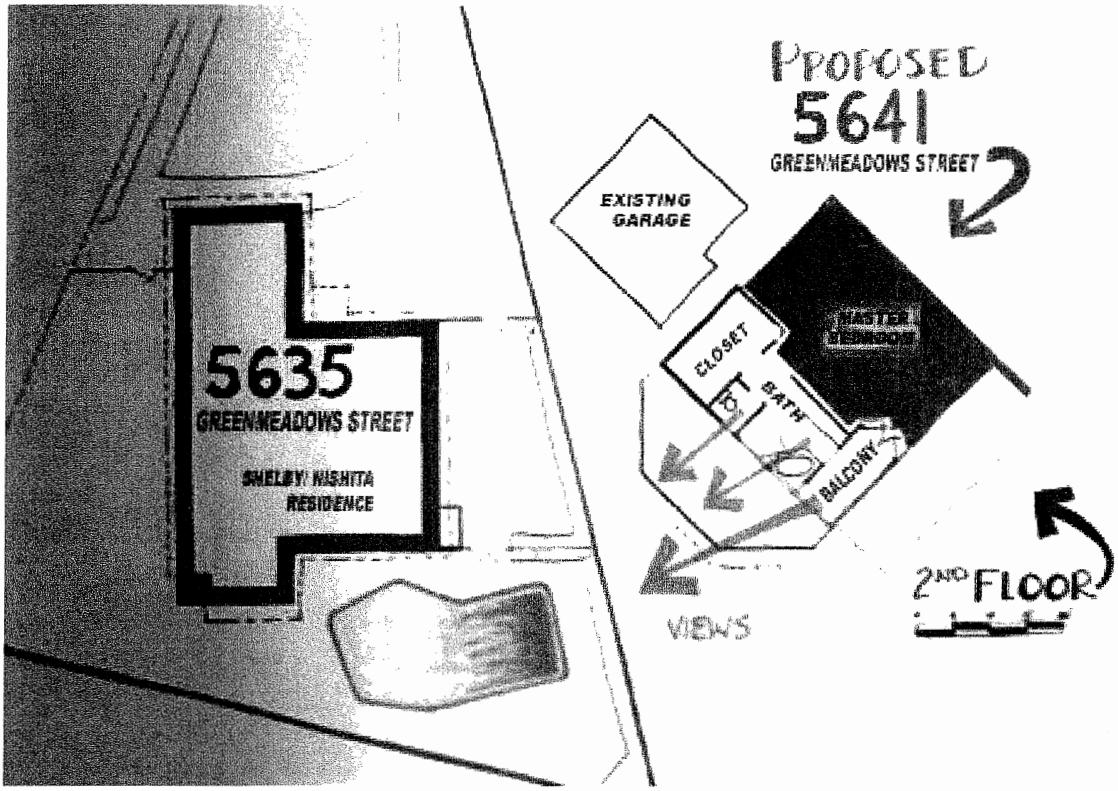
City of Torrance

Planning Commission Meeting

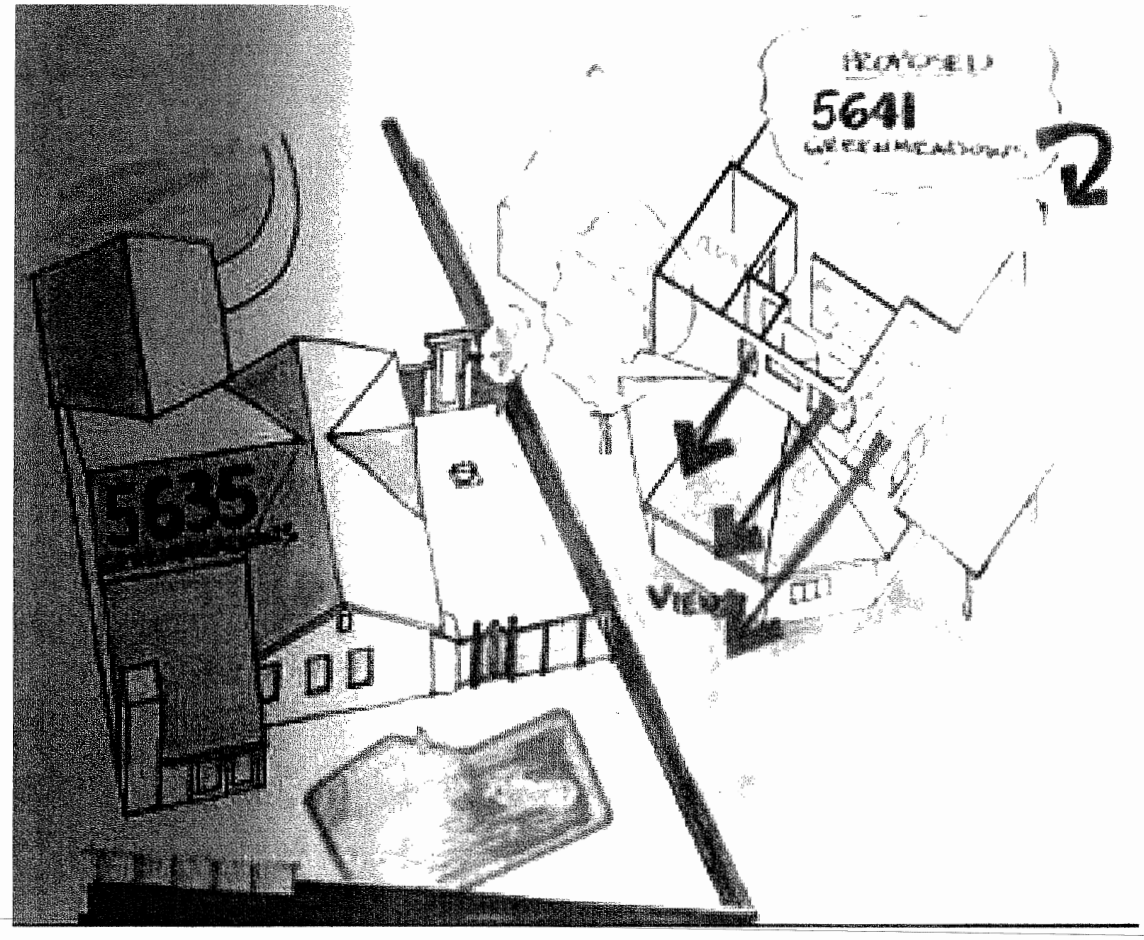
CONTENTS:

1. Drawing – Site Plan and Axonometric
2. Photo A
3. Photo #1
4. Photo #2
5. Photo #3
6. Letter to Commission from Janine Shelby & Peter Nishita
7. Letter to Commission from Lynn Lord (Realtor)

SITE PLAN



AXONOMETRIC DRAWING



LYNN LORD
REAL ESTATE

May 15, 2012

Re: 5635 Greenmeadows Street
Torrance, CA 90505

Dear Planning Department,

After reviewing the plans (i.e., traced by the homeowner, submitted to the Planning Commission) for the two story structure that is being built next door to Peter and Janine's home, my professional assessment is that there will be a negative impact on the value of their home.

When Peter and Janine purchased this home, one of the features they enjoyed was the privacy of the yard especially since it had a pool. They use the pool often with their family and the new two story balcony addition looks directly onto the pool. Anyone looking to buy this home in the future will have the same ill feeling about their privacy being compromised while in their pool.

I have been selling real estate for over 25 years and live in the area. Privacy is a huge selling feature that many buyers look for. If this second story addition intrudes on the privacy of their yard, the value of the property could easily be affected 5 – 8% (i.e., $42,500 to $68,000).

There must be a way to maintain the privacy of their yard and accomplish the desires of the neighbors remodel.

Sincerely,

Lynn Lord
RE/MAX Palos Verdes Realty

RE/MAX PALOS VERDES REALTY
450 SILVER SPUR ROAD * ROLLING HILLS ESTATES, CA 90275
310.493.7016 DIRECT 310.703.1859 OFFICE
LYNN@LYNNLORD.COM LYNNLORD.COM DRE #00932611

Oscar F. Graham, Planning Assistant
Community Development Department
City Of Torrance
3301 Torrance Blvd.
Torrance, CA 90503

Dear Mr. Graham,

We write as the owners of 5635 Greenmeadows Street, the property adjacent to and east of 5641 Greenmeadows Street, to express our opposition to the petition of Stanley Anderson (Reid Franke) that would allow additions to the existing one-story single family residence. Our objection to the proposed project pertains specifically to adverse effects associated with the addition of a second floor, including the following: a) significant reduction in our privacy; b) moderate loss of sunlight exposure; and c) impact on our view.

Most importantly, the proposed second story as it is currently planned would have an extremely adverse effect on our privacy and loss of use of our property. The proposed addition includes a balcony that is positioned to directly overlook our swimming pool and backyard, as well as portions of our living room. Glass-paned doors leading onto the above-described balcony directly face our pool and further violate our privacy. As another privacy issue, the proposed addition includes a total of three bathroom windows (including two large windows) in a second-floor bathroom area that would also overlook our property and pool. From our vantage point in our pool and central outdoor seating area, we would be facing not only the balcony described earlier, but also a large corner window above our neighbors' bathtub *and* two other windows near their toilet and shower. This renovation will result in loss of privacy for both sets of property owners. As a final concern related to this issue, this potential loss of privacy would not only negatively impact our comfort and use of our land, but would also result in a significant reduction in the value of our property. Though we enthusiastically embrace our neighbors' intent to improve their home, we do not want to suffer a large financial loss in the process.

Secondly, the proposed second story addition would result in loss of light. Because our swimming pool is heated exclusively via solar panels, this loss of sunlight has a direct effect on our ability to use our pool. So, the current addition plan results in either loss of or reduced use of our property (i.e., our swimming pool) or the expenditure of funds to install an alternate and less environmentally friendly heating system. As a final issue related to this topic, the second story addition will cause us to lose the only direct sunlight we receive during the winter months in our primary backyard seating area.

As a third issue, our view would be altered negatively. We have historically enjoyed our open view of distant trees and greenery. We have been informed that the renovation will involve the removal of several trees, some of which were many decades old. These trees provided a lovely view and enhanced our privacy from the nearby apartment complex. The intended tree removal, as well as the proposed second floor addition, combine to drastically alter our view from one involving open space, greenery, and sky to tall buildings eclipsing and towering over us.

As a final note, we voice this objection with great regret, as we would have preferred to resolve this matter with mutual, neighborly conversation and compromise prior to the May 16th public hearing. As much as we would like to honor our neighbor's plans for their "dream home," we have faced a lack of information, misinformation, and disinterest in the impact of the proposed project on us. Apart from a general statement about their desire to renovate their home, our neighbors did not disclose their home plans until we requested to see them on May 6, 2012 after we received the hearing notice. We attempted to discuss their project, express our concerns, and negotiate a mutually acceptable compromise during the May 6, 2012 meeting with Mr. and Ms. Franke, but the owners made it clear at the outset of our meeting that they were not amenable to discussing any sort of compromise or alternate plans. Furthermore, their verbal descriptions of the house plans did not reflect the actual house plans. Although we repeatedly stated our preference to work out a compromise solution prior to the hearing, Ms. Franke repeatedly stated that she wanted to "take it up at the hearing", that the hearing was "the place where you can raise your concerns", and in reference to developing a compromise or solution, she stated, "that's what the hearing is for."

Nonetheless, we have enjoyed a positive relationship with the Franke family and children during the past several years and have every hope for future positive relationships. Naturally, we wish we could have avoided this awkward position by having the opportunity to discuss our concerns in an open, solution-focused manner. Yet, we are committed to achieving a mutually acceptable compromise and we sincerely hope that our neighbors achieve the "dream house" they desire.

Below, we outline our requests. Specifically, we request the following:

1. In light of their large property size, our preference is that our neighbors reconsider the proposed second floor addition and instead pursue a larger single story addition, which preserves our privacy (i.e., as stated above), light (i.e., the solar heating system of our swimming pool), and view.
2. If a second floor addition is to be approved, we request the following:
    a. Add a full length wall to the side of the balcony that directly overlooks our swimming pool, yard, and living room window, leaving the balcony open only to the Franke's back yard
    b. Remove all windows on the back side of the second floor addition facing our property (i.e., windows that would afford full and direct views of our swimming pool); alternative options may include use of sky lights, relocating the bathroom, or a range of other alternatives their architect might provide
        i. if a second floor is permitted and a window is granted, we request that the 2 supplemental, large windows be removed from the plan (i.e., the corner window above the bathtub and the other large bathroom window) and we ask that the small, high window—if absolutely necessary for ventilation-- be located as high, and as near to Greenmeadows street, as possible to preserve mutual privacy. We further ask that any such window overlooking our property be frosted or non-transparent glass (though this provides uneven privacy protection if the window can be opened)

3. Refrain from cutting down large, well-developed trees that offer privacy protection for all

We look forward to resolving this issue in a positive mutually agreeable manner. Thank you for your attention to this matter.

Best regards,

Janine Shelby
Peter Nishita
Homeowners, 5635 Greenmeadows St. Torrance, CA 90505

PHOTO A

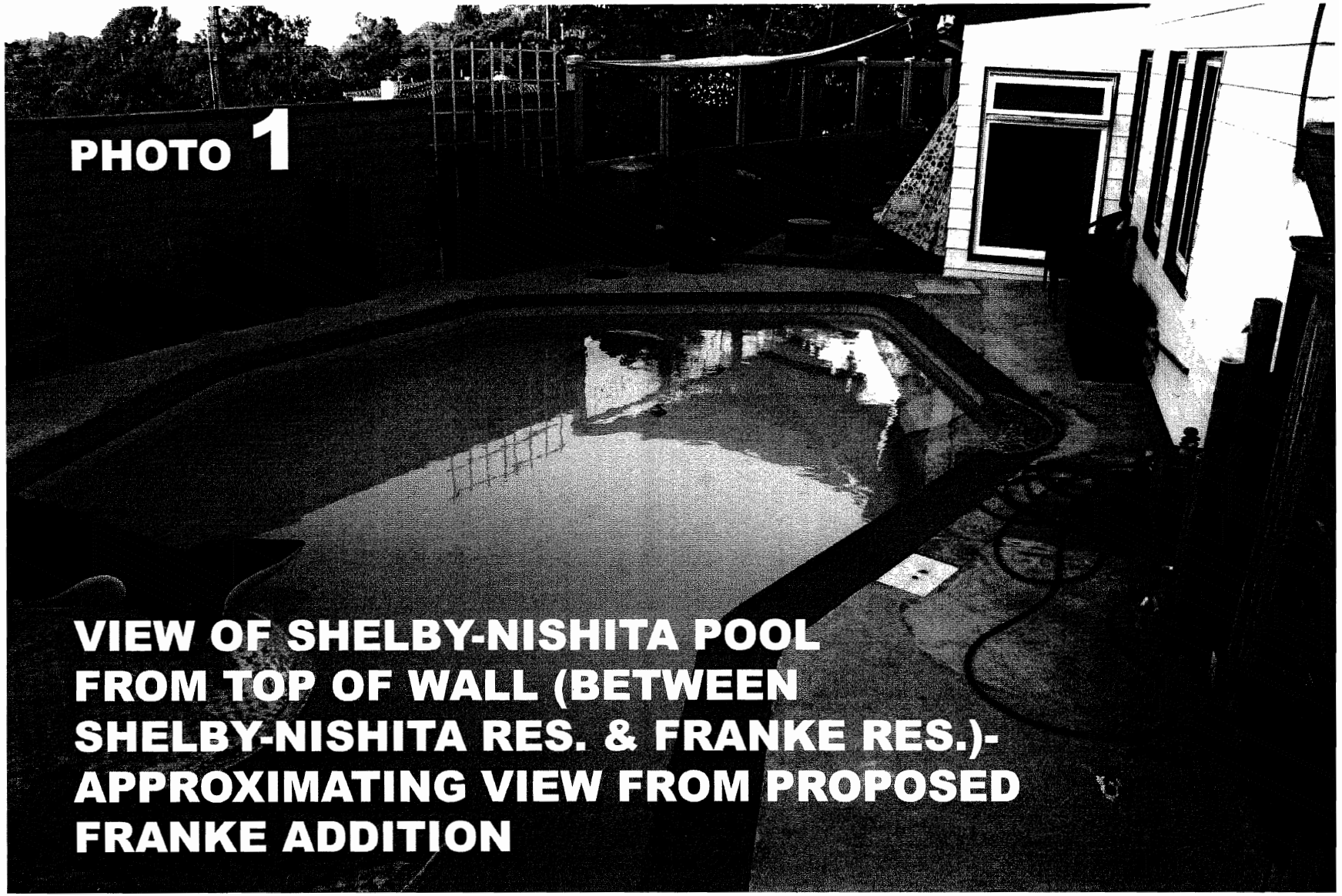


PHOTO 1
VIEW OF SHELBY-NISHITA POOL FROM TOP OF WALL (BETWEEN SHELBY-NISHITA RES. & FRANKE RES.)- APPROXIMATING VIEW FROM PROPOSED FRANKE ADDITION

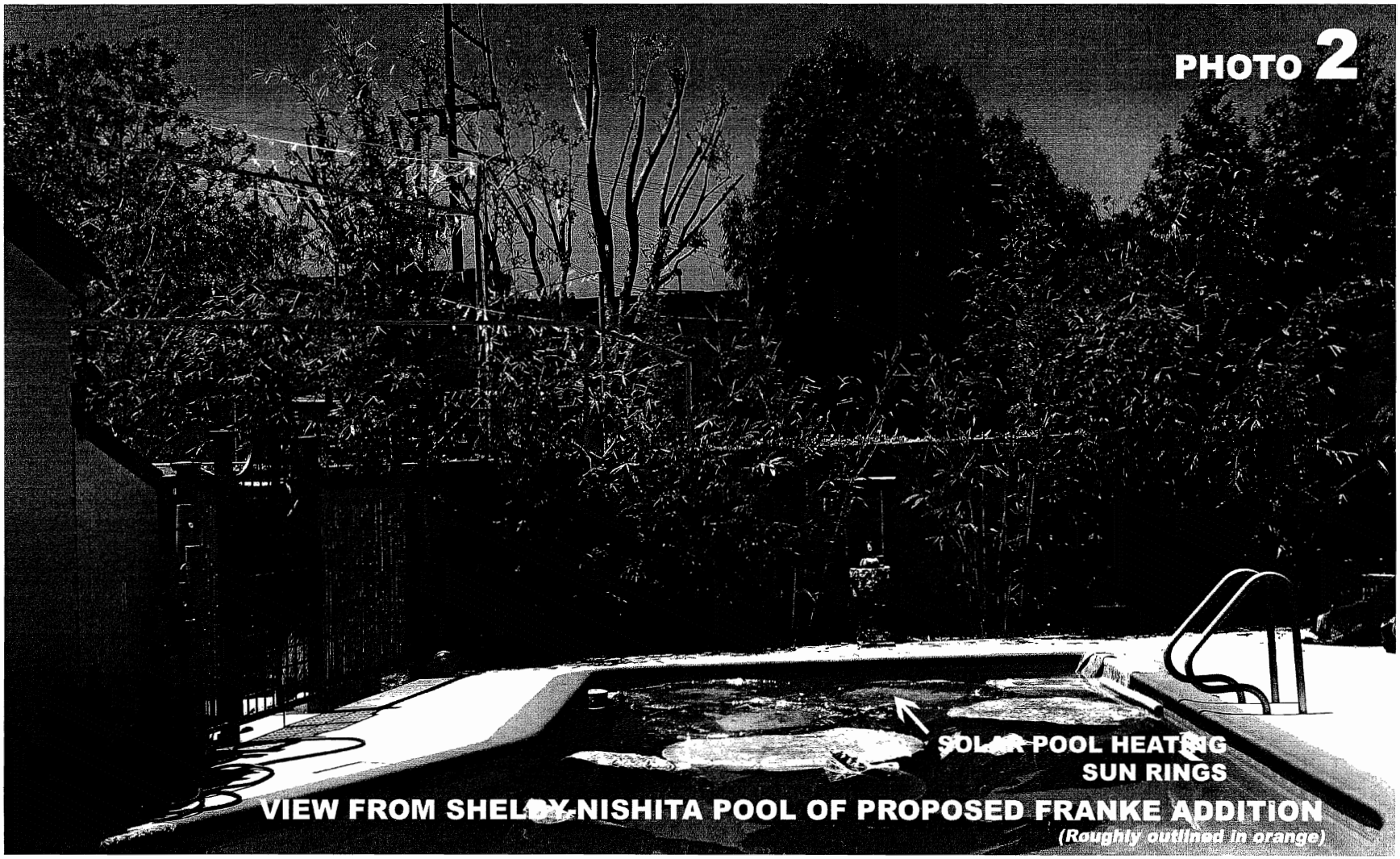


PHOTO 2
SOLAR POOL HEATING
SUN RINGS
VIEW FROM SHELBY-NISHITA POOL OF PROPOSED FRANKE ADDITION
(Roughly outlined in orange)

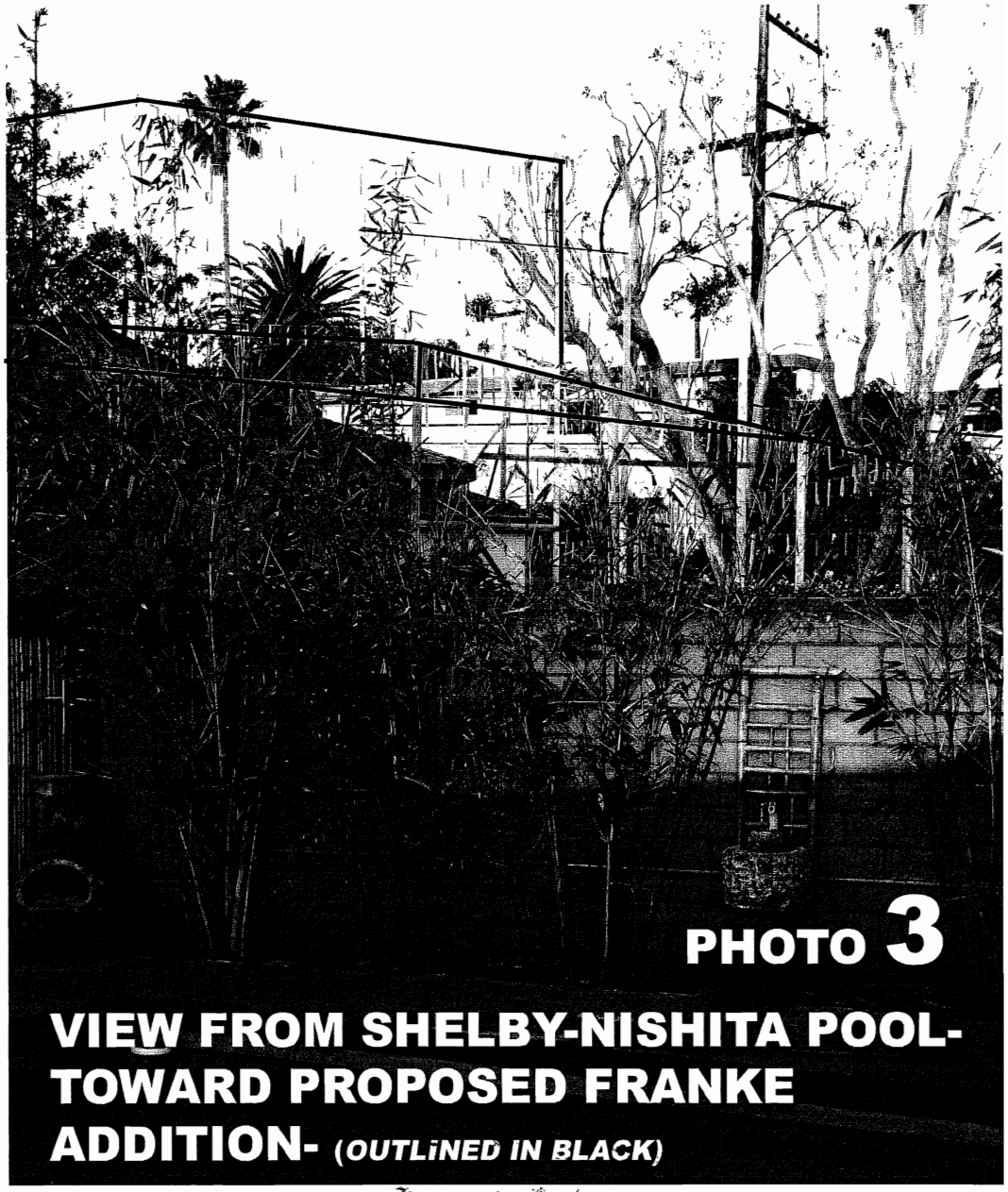


PHOTO 3

VIEW FROM SHELBY-NISHITA POOL-TOWARD PROPOSED FRANKE ADDITION- ***(OUTLINED IN BLACK)***

AGENDA ITEM NO. 12B

CASE TYPE & NUMBER: Precise Plan of Development – PRE12-00006;

NAME: Stanley Anderson (Reid Franke)

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located in the Hillside Overlay District of the R-1 Zone.

LOCATION: 5641 Green Meadows Street

ZONING: R-1, Single-Family Residential District / Hillside Overlay District

ADJACENT ZONING AND LAND USE:
NORTH: Public Right-of-Way, Pacific Coast Highway
SOUTH: R-1; Hillside Overlay District, One-Story Single Family Residence
EAST: R-1; Hillside Overlay District, One-Story Single Family Residence
WEST: R-3; Hillside Overlay District, Multi-Story Apartment Complex

GENERAL PLAN DESIGNATION: Low-Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan Land Use Designation of Low Density Residential allowing up to nine dwelling units per acre. The proposed addition to a two-story single-family residence on this property is consistent with Low Density Residential designation.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES: The property is currently developed with a one story single-family residence with an attached garage.

ENVIRONMENTAL FINDINGS: Construction of a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303.

BACKGROUND AND ANALYSIS:
The property is an interior pie-shaped lot that is 16,582 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is currently developed with a one-story single family residence with an attached garage. The property features a mostly flat profile with the exception of the rear 1/3 of the lot where the terrain significantly slopes down to Pacific Coast Highway. The adjacent property to the east (5635 Green Meadows) is located at a slightly lower elevation, and the adjacent property to the south (23303 Susana Avenue) at a slightly higher elevation. The total area for the new project is 3,895 sf. with a resulting Floor Area Ratio (FAR) of .23. On the lower level the project will include the kitchen, dining room, living room, an office and two bedrooms. The upper level layout

will feature a master bedroom, bath and closet. It should be noted that the existing attached garage will remain in use and a new detached garage will be added to the rear of the property. The remodeled house will feature a combination of smooth stucco finish, composition shingle roofs, and painted fascia boards. The proposed front yard setback is 22'-0" at its closest point; the easterly side yard setback is 5'-0"'; the proposed southerly side yard setback is 15'-6", and the proposed rear yard setback is over 100'-0". Based on the Topographical Survey, the Height & Location Certification and the plans, the remodeled residence will be 24.10' in height from the lowest adjacent grade of 102.7' to the highest ridge elevation of 126.80', based on a benchmark elevation of 100.00'.

Project Information

• **Lot Size**	16,582 sq. ft.
• **Existing One-Story Home**	1,130 sq. ft.
• **Existing Garage**	379 sq. ft
• **Total Existing Area**	1,509 sq. ft.
• **First Level Demolition**	-6 sq. ft.
• **First Level Addition**	826 sq. ft.
• **New Second Level Addition**	926 sq. ft
• **New Detached Garage**	601 sq. ft
• **Addition to existing Garage**	39 sq. ft
• **Total Additions**	2,386 sq. ft.
• **Total Property Improvements**	3,895 sq. ft.

Calculations

• **Proposed Floor Area Ratio (FAR)**	.23 %
• **Proposed Building Height**	24.10 ft.

A Precise Plan of Development is required because the property is located within the Hillside Overlay District and the new construction is over fourteen feet in height. The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment # 3). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment # 4). A licensed engineer has verified the height of the silhouette and staff made a field inspection.

Staff was able to get in contact with neighbors at 23303 Susana Avenue (property immediately adjacent to the south). They stated that their preference would have been to

see a one-story house; but that the proposed project is not impacting them as much as they thought it would. They stated that they would contact Staff should they wish to further comment on the project. As of the time of preparation of this report, Staff has not been contacted.

Staff also spoke to the neighbor at 5635 Green Meadows (property immediately adjacent to the east) who reported being concerned about potential view, light and privacy impacts to her property. Related to view, this neighbor expressed opposition to the possible removal of existing trees from the project site as this would make a nearby apartment complex visible from her property and eliminate her existing view of mature landscaping in that direction. Regarding potential light impacts, the proposed addition on this side of the property provides a side yard setback of 8'-10" for the first floor, and a side yard setback ranging from 16'-0" to 30'-0" for the second floor. It should be noted that the side yard setback required by Code in this case is 5'-0". Based on topography, orientation of the homes, the path of travel of the sun, the proposed second story does not appear to impact natural light. Finally, in terms of privacy impacts, due to the orientation of the proposed balcony in the master bedroom upstairs and the windows in the master bathroom there is a direct view corridor into the neighbor's back yard and swimming pool area. In order to limit potential privacy impacts, Staff suggests that a 6'-0" tall solid and permanent privacy wall be built along the entire length (7 feet) of the easterly side of the proposed balcony. In addition, the proposed corner window in the master bathroom shall be converted into a high transom window with a sill height of at least 5'-0" on the westerly side. Staff also recommends that the proposed window in the toilet room be conditioned to be frosted or obscured glass.

Business cards were also left at several other houses in the area asking neighbors to contact the Community Development Department should they have any concerns about the project. No further comments have been received.

In the judgment of staff, this project as conditioned, does not appear to cause adverse impacts on the view, light, air or privacy of other properties in the Hillside Overlay. The proposed side yard setbacks are greater than what is required by Code for both the first and second stories, thereby limiting potential impacts to natural light. In addition, and based on topography and orientation of the homes, the path of travel of the sun, the proposed second story does not appear to impact natural light for the adjacent homes. The upstairs balcony and windows facing east have been conditioned to limit privacy concerns. The applicant has prepared a plan that complies with the R-1 standards, meets the open space requirements and is within the allowable lot coverage and Floor Area Ratio. The proposed house will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity in that it will enhance the value of the property. The proposed house will not interfere with the orderly development of the City because all

proposed additions will provide the Code required setbacks, and it provides on-site parking required by the Municipal Code. The land use as a single family residence complies with the Zone and General Plan designation. For these reasons, staff recommends approval of the request as conditioned.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:
Findings of fact in support of approval of the precise plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS:
Recommended conditions of the proposed project have been set forth in the attached Resolution.

Prepared By,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:
1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Silhouette Certification
5. Code Requirements
6. Correspondence from neighbors
7. Site Plan, Floor Plans, & Elevations

PLANNING COMMISSION RESOLUTION NO. 12-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5641 GREEN MEADOWS STREET.

PRE12-00006: STANLEY ANDERSON (REID FRANKE)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 16, 2012 to consider an application for a Precise Plan of Development filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street;

WHEREAS, the Planning Commission of the City of Torrance approved an application for a Precise Plan of Development filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street.;

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, construction of a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the property is located at 5641 Green Meadows Street;

b) That the property is identified as Lot 72 of Tract 18249, in the City of Torrance, County of Los Angeles, State of California;

c) That the proposed residence, as conditioned, will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the additions are located in areas over which the adjacent properties do not currently have views; and

d) That the proposed residence, as conditioned, has been located planned and designed so as to cause the least intrusion on the views, light, air and privacy of

other properties in the vicinity as the proposed windows in the master bathroom upstairs will be modified and the proposed balcony will feature a solid privacy wall as conditioned; and

e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and

f) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences; and

g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property. The proposed additions will update a residence built in 1954 and it is in compliance with the R-1 Zone; and

h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and

i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the building height, as the applicant would not be able to preserve usable yard areas; and

j) That denial of such an application would result in an unreasonable hardship to the applicant because the proposed residence conforms to all code requirements and the second story addition, as conditioned, does not appear to have an adverse impact on the view, light, air and privacy of the surrounding properties; and

k) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are no anticipated adverse view impacts on neighboring properties as conditioned, there are other one story with semi-subterranean structures in the surrounding area and finally the additions and remodel will upgrade an older home with an enhanced structure; and

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE12-00006, subject to conditions:

AYES:	COMMISSIONERS:	CHAIRPERSON SKOLL, D'ANJOU, GIBSON, POLCARI, RIZZO, WEIDEMAN.
NOES:	COMMISSIONERS	
ABSENT:	COMMISSIONERS:	UCHIMA

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE12-00006, filed by Stanley Anderson (Reid Franke) to allow first and second story additions to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5641 Green Meadows Street, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 12-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 12-00006 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 24.10' as represented by the elevation of 126.80' and a lowest adjacent grade of 102.7' based on a bench mark elevation of 100.00' located near the northeasterly corner of the property as shown on the official survey map on file in the Community Development Department (Development Review);
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 24.10' based on the elevation of 126.80' and a lowest adjacent grade of 102.7' as indicated on the certified silhouette based on the benchmark elevation of 100.00' as shown on the survey map on file in the Community Development Department; (Development Review);
5. That an automatic electric roll-up garage door shall be installed for the remodeled garage; (Development Review);
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

9. That 4" (minimum) contrasting address numerals are provided; (Environmental Division)
10. That a 6'-0" tall solid and permanent privacy wall shall be built along the easterly side of the proposed balcony in the master bedroom, along the entire length of the balcony side (7 feet) to the satisfaction of the Community Development Director; (Development Review)
11. That the proposed corner window in the master bathroom upstairs shall be converted into a high transom window with a sill height of at least 5'-0" on the easterly side. Also, the proposed window in the toilet room be frosted or obscured glass to the satisfaction of the Community Development Director; (Development Review)
12. That a maximum of two (2) windows on the easterly side of the master bathroom be allowed and shall feature a sill height of at least 5'-0" and be frosted or obscured glass to the satisfaction of the Community Development Director; (Development Review) **MODIFIED BY THE PLANNING COMMISSION**
13. That a skylight shall be allowed within the master bathroom to the satisfaction of the Community Development Director; (Development Review) **ADDED BY THE PLANNING COMMISSION**
14. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 16th day of May, 2012.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 16th day of May, 2012, by the following roll call vote:

AYES:	COMMISSIONERS:	CHAIRPERSON SKOLL, D'ANJOU, GIBSON, POLCARI, RIZZO, WEIDEMAN.
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	UCHIMA
ABSTAIN:	COMMISSIONERS:	

Secretary, Torrance Planning Commission

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

   a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

The proposed new second story has been kept to a minimum of one master bedroom/bath with a balcony - fairly centered on the single story as to not be closer to one or the other adjacent neighbors. Windows facing neighboring properties have been kept to a minimum and/or placed higher on the wall to avoid obvious view intrusion from either party. The hip roof was added to cut down on the massing even more. The proposed Accessory garage is below the allowable 14' height limit and utilizes a hip roof to cut the roof massing.

   b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

The balcony placement is mainly sheltered from view of the neighbor's yard and home. Most windows (if you're standing looking out) open up toward the rear of the yard. The height of the proposed 2nd floor has been kept to a minimum & well below the 27' height limit. Also, see 1a for similar information.

c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The exterior stucco finish, hip roof lines, and scale of this project are common throughout the neighborhood. The addition has been kept toward the rear of the existing footprint of the house so that it is not visible from the street.

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

The proposed development will increase land values because we are increasing square footage of the property by a little more than double. We are not over building the existing lot – still retaining a back yard. Our height has been kept to a minimum & the use of hip roof lines to help reduce the massing. And, the overall appearance of the house is consistent with that found in the neighborhood.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

This is a modest 1st & 2nd story addition and remodel that stays within the existing footprint of the residence where facing the street and does not place the proposed 2nd floor overlooking either neighboring property.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

The remodel and addition should only add value to the neighborhood. We've kept the 2nd floor addition to a minimum, minimum height for the roof style of home in the neighborhood, and kept the 2nd floor area as much away from the neighboring properties without crating a disjointed look.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

a. It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height, demonstrated by the following facts:

We did rearrange some of the existing interior space as needed and our primary design criteria was to add square footage with the least impact to our surrounding neighbors and create a more attractive and cohesive interior layout.

---

b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

Extending the addition toward the back of the lot would mean that we would be closer to the existing slope and this could result in additional foundation & grading work equaling more cost. Also, the lot coverage would increase dramatically and structure would be taking up most of the usable flat area of the lot – loosing it's attractive rear yard.

c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

The proposed application increases the value of the home and creates a structure that is consistent with existing architecture. Also, it precludes a not-so friendly developer from scraping the existing house and developing a property that is not so neighbor friendly in regards to views and privacy. Since we do not impact any neighbors view or their privacy we do not lower any property value in the area.

City of Torrance, Community Development Department Jeffery W. Gibson, Director
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

Height and Location Certification

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

APR 16 2012

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 5641 GREEN MEADOWS (address)

_____ on 4/12/12 (date), based on plans submitted to the City of Torrance

by STAN ANDERSON DESIGN (applicant/architect) on 3/29/12 (date). The survey was taken

from a bench mark located at INTERSECTION GREEN MEADOWS & SUSANA (address)

(attached map) which established a base elevation of 100.00.

The ridge line/highest point of the roof was determined to have an elevation of 126.8.

The plans indicate that the elevation should be 126.75.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of ***height, building envelope, location on the site, and all setbacks.***

OFFICIAL STAMP
PROFESSIONAL LAND SURVEYOR
CHRISTOPHER W. VASSALLO
P.L.S. 8418
EXPIRATION 12-31-2012
STATE OF CALIFORNIA

CHRISTOPHER W. VASSALLO — Name (please print)

LS8418 — LS/RCE#

C W Vassallo — SIGNATURE

310-544-8689 — PHONE

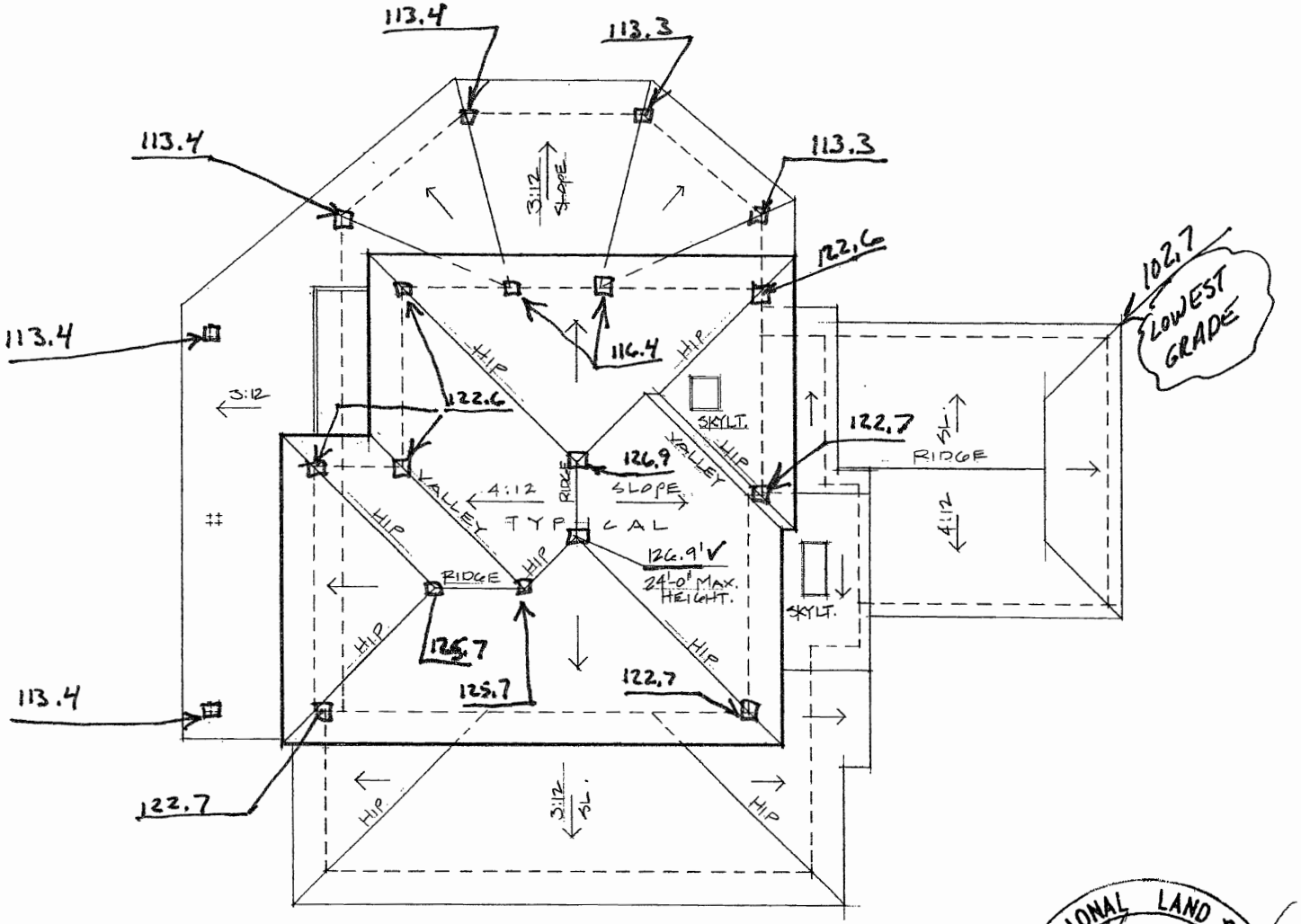
4/12/12 — DATE

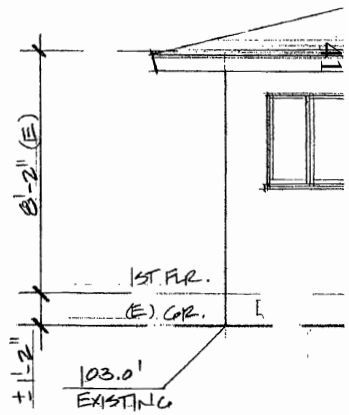
Notes: _____

09/02

Attachment 4

PLC #11073
5/7/12



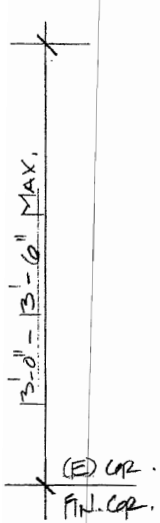


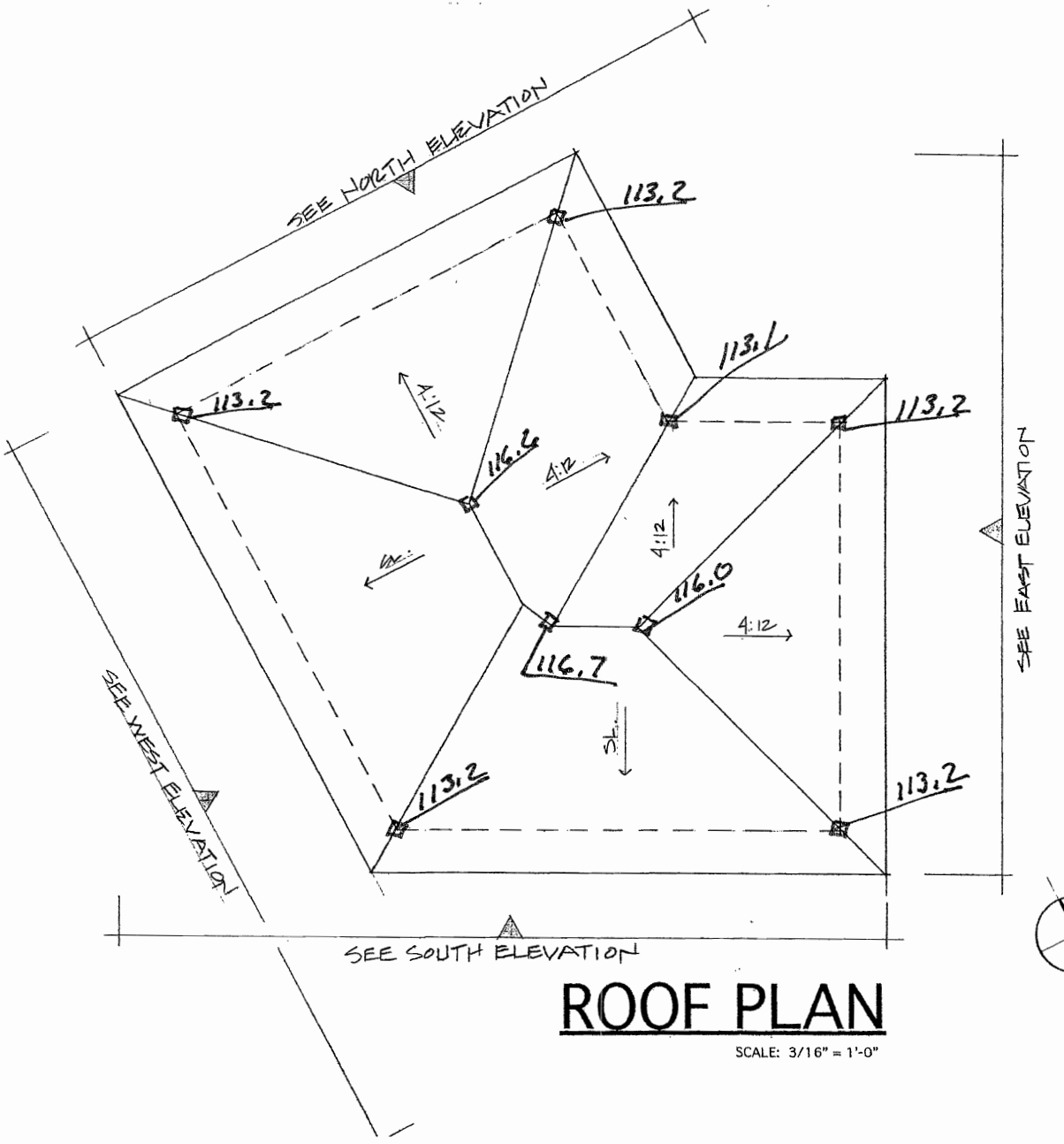
ROOFING MATERIAL: COMPO SHINGLES

ROOF PLAN

SCALE: 1/8" = 1'-0"

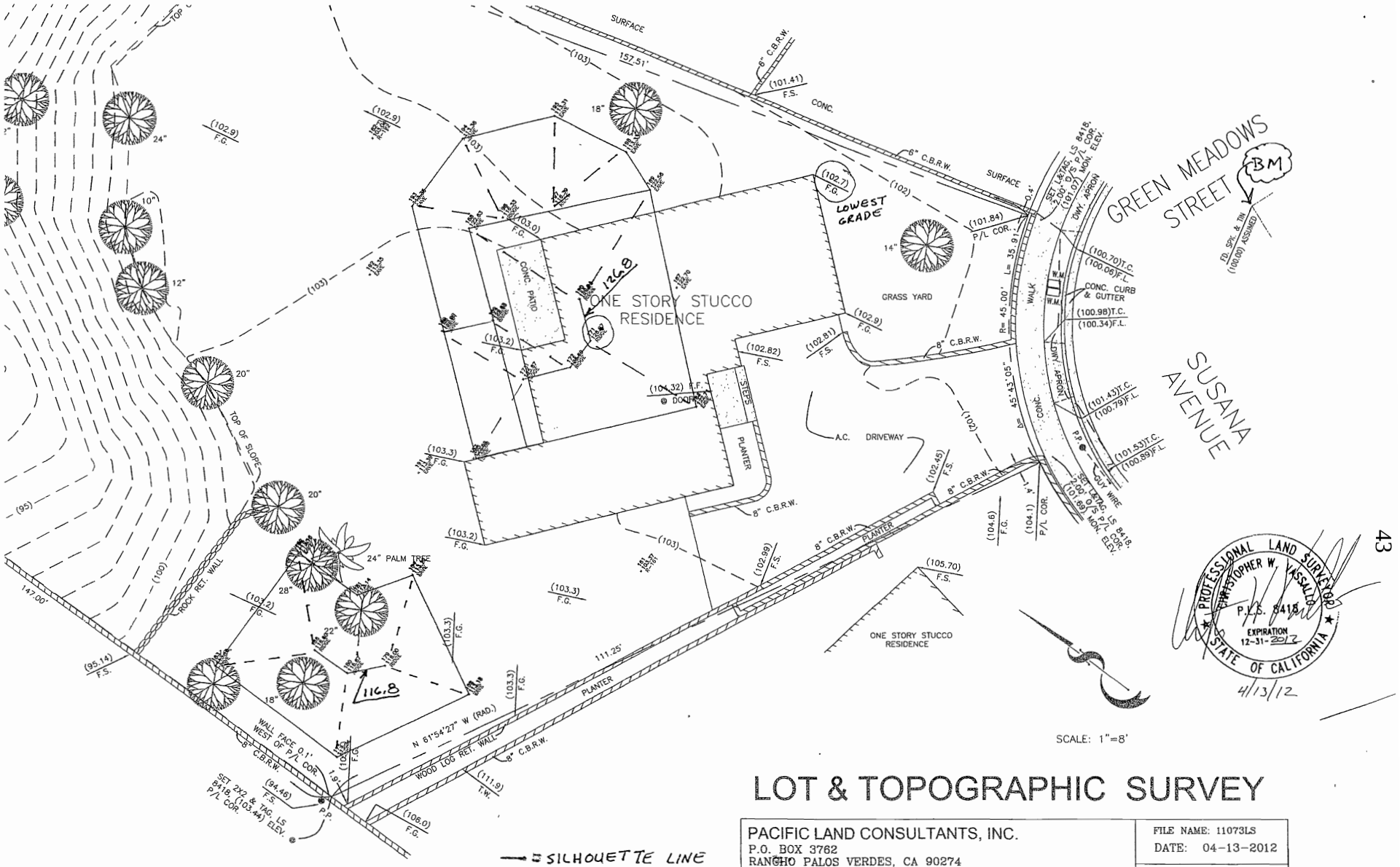
PLC #11073
5/7/12





ROOF PLAN

SCALE: 3/16" = 1'-0"



PROFESSIONAL LAND SURVEYOR
CHRISTOPHER W. VASALLO
P.L.S. 8418
EXPIRATION 12-31-2012
STATE OF CALIFORNIA
4/13/12

LOT & TOPOGRAPHIC SURVEY

PACIFIC LAND CONSULTANTS, INC. P.O. BOX 3762 RANCHO PALOS VERDES, CA 90274 (310) 544-8689			FILE NAME: 11073LS DATE: 04-13-2012 SCALE: 1"=8'
DRAWN BY: V.C.D./R.J.C.	PROJECT SITE: 5641 GREEN MEADOWS ST., TORRANCE, CA	PREPARED FOR: ELAINE FRANKE	JOB NO. 11073 SHEET 1 OF 1

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided for information purposes only.

Building and Safety:

- Comply with the State Energy Requirements.
- Provide underground utilities.
- Pre-wire each unit for cable television.

Environmental:

- The property shall be landscaped prior to final inspection (92.21.9).
- Provide 4" contrasting address numerals for residence.
- The front yard of the property shall not be more than 50 % paved
- Encroachment into garage open space, such as water heaters, are not permitted per the Torrance Municipal Code.
- Bedroom sizes to be as determined by Torrance Municipal Code.
- For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments (93.5.2)

Grading Division:

- Obtain grading permit prior to issuance of building permit.
- Submit 2 copies of grading /drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Show site drainage on plot plan. All drainage to be directed away from the top of slope and towards the street.

Graham, Oscar

From: Janine Shelby [jsshelby@aol.com]
Sent: Wednesday, May 09, 2012 12:28 AM
To: Graham, Oscar
Cc: pknbanzai@gmail.com
Subject: Objection to proposed addition at 5641 Greenmeadows St.
Follow Up Flag: Follow up
Flag Status: Red
Categories: Important
Attachments: objection_to_addition.docx

Hello Oscar,

The attachment is written subsequent to our conversation on Monday regarding the proposed addition of Reid Franke at 5641 Greenmeadows. Thank for your work on this and for the helpful information you provided.

I will contact you to ensure you received this document.

Best Regards,
-Janine Shelby

Oscar F. Graham, Planning Assistant
Community Development Department
City Of Torrance
3301 Torrance Blvd.
Torrance, CA 90503

Dear Mr. Graham,

We write as the owners of 5635 Greenmeadows Street, the property adjacent to and east of 5641 Greenmeadows Street, to express our opposition to the petition of Stanley Anderson (Reid Franke) that would allow additions to the existing one-story single family residence. Our objection to the proposed project pertains specifically to adverse effects associated with the addition of a second floor, including the following: a) significant reduction in our privacy; b) moderate loss of sunlight exposure; and c) impact on our view.

Most importantly, the proposed second story as it is currently planned would have an extremely adverse effect on our privacy and loss of use of our property. The proposed addition includes a balcony that is positioned to directly overlook our swimming pool and backyard, as well as portions of our living room. Glass-paned doors leading onto the above-described balcony directly face our pool and further violate our privacy. As another privacy issue, the proposed addition includes a total of three bathroom windows (including two large windows) in a second-floor bathroom area that would also overlook our property and pool. From our vantage point in our pool and central outdoor seating area, we would be facing not only the balcony described earlier, but also a large corner window above our neighbors' bathtub *and* two other windows near their toilet and shower. This renovation will result in loss of privacy for both sets of property owners. As a final concern related to this issue, this potential loss of privacy would not only negatively impact our comfort and use of our land, but would also result in a significant reduction in the value of our property. Though we enthusiastically embrace our neighbors' intent to improve their home, we do not want to suffer a large financial loss in the process.

Secondly, the proposed second story addition would result in loss of light. Because our swimming pool is heated exclusively via solar panels, this loss of sunlight has a direct effect on our ability to use our pool. So, the current addition plan results in either loss of or reduced use of our property (i.e., our swimming pool) or the expenditure of funds to install an alternate and less environmentally friendly heating system. As a final issue related to this topic, the second story addition will cause us to lose the only direct sunlight we receive during the winter months in our primary backyard seating area.

As a third issue, our view would be altered negatively. We have historically enjoyed our open view of distant trees and greenery. We have been informed that the renovation will involve the removal of several trees, some of which were many decades old. These trees provided a lovely view and enhanced our privacy from the nearby apartment complex. The intended tree removal, as well as the proposed second floor addition, combine to drastically alter our view from one involving open space, greenery, and sky to tall buildings eclipsing and towering over us.

As a final note, we voice this objection with great regret, as we would have preferred to resolve this matter with mutual, neighborly conversation and compromise prior to the May 16th public hearing. As much as we would like to honor our neighbor's plans for their "dream home," we have faced a lack of information, misinformation, and disinterest in the impact of the proposed project on us. Apart from a general statement about their desire to renovate their home, our neighbors did not disclose their home plans until we requested to see them on May 6, 2012 after we received the hearing notice. We attempted to discuss their project, express our concerns, and negotiate a mutually acceptable compromise during the May 6, 2012 meeting with Mr. and Ms. Franke, but the owners made it clear at the outset of our meeting that they were not amenable to discussing any sort of compromise or alternate plans. Furthermore, their verbal descriptions of the house plans did not reflect the actual house plans. Although we repeatedly stated our preference to work out a compromise solution prior to the hearing, Ms. Franke repeatedly stated that she wanted to "take it up at the hearing", that the hearing was "the place where you can raise your concerns", and in reference to developing a compromise or solution, she stated, "that's what the hearing is for."

Nonetheless, we have enjoyed a positive relationship with the Franke family and children during the past several years and have every hope for future positive relationships. Naturally, we wish we could have avoided this awkward position by having the opportunity to discuss our concerns in an open, solution-focused manner. Yet, we are committed to achieving a mutually acceptable compromise and we sincerely hope that our neighbors achieve the "dream house" they desire.

Below, we outline our requests. Specifically, we request the following:

1. In light of their large property size, our preference is that our neighbors reconsider the proposed second floor addition and instead pursue a larger single story addition, which preserves our privacy (i.e., as stated above), light (i.e., the solar heating system of our swimming pool), and view.
2. If a second floor addition is to be approved, we request the following:
    a. Add a full length wall to the side of the balcony that directly overlooks our swimming pool, yard, and living room window, leaving the balcony open only to the Franke's back yard
    b. Remove all windows on the back side of the second floor addition facing our property (i.e., windows that would afford full and direct views of our swimming pool); alternative options may include use of sky lights, relocating the bathroom, or a range of other alternatives their architect might provide
        i. if a second floor is permitted and a window is granted, we request that the 2 supplemental, large windows be removed from the plan (i.e., the corner window above the bathtub and the other large bathroom window) and we ask that the small, high window—if absolutely necessary for ventilation-- be located as high, and as near to Greenmeadows street, as possible to preserve mutual privacy. We further ask that any such window overlooking our property be frosted or non-transparent glass (though this provides uneven privacy protection if the window can be opened)

3. Refrain from cutting down large, well-developed trees that offer privacy protection for all

We look forward to resolving this issue in a positive mutually agreeable manner. Thank you for your attention to this matter.

Best regards,

Janine Shelby
Peter Nishita
Homeowners, 5635 Greenmeadows St. Torrance, CA 90505

ATTACHMENT F

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the **THE DAILY BREEZE**

a newspaper of general circulation, printed and published

in the City of **Torrance***
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number **SWC7146**
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

August 10,

all in the year 2012

the foregoing is true and correct.
Dated at Torrance

California, this 10 August 2012

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

DB 8-42

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at **7:00 p.m., August 21, 2012** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE12-00006 Stanley Anderson (Reid Franke) : City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow first and second story additions to an existing, one-story single family residence on property located within the Hillside Overlay District of the R-1 Zone at 5641 Green Meadows Street.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Published: August 10, 2012