

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Planning Commission and Community Development - Consider appeal of Planning Commission approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.
RESOLUTION

PRE12-00007: John J. Yankosky (Sam Leung)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and the 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 two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

Funding: Not applicable.

BACKGROUND

The applicant requests approval to allow first and second story additions to an existing two-story single family residence, on property located within the Hillside Overlay District, in the R-1 Zone. Approval of a Precise Plan of Development is required, because the proposed additions are over 14 feet in height, and include a second story. This item comes before the City Council tonight, as an appeal of the Planning Commission's approval of the project, as conditioned.

This item was heard by the Planning Commission on August 1, 2012, and continued to August 15, 2012, in order to allow Staff time to access a view impact that was brought up during the hearing. On August 15, 2012, the Commission approved the project, with conditions to mitigate privacy impacts; however, it was the consensus of the Commission that there was no adverse view impact. On August 31, 2012, the property

owner at 5327 Doris Way appealed the approval, citing obstruction of ocean and sunset views. A copy of the Appeal Form is provided as Attachment C.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for August 1, 2012. On July 20, 2012, 110 notices were mailed to property owners within a 500-foot radius, a Notice of Public Hearing was posted on-site, and a legal advertisement was published in the newspaper. At the Planning Commission Hearing of August 1, 2012, the Planning Commission continued the Hearing to August 15, 2012. No additional mailings, postings or legal ads were required or made. A City Council Public Hearing was scheduled for November 6, 2012. On October 26, 2012, 141 notices were mailed to property owners within a 500-foot radius and to all Homeowner Associations in the City, a Notice of Public Hearing was posted on-site and a legal advertisement was published in the newspaper.

Environmental Findings

Additions to single family residential properties are Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Section 15301 (e).

ANALYSIS

The subject property is approximately 10,300 square feet, semi-rectangular in shape, and provides various grade changes, particularly towards the rear, where the lot declines rapidly towards Pacific Coast Highway. The site is flanked by two-story single family residences, one and two-story residences across the street in front of the site, and the embankment towards Pacific Coast Highway at the rear.

The applicant proposes first floor additions of 375 sq ft, with a reduction of 33 sq ft of existing area in the first floor in order to widen the entryway and porch, and second floor additions of 600 sq ft. The project also proposes some remodeling of the interior space, including the change out of all the windows and doors. The total proposed living area will be 2,827 square feet, and including the existing attached 380 sq ft two-car garage, 475 sq ft rumpus room and volume/FAR space of 446 square feet, the total area will be 4,128 square feet, providing a Floor Area Ratio (FAR) of .40, which is less than the maximum FAR allowed by code (.60). The elevations show the proposed maximum height of the second story as 24.6 ft and 18 ft for the first story. However, the architect advised Staff that the maximum height is 25.11 ft for the second story and 18.61 ft for the first story, per the silhouette certification form and map, which provides the lowest adjacent grade of 169.97 ft, at the northwest corner of the proposed residence. The east side yard setback varies from 4'-8" at the rear of the existing building to 5 ft at the front. Although, the minimum side yard setback for this building is 5 ft, the project is considered a minor addition/remodel and therefore, the existing substandard setback may remain; however, the proposed addition must meet the minimum requirements, and Staff provided a Condition of Approval to address the addition's setback. The west side yard setback is 5'-6", along the length of the existing and proposed structures, including the proposed balcony on the second floor; the

setback dimension of the chimney scales to approximately 3.75 feet, code permits chimneys to project 30 inches (i.e. 2.5 feet) from an interior side yard property line.

On August 3, 2012, Staff met with the resident of 5327 Doris Way, and observed the silhouette from the driveway and front yard, as the resident advised Staff that there was no impact from inside the home. Haze prevented Staff from observing any ocean view through the silhouette, while in the front yard. The resident also requested that Staff view the silhouette from the next door neighbor's home at 5323 Doris Way. Staff observed the silhouette through the open entry door and from the driveway, but did not observe an ocean view from 5323 Doris Way. Staff noted that there were no seating areas in either residence's front yard.

On October 25, 2012, Staff revisited the properties at 5323 and 5327 Doris Way. As no haze was present, Staff observed blue ocean water through the silhouette; however, it was a small sliver at the horizon. These views were strictly from a standing position on the driveways of the properties and the front yards. On August 3, 2012, Staff did not observe a view from inside the home of 5323 Doris Way, but noted that in order to view the silhouette from this home, the solid entry door would need to remain in an open position; however, Staff further noted a metal security door was installed in front of the entry door, which obscures any available view. The proposed height is within the maximum of 27 feet allowed by code. The FAR and lot coverage are below the maximum allowed. The proposed conditions to remove the new balcony and raise the window sill height of the master bedroom appear to resolve any privacy impacts. In Staff's judgment, the proposed changes to the ridgelines and additions do not appear to adversely impact any views across the subject property, nor create any adverse impact to light, air or privacy. Therefore, Staff recommends approval of this request, as conditioned.

The Planning Commission Staff Reports and Minutes Excerpts are provided as Attachment E.

PLANNING COMMISSION RECOMMENDATION

On August 1, 2012, the Planning Commission reviewed the Precise Plan of Development request. The applicant described the project, and the Commission entertained public comments. Seven other individuals spoke in opposition to the project, citing privacy, side yard setback requirement, airflow and view impacts. The neighbor at 5364 Doris Way, citing privacy issues, spoke in opposition to the new rear balcony and west-facing window. Discussion arose whether the balcony could be redesigned or eliminated altogether, as well as, raising the window sill height. The architect agreed to eliminate the balcony and raise the sill height. The neighbor at 5327 Doris Way spoke regarding an ocean and sunset view impact; however, Planning Staff was not contacted previously regarding the impact and the Commission voted to continue the Hearing to August 15, 2012, in order to allow time for Staff to access the view impact. Staff visited the site, including the adjacent neighbor at 5323 Doris Way, but did not observe an adverse impact.

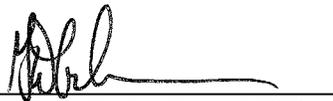
At the August 15, 2012 Planning Commission hearing, the applicant stated that he visited the site in question, but did not observe a view impact; he also agreed to eliminate the balcony off of the master bedroom, to address the privacy impact at 5364 Doris Way. The two property owners at 5327 Doris Way spoke in opposition to the project, citing view impacts to ocean and sunset views. Three other individuals stated that they were not impacted by the project, but spoke in support of their neighbor's view impact. One of the residents at 5364 Doris Way stated that the elimination of the balcony had addressed her privacy concerns. Four Commissioners stated that they visited 5327 Doris Way, but did not observe an impact to view. One Commissioner stated that she visited 5327 Doris Way twice to make sure she didn't miss something the first time, but failed to see the view impact either time. Another Commissioner stated that he visited 5327 Doris Way on a clear day, and did not observe an ocean view. One Commissioner stated that he visited both 5323 and 5327 Doris Way, but did not observe an impact to view. There was a brief discussion regarding the window sill height of the master bedroom, and a consensus was reached to require a 5 ft minimum sill height. A motion to approve the project, with two changes (eliminating the balcony and raising the window sill height) was passed by unanimous roll call vote.

Respectfully submitted,

PLANNING COMMISSION


Ray Uchima, Chair

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
- B. Location and Zoning Map
- C. Appeal Form
- D. Correspondence
- E. Minutes Excerpts, Adopted Resolution, Planning Commission Agenda Items, and Documents Submitted at August 15, 2012 and August 1, 2012 Hearings
- F. Proofs of Publication and Notification
- G. Site Plan, Floor Plan, Roof Plan and Elevations (Limited Distribution)
- H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2012-

A RESOLUTION OF THE CITY COUNCIL 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 TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5356 DORIS WAY.

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 1, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, the Planning Commission of the City of Torrance continued the public hearing to August 15, 2012; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 15, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of August 15, 2012, approved Precise Plan of Development 12-00007, by an unanimous roll call vote of 7-0; and

WHEREAS, additions to single family residential properties are determined to be Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Section 15301 (e); and

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 1, Article 41 of the Torrance Municipal Code; and

WHEREAS, the City Council of the City of Torrance held a duly notice public hearing on November 6, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, the City Council of the City of Torrance, at its meeting of November 6, 2012, approved Precise Plan of Development 12-00007; and

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

- A) That the property address is 5356 Doris Way.
- B) That the property is located on Block 1 of Lot 15 of Tract 15397.
- C) That the proposed development is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site.
- D) That the proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments. The surrounding properties do not appear to be impacted, as the topography of the area decreases in slope substantially from east to west, and north to south, and there does not appear to be any adverse view impairment from any direction.
- E) That the proposed additions have been located, planned and designed so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, and the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments.
- F) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the exterior of the additions will provide new pitched roofing, with concrete tile, stone veneer and stucco wall finishes, which are all materials consistent with other residences in the vicinity.
- G) That the proposed additions have been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because, as conditioned, the proposed additions meet and/or exceed the R-1 development standards.
- H) That the granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity, because the project is designed with varying heights that are within the maximum allowed by code, and are designed so

that the existing highest ridge is located towards the rear of the property, to limit the potential for view or privacy impairment.

- I) That the proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity, because it would be compatible with the surrounding pattern of development in both design and materials, and is less than the allowable Floor Area Ratio.
- J) 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 height, because the majority of the available space at ground level has been utilized, and adding to the second story will preserve the existing swimming pool, rumpus room and arbor structures, and, lastly, as the far rear space is a steep downward slope facing Pacific Coast Highway, it would not be cost effective to develop.
- K) That the denial of this request to increase the height will constitute an unreasonable hardship to the applicant, because, as conditioned, the proposed residence conforms to all code requirements, and developing additional space on the ground floor will eliminate the usable rear yard space, which includes a swimming pool, rumpus room and arbor, and the project does not appear to have an adverse impact on the view, light, air and privacy of other properties.
- L) That the granting of this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because, as conditioned, the proposed residence complies with all zoning development standards, and should not pose adverse view or privacy impacts.

NOW, THEREFORE, BE IT RESOLVED that PRE12-00007, filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to 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 12-00007 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 12-00007 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 addition at the highest point of the roof shall not exceed a height of 25.11 feet, as represented by the survey elevation of 195.08 feet for the highest ridge, based on the lowest adjacent grade of 169.97 feet (located at the northwestern perimeter of the residence), based on a bench mark elevation of 166.97 feet located within the public right-of-way along Doris Way near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final 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 a survey elevation of 195.08 feet for the highest ridge, based on the benchmark of 166.97 feet located within the public right-of-way along Doris Way, near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That color and material samples of the proposed home, fencing, walls and safety railing/s shall be submitted for review to the Community Development Department, prior to the issuance of a Building Permit; (Development Review)
6. That the final Building Plans shall call out the side yard setbacks, especially at the second floor east addition, and that they shall meet the minimum setback requirement of five feet or that this portion of the addition shall be deleted or modified from the Building Plans, to the satisfaction of the Community Development Director; (Development Review)
7. That the final Building Plans Project Summary shall reflect the correct areas, including but not limited to, the additions itemized per floor, the areas removed, the portion of the covered patio enclosed on three sides, all volume spaces, FAR, and the combined total area to the satisfaction of the Community Development Director; (Development Review)
8. That the final Building Plans shall reflect the correct height of 25.11 feet for the second story, and 18.61 feet for the first story, to the satisfaction of the Community Development Director; (Development Review)
9. 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)
10. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

11. That the proposed master bedroom balcony shall be removed; (ADDED BY PLANNING COMMISSION)
12. That the windowsill height shall be five feet for the west-facing second story rear window; and (ADDED BY PLANNING COMMISSION)
13. 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 6th day of November 2012.

Mayor Frank Scotto

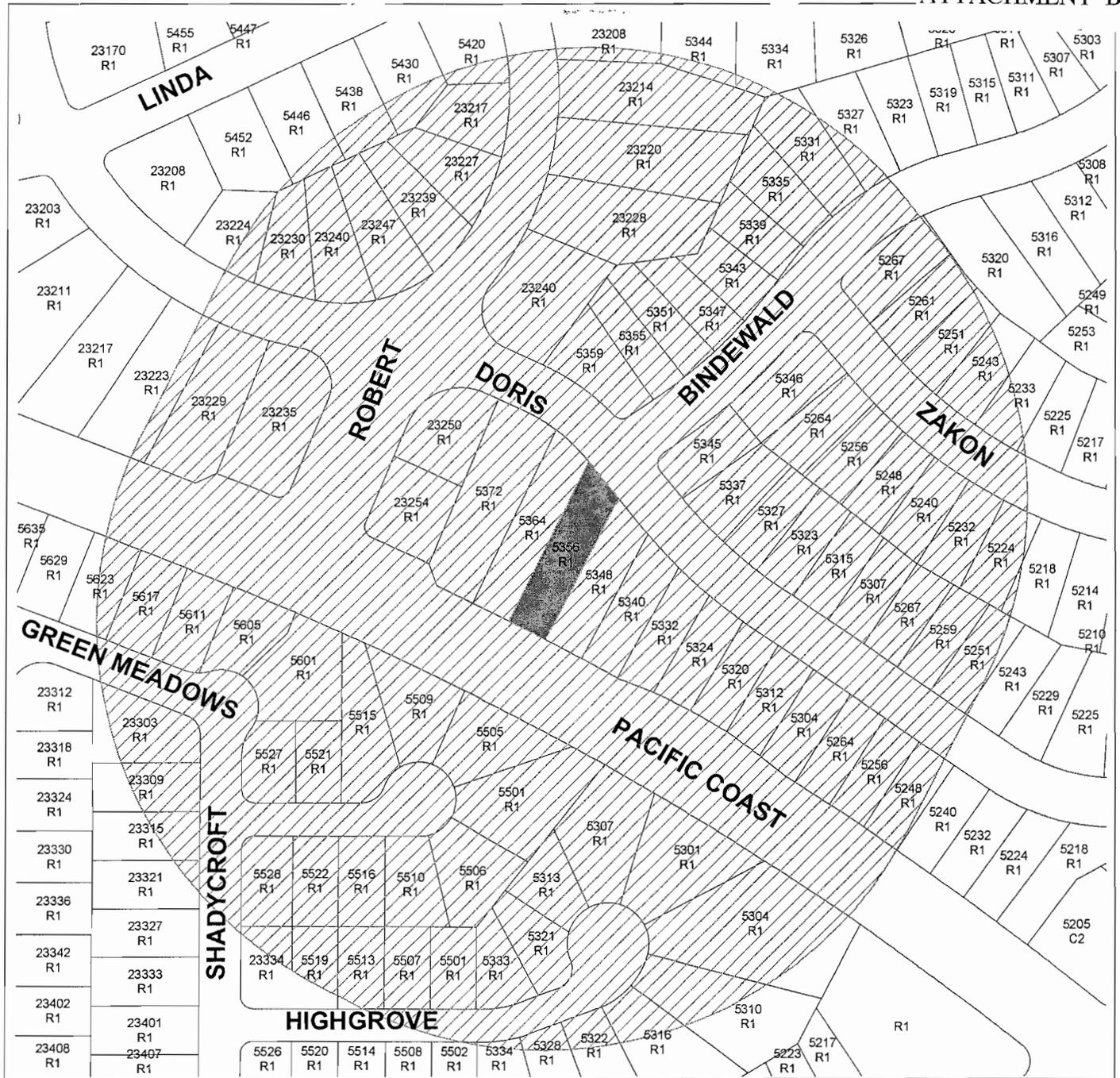
APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

ATTEST:

By _____
Patrick Q. Sullivan, Assistant City Attorney

Sue Herbers, City Clerk



LOCATION AND ZONING MAP

5356 Doris Way
PRE12-00007

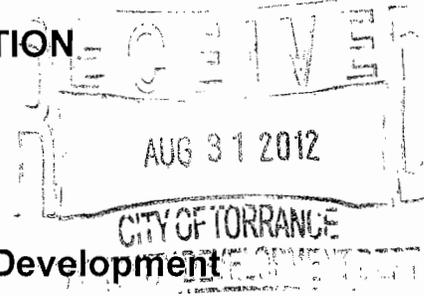
LEGEND

- Notification Area
- 5356 Doris Way

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: August 23, 2012



TO: **Jeffrey Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2012-08**

Attached is Appeal 2012-08 received in this office on August 23, 2012 from Zhaoji Hou, 5327 Doris Way, Torrance, CA 90505. This appeal is of the Planning Commission's approval on August 15, 2012 regarding PRE12-0000: JOHN J. YANKOSKY located at 5356 Doris Way, Torrance, CA 90505 citing obstruction of ocean view and sunset view.

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: City Council
 Building & Safety



CITY OF TORRANCE

APPEAL FORM

2012 JUL 20

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: PRE12-00007
 (Case Number and Name)

Address/Location of Subject Property 5356 Doris Way
 (If applicable)

Decision of:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board | <input type="checkbox"/> License Review Board |
| <input type="checkbox"/> Airport Commission | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

Date of decision: Aug 15, 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.*

Please see attached.

Name of Appellant Zhaoji Hou

Address of Appellant 5327 Doris Way, Torrance, CA 90505

Telephone Number (310) 531-6833

Signature [Signature]

Appeal Fee paid \$ <u>250.00</u>	For office use only: Date <u>8/23/12</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

RE: Appeal on the Planning Commission decision on 5356 Doris Way Development Plan (PRE 12-00007)

To Whom It May Concern:

We live in the 5327 Doris Way, across and three houses to the right of 5356 Doris Way. The expansion plan of the property has direct impact on the ocean view and sunset view from our house.

We bought our house in 2011 and had the purpose to enjoy the ocean and sunset views from our house. We were so glad we can enjoy the views now. Our kids play in our front yard. We sit in front of our porch area to enjoy the views with our kids. My mother, a disabled senior, sits on the wheelchair to enjoy the views. (For safety purpose for our children and our disabled parent, we don't keep the chairs outside at the porch area, and we bring them out when we come out). But if the current 5356 Doris Way plan is in place, those views will be completely taken away. (Pictures and video will be provided at a later time). In addition, it will have adverse impact on our property value.

Our neighbor 5323 Doris Way shares the same concern with us. The property plan will directly impact their view from the porch as well as their living room. (Pictures will be provided at a later time)

We understand the property owner's desire to improve and benefit on the investment, but it should not be at the expense of the neighbors like us. There should and could be a way to accomplish their expansion plan without adverse impact on us and other neighbors. Per Mr. John Yankosky, the project architect, the area that will impact our view is a garage, and not an additional storey. Should the remodeled garage maintain the same height as is current, then the issue can be resolved. We sincerely request that they can revise their plan to resolve the view issues.

Sincerely,

Zhaoji Hou and Hiuching Cheung

Gomez, Yolanda

From: Zaher Bardai [z_bardai@yahoo.com]
Sent: Wednesday, September 12, 2012 8:40 AM
To: Gomez, Yolanda
Subject: Re: Planned addition at 5356 doris way.

Dear Ms. Gomez,

I was disappointed to learn that the planning commission had rejected complaints from my neighbors, Mr and Mrs Hou, and myself about the view impairment from our respective properties. I am saddened by their attitudes that the glorious sunsets that can be viewed from both our properties are trifling events and should not be taken into consideration. I have discussed the situation with Mr and Mrs Hou and have decided to join the appeal they have filed. Can I get my name added to this appeal by having them send in a request (or?) or is there a different process that needs to be followed? In either case, it is our intention to provide the information about the impairment from both properties in a single presentation.

Again, Thank You for your courtesy during this process.

Best Regards,

zaher

EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

August 15, 2012

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 15, 2012 in City Council Chambers at Torrance City Hall.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Weideman, Skoll and
 Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana
 Plans Examiner Noh, Associate Civil Engineer Symons and
 Assistant City Attorney Sullivan.

10. CONTINUED HEARINGS

10A. PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

Recommendation: Approval.

Sr. Planning Associate Santana introduced the request.

Commissioner Skoll stated that he was not present at the August 1, 2012 meeting when this item was originally considered but he listened to audiotapes from the meeting and was prepared to participate in this hearing.

Commissioner Weideman disclosed that he had visited 5364, 5327 and 5323 Doris Way and his observations, along with the testimony from this hearing and the previous hearing, would be the basis of his decision.

John Yankosky, project architect, reported that in response to concerns discussed at the last meeting, he has agreed to eliminate the balcony off the master bedroom to address the privacy impact at 5364 Doris Way and that he visited 5327 Doris Way, but did not observe a view impact.

Commissioner Weideman noted that there was also discussion about raising the sill height of the window in the master bedroom facing 5364 Doris Way.

Mr. Yankosky stated that staff recommended a minimum sill height of 5', however, he would prefer a minimum sill height of 4½' to allow for a 2' x 2' or 3' x 2' window.

Commissioner D'anjou reported that she visited 5327 Doris Way and did not observe any view blockage, noting that the predominant view from this home is almost completely blocked by 5337 Doris Way due to the way the structures are angled.

Mercedes Houghtaling, 5324 Doris Way, voiced objections to the proposed project due to the impact on her neighbors' views.

Commissioner Weideman reported that he visited 5323 and 5327 Doris Way and did not see any view impact, except for standing on the front porch.

Zhaoji Hou, 5327 Doris Way, stated that the proposed project would block ocean and sunset views from the front of his home and it would also block the views of his neighbor at 5323 Doris Way.

Cheung Hiuching, 5327 Doris Way, explained that the view impact was not apparent when staff visited her home because it was hazy, but in good weather there is an ocean view that would be completely blocked by the proposed structure. She stated that while there is no existing seating area in the front yard, they've only been in the home for approximately one year and they may decide to add one in the future.

Chairperson Uchima reported that he visited 5327 Doris Way on a fairly clear day and did not see the ocean view Mr. Hou and Ms. Hiuching had mentioned. He asked if the original color photos submitted by Mr. Hou at the last meeting were available because they might show the impact better than the black-and-white copies in the staff report; Planning Manager Lodan provided file copies of the color photos for the Commission to review.

Commissioner Weideman voiced his opinion that a view impact from a front yard or driveway, which is apparently where the photos were taken, was not as significant as a view impact from inside the home.

Ms. Hiuching conceded that there was no view impact from inside her home, but stated that her children really enjoy the view from the front yard.

John Houghtaling, 5324 Doris Way, related his observation that many residents are building patios in their front yards to take advantage of the view. He suggested that the impact on the sunset view will be more pronounced in the winter when the sun sets further south.

Marge Miller, 5364 Doris Way, stated that she was present to support her neighbors, noting that she often sees Mr. Hou and his children playing in the front yard in the early evening.

In response to Chairperson Uchima's inquiry, Ms. Miller confirmed that the elimination of the balcony off the master bedroom had addressed her privacy concerns.

Returning to the podium, Mr. Yankosky reiterated his position that the project would not impact views. He reported that the subject property has a better vantage point of the same view Mr. Hou claims would be blocked and you have to use your imagination to see the ocean.

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

Commissioner Rizzo asked for input from Commissioners who had visited the property.

Commissioner Polcari stated that he drove by the property but couldn't see anything.

Commissioner Weideman reported that the only impact he observed was from the front porch, front yard and driveway and there was no impact from inside the house.

Commissioner D'anjou stated that she went to the site two times to make sure she wasn't missing something, but did not see a view impact. Based on her experience as a parent, she doubted that the children were savoring the view when playing in the front yard.

The Commission briefly discussed raising the sill height of the master bedroom window, and reached a consensus to require a 5-foot minimum sill height as recommended by staff.

MOTION: Commissioner Polcari moved for the approval of PRE12-00007, as conditioned including all findings of fact set forth by staff, with the following modifications:

Add

- That the balcony shall be eliminated
- That the west-facing window in the master bedroom shall have a minimum sill height of 5 feet.

The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 12-044.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 12-044 as amended. The motion was seconded by Commissioner Weideman and passed by unanimous vote.

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August 1, 2012**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION****1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 1, 2012 in City Council Chambers at Torrance City Hall.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Weideman, and Chairperson Uchima.

Absent: Commissioner Skoll.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Plans Examiner Noh, Associate Civil Engineer Symons Sr. Fire Prevention Officer Kazandjian and Assistant City Attorney Sullivan.

12. FORMAL HEARINGS**12C. PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

Recommendation: Approval.

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

Commissioner D'anjou disclosed that she visited the site and viewed the silhouette from 5364 Doris Way and those observations along with the discussion this evening would be the basis of her decision.

Chairperson Uchima disclosed that he also visited 5364 Doris Way.

Commissioners Polcari, Rizzo and Gibson disclosed that they had driven by the property.

John Yankosky, project architect, noted his agreement with the staff report.

Chairperson Uchima asked if Mr. Yankosky had spoken with the neighbor at 5364 Doris Way (Marge Miller) who submitted emails expressing concerns about the

proposed balcony off the master bedroom due to the impact on the privacy of her backyard.

Mr. Yankosky indicated that he had not spoken with Ms. Miller, but was aware of her concerns and offered to add a privacy wall to the balcony, which would protect both Ms. Miller's and his client's privacy. He emphasized that the balcony is off the master bedroom, not a living area where people would be likely to congregate.

Commissioner D'anjou noted that Ms. Miller also expressed concerns about the window in the master bedroom facing her property. Mr. Yankosky reported that the purpose of the window is to bring light into the bedroom and offered to reduce its size from 3' x 4' to 3' x 2' and raise the sill height to address Ms. Miller's concerns.

Marge Miller, 5364 Doris Way, stated that she is a widow who has lived in her home 51 years and expressed concerns that the proposed balcony will greatly impact the privacy of her backyard where she spends a lot of time. Additionally, she noted that her privacy will also be impacted if the row of trees on the subject property is cut down. She related her understanding that the owner of this property remodels houses and then sells them for a profit.

Commissioner Weideman asked if adding a privacy wall as proposed by Mr. Yankosky would address Ms. Miller's concerns, and she indicated that she needed time to think about it before commenting.

Michael Short, 5359 Bindewald Road, stated that he is not impacted by the project but was present to support Ms. Miller with regard to her privacy concerns.

John Houghtaling, 5324 Doris Way, related his understanding that the side yard setback does not meet minimum requirements and questioned whether the fire department would be able to gain access in the event of an emergency.

Planning Manager Lodan advised that the existing house encroaches into the side yard setback by a few inches and this encroachment will be allowed to remain, but any new construction must comply with the five-foot setback requirement. He confirmed that there are no access issues for with regard to the fire department.

Brenda Short, 5359 Bindewald Road, related her experience that noise from balconies is magnified because it echoes off the walls and urged that acoustics be considered in the design of the privacy wall.

Mercedes Houghtaling, 5324 Doris Way, expressed concerns about the project's impact on airflow.

Planning Manager Lodan reported that staff did not believe the project would have any impact on airflow.

Karen Miller, 5364 Doris Way, explained that while the privacy wall on the balcony will address privacy issues on the upper level of her mother's (Marge Miller) backyard, the existing row of trees on the applicant's property is necessary to protect the privacy of the lower level and the trees do not appear to be in good health.

Mr. Hou, 5327 Doris Way, expressed concerns that the proposed project will affect his view, submitting photographs to illustrate.

Chairperson Uchima noted that the only view that appears to be impacted by the project is a view of the sky according to the photographs submitted.

Mr. Hou stated that he has a view of the ocean on clear days from his living room and the majority of this view would be blocked by the second-story addition.

Returning to the podium, Mr. Yankosky stated that he was a little shocked by neighbors' response to the project as he felt they should applaud his client's effort to upgrade the existing 1950s tract house to an attractive Mediterranean-style home. He related his belief that the privacy issue would be taken care of by installing a screening wall on the balcony and suggested incorporating decorative elements such as glass blocks or stained glass so the wall would be aesthetically pleasing. He reported that he saw no evidence of disease in the row of juniper trees that border Ms. Miller's property and it's been his experience that it's almost impossible to kill them.

Commissioner Weideman indicated that he favored eliminating the balcony all together but was willing to consider possible mitigations.

Planning Manager Lodan advised that staff typically requires a solid stucco screening wall on a balcony, but was not opposed to textured glass blocks. As another option, he suggested the possibility that the master bedroom could be redesigned to provide access to the existing balcony and eliminating the new balcony, which is closer to Ms. Miller's property. He recommended that the window facing Ms. Miller's property have a minimum sill height of five feet.

Mr. Yankosky stated that he had no objection to raising the sill height of the window to five feet, but it would be fairly difficult to access the existing balcony from the new master bedroom. As an alternative, he proposed eliminating 5 feet from the balcony so it would be 10 feet away from Ms. Miller's property rather than 5 feet and installing a floor to ceiling screening wall facing her property, possibly with a decorative trellis above 6 feet instead of a solid wall.

Commissioner Gibson questioned whether Ms. Miller would be amenable to this solution.

Marge Miller stated that she would like to see a silhouette of the downsized balcony before making a decision and would prefer that the balcony be eliminated.

Karen Miller reiterated her concern about the trees.

Assistant City Attorney Sullivan advised that the Hillside Ordinance only deals with structures and does not regulate trees.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that the balcony was included in the silhouette for this project.

Mr. Yankosky stated that he had made a good will gesture to modify the balcony, however, it's very expensive to change a silhouette and he was concerned that neighbors still will not be happy, therefore he was inclined to withdraw his offer and go with the original design. He related his belief that the balcony was an important feature and Commissioners would like to have it if this was their home.

Commissioner Weideman noted that Commissioners have the responsibility of ensuring that a project complies with the Hillside Ordinance, which requires that the view, light, air and privacy of neighbors be protected.

Commissioner D'anjou suggested that the privacy impact could have been mitigated in advance of this hearing if the applicant had made an effort to discuss the project with neighbors and indicated that she favored eliminating the balcony entirely. She related her observation that the project appears to be very imposing when viewed from Ms. Miller's backyard and would greatly impact her privacy.

Commissioner Rizzo reiterated Commissioner D'anjou's comments about working with neighbors. He expressed concerns that there could be a potential view impact at 5327 Doris Way according to Mr. Hou's testimony.

Planning Manager Lodan advised that this was the first staff had heard of a view issue and had not visited 5327 Doris Way to assess the impact.

Commissioner Rizzo indicated that he favored a continuance so staff could investigate the view impact at 5327 Doris Way.

Mr. Yankosky stated that he would agree to a continuance but would like the balcony issue resolved this evening.

Chairperson Uchima reported that he could support the project without the balcony, noting that some applicants have used a "faux balcony" to enhance the architectural design without impacting neighbors. He stated that he understood the applicant's desire to have a balcony, but the Commission is charged with protecting neighbors' privacy and during his 10 years on the Commission, he has seen hundreds of projects approved without a balcony off the master bedroom.

Mr. Yankosky indicated that based on Commissioners' comments, he would eliminate the balcony.

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

Commissioners briefly discussed the scheduling of the continued hearing.

MOTION: Commissioner Weideman moved to continue the hearing on PRE12-00007 to August 15, 2012. The motion was seconded by Commissioner Polcari and passed by unanimous vote (absent Commissioner Skoll).

Chairperson Uchima announced that the hearing would not be re-advertised because it was continued to a date certain.

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REVISED PLANNING COMMISSION RESOLUTION NO. 12-044

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 TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5356 DORIS WAY.

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 1, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, the Planning Commission of the City of Torrance continued the public hearing to August 15, 2012; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 15, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, additions to single family residential properties are determined to be Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Section 15301 (e); and

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 1, Article 41 of the Torrance Municipal Code; and

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

- A) That the property address is 5356 Doris Way.
- B) That the property is located on Block 1 of Lot 15 of Tract 15397.
- C) That the proposed development is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site.

- D) That the proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments. The surrounding properties do not appear to be impacted, as the topography of the area decreases in slope substantially from east to west, and north to south, and there does not appear to be any adverse view impairment from any direction.
- E) That the proposed additions have been located, planned and designed so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, and the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments.
- F) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the exterior of the additions will provide new pitched roofing, with concrete tile, stone veneer, wrought iron railings, and stucco wall finishes, which are all materials consistent with other residences in the vicinity.
- G) That the proposed additions have been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because, as conditioned, the proposed additions meet and/or exceed the R-1 development standards.
- H) That the granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity, because the project is designed with varying heights that are within the maximum allowed by code, and are designed so that the existing highest ridge is located towards the rear of the property, to limit the potential for view or privacy impairment.
- I) That the proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity, because it would be compatible with the surrounding pattern of development in both design and materials, and is less than the allowable Floor Area Ratio.
- J) 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 height, because the majority of the available space at ground level has been utilized, and adding to the second story will preserve the existing swimming pool, rumpus

room and arbor structures, and, lastly, as the far rear space is a steep downward slope facing Pacific Coast Highway, it would not be cost effective to develop.

- K) That the denial of this request to increase the height will constitute an unreasonable hardship to the applicant, because, as conditioned, the proposed residence conforms to all code requirements, and developing additional space on the ground floor will eliminate the usable rear yard space, which includes a swimming pool, rumpus room and arbor, and the project does not appear to have an adverse impact on the view, light, air and privacy of other properties.
- L) That the granting of this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because, as conditioned, the proposed residence complies with all zoning development standards, and should not pose adverse view or privacy impacts.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE12-00007, subject to conditions:

AYES: COMMISSIONERS: Gibson, D'anjou, Polcari, Rizzo, Skoll,
Weideman, Chairperson Unchima

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: None

NOW, THEREFORE, BE IT RESOLVED that PRE12-00007, filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way, 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 12-00007 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 12-00007 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;

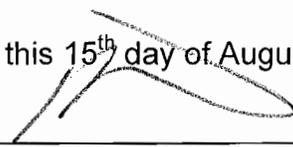
3. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 25.11 feet, as represented by the survey elevation of 195.08 feet for the highest ridge, based on the lowest adjacent grade of 169.97 feet (located at the northwestern perimeter of the residence), based on a bench mark elevation of 166.97 feet located within the public right-of-way along Doris Way near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final 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 a survey elevation of 195.08 feet for the highest ridge, based on the benchmark of 166.97 feet located within the public right-of-way along Doris Way, near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That color and material samples of the proposed home, fencing, walls and safety railing/s shall be submitted for review to the Community Development Department, prior to the issuance of a Building Permit; (Development Review)
6. That the final Building Plans shall call out the side yard setbacks, especially at the second floor east addition, and that they shall meet the minimum setback requirement of five feet or that this portion of the addition shall be deleted or modified from the Building Plans, to the satisfaction of the Community Development Director; (Development Review)
7. That the final Building Plans Project Summary shall reflect the correct areas, including but not limited to, the additions itemized per floor, the areas removed, the portion of the covered patio enclosed on three sides, all volume spaces, FAR, and the combined total area to the satisfaction of the Community Development Director; (Development Review)
8. That the final Building Plans shall reflect the correct height of 25.11 feet for the second story, and 18.61 feet for the first story, to the satisfaction of the Community Development Director; (Development Review)
9. 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)
10. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

11. That the proposed master bedroom balcony shall be removed; (ADDED BY PLANNING COMMISSION)

12. That the windowsill height shall be five feet for the west-facing second story rear window; (ADDED BY PLANNING COMMISSION)

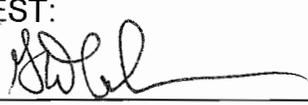
13. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 15th day of August 2012.



Chairperson, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

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

I, GREGG D. 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 15th day of August 2012, by the following roll call vote:

AYES: COMMISSIONERS: Gibson, D'anjou, Polcari, Rizzo, Skoll,
Weideman, Chairperson Unchima

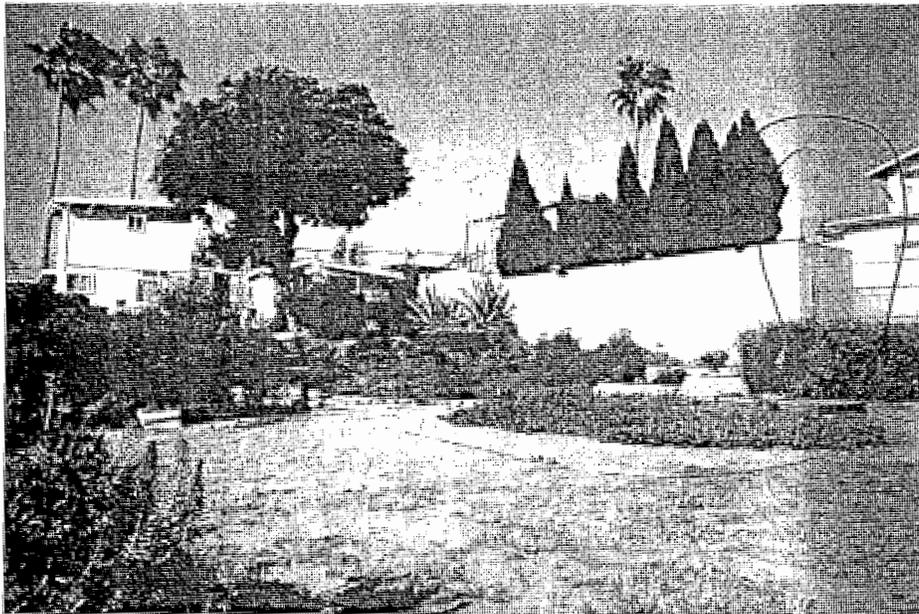
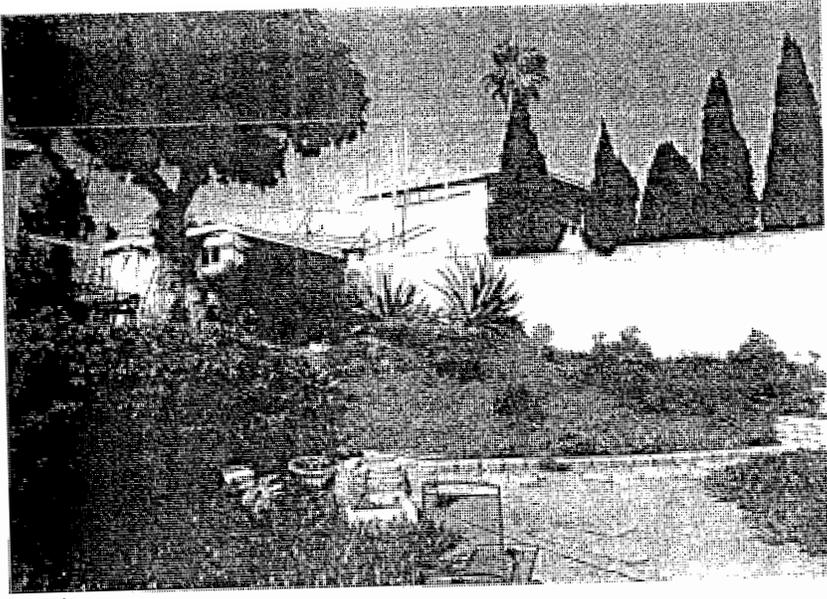
·NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

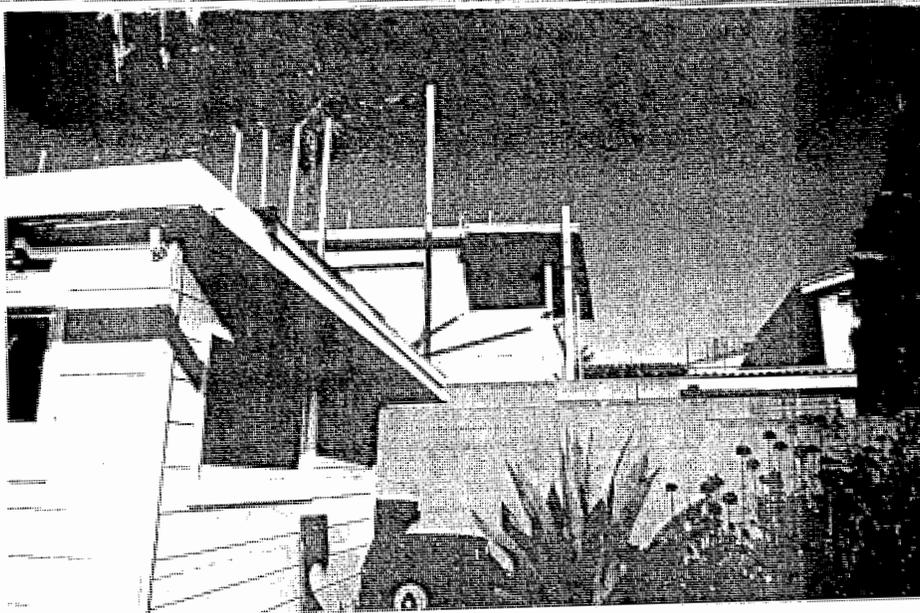
ABSTAIN: COMMISSIONERS: None



Secretary, Torrance Planning Commission



Submitted to the
Planning Commission
at the 08.15.12
Public Hearing
by OPPONENT.



AGENDA ITEM NO. 10A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Precise Plan of Development – PRE12-00007
John J. Yankosky (Sam Leung)

LOCATION: 5356 Doris Way

This item is a request for approval of a Precise Plan of Development to allow first and second story additions, to an existing two-story single family residence, on property located within the Hillside Overlay District, in the R-1 Zone. The item was originally heard on August 1, 2012, and was continued to August 15, 2012, in order to allow additional time for Staff to review the impacts from a residence at 5327 Doris Way.

During the hearing, the resident at 5327 Doris Way spoke in opposition of the project, based on a view impact. On August 3, 2012, Staff met with the resident and observed the silhouette, from the property at 5327 Doris Way. The resident advised Staff that there is no view impact from inside of the home, but rather the impact is from the front yard. Staff observed what may possibly be blue ocean water, through the silhouette; however, the haze obscured the view. Staff notes that there is no existing outdoor seating area in the yard or porch, and that the impact is from a standing position in the front yard and driveway.

While conducting the site visit, the resident also asked Staff to view the impact from the next door neighbor's home at 5323 Doris Way. The neighbor at 5323 Doris Way was immediately available to meet with Staff to discuss the impact, and informed Staff that the proposed project would impact the ocean view from the driveway and from the front door. Standing on the neighbor's driveway, Staff observed the haze through the silhouette, which again, may possibly be blue ocean water. Staff notes that there is no existing outdoor seating area, as the impact is from the driveway. In Staff's judgment, the impact from inside the home was negligible, as the only opening through which a view could be seen, was through the front door.

In Staff's judgment, the view impact from either of the aforementioned residences is not considered adverse, as the impact is neither from living area space from inside the homes, nor from any outdoor seating areas in the front yard or porch. In Staff's judgment, as the view impact is from a strictly standing position from the driveways and front yards, there is no long-term expectation of viewing in either of these locations in the front of the residences; and therefore, Staff does not consider the view impairment, as an adverse impact.

Staff received correspondence (Attachment No. 2) from the property owner at 5323 Doris Way, in opposition to the project, based on view impact.

Should the Planning Commission proceed with the hearing as scheduled, Staff continues to recommend APPROVAL of the project, as previously conditioned.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



for: Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Revised Planning Commission Resolution
2. Correspondence
3. August 1, 2012 Planning Commission Minutes Excerpt *Subject to Approval*
4. Staff Report, Supplemental Report and Documents Submitted at the August 1, 2012 Planning Commission Hearing
5. Previously Submitted Revised Site Plan, Floor Plans, Roof Plan and Elevations (Limited Distribution)

REVISED PLANNING COMMISSION RESOLUTION NO. 12-044

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 TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5356 DORIS WAY.

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 1, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, the Planning Commission of the City of Torrance continued the public hearing to August 15, 2012; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 15, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, additions to single family residential properties are determined to be Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Section 15301 (e); and

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 1, Article 41 of the Torrance Municipal Code; and

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

- A) That the property address is 5356 Doris Way.
- B) That the property is located on Block 1 of Lot 15 of Tract 15397.
- C) That the proposed development is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site.

- D) That the proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments. The surrounding properties do not appear to be impacted, as the topography of the area decreases in slope substantially from east to west, and north to south, and there does not appear to be any adverse view impairment from any direction.
- E) That the proposed additions have been located, planned and designed so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, and the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments.
- F) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the exterior of the additions will provide new pitched roofing, with concrete tile, stone veneer, wrought iron railings, and stucco wall finishes, which are all materials consistent with other residences in the vicinity.
- G) That the proposed additions have been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because, as conditioned, the proposed additions meet and/or exceed the R-1 development standards.
- H) That the granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity, because the project is designed with varying heights that are within the maximum allowed by code, and are designed so that the existing highest ridge is located towards the rear of the property, to limit the potential for view or privacy impairment.
- I) That the proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity, because it would be compatible with the surrounding pattern of development in both design and materials, and is less than the allowable Floor Area Ratio.
- J) 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 height, because the majority of the available space at ground level has been utilized, and adding to the second story will preserve the existing swimming pool, rumpus

room and arbor structures, and, lastly, as the far rear space is a steep downward slope facing Pacific Coast Highway, it would not be cost effective to develop.

- K) That the denial of this request to increase the height will constitute an unreasonable hardship to the applicant, because, as conditioned, the proposed residence conforms to all code requirements, and developing additional space on the ground floor will eliminate the usable rear yard space, which includes a swimming pool, rumpus room and arbor, and the project does not appear to have an adverse impact on the view, light, air and privacy of other properties.
- L) That the granting of this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because, as conditioned, the proposed residence complies with all zoning development standards, and should not pose adverse view or privacy impacts.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE12-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE12-00007, filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way, 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 12-00007 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 12-00007 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 addition at the highest point of the roof shall not exceed a height of 25.11 feet, as represented by the survey elevation of 195.08 feet for the highest ridge, based on the lowest adjacent grade of 169.97 feet (located at the northwestern perimeter of the residence), based on a bench mark elevation of 166.97 feet located within the public right-of-way along Doris Way near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final 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 a survey elevation of 195.08 feet for the highest ridge, based on the benchmark of 166.97 feet located within the public right-of-way along Doris Way, near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That color and material samples of the proposed home, fencing, walls and safety railing/s shall be submitted for review to the Community Development Department, prior to the issuance of a Building Permit; (Development Review)
6. That the final Building Plans shall call out the side yard setbacks, especially at the second floor east addition, and that they shall meet the minimum setback requirement of five feet or that this portion of the addition shall be deleted or modified from the Building Plans, to the satisfaction of the Community Development Director; (Development Review)
7. That the final Building Plans Project Summary shall reflect the correct areas, including but not limited to, the additions itemized per floor, the areas removed, the portion of the covered patio enclosed on three sides, all volume spaces, FAR, and the combined total area to the satisfaction of the Community Development Director; (Development Review)
8. That the final Building Plans shall reflect the correct height of 25.11 feet for the second story, and 18.61 feet for the first story, to the satisfaction of the Community Development Director; (Development Review)
9. 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)
10. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

11. 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 15th day of August 2012.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG D. 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 15th day of August 2012, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

Gomez, Yolanda

From: Zaher Bardai [z_bardai@yahoo.com]
Sent: Monday, August 06, 2012 12:34 PM
To: Gomez, Yolanda
Subject: Planned addition at 5356 doris way.

Dear Ms. Gomez,

I hope this note is still in time for the continuation hearings on the proposed addition at 5356 Doris Way.

I am the long time owner of the property at 5323 Doris way, across and three houses to the right of this property. I already have additions to either side of me and across the street from me that leave me little access to any views. This proposed addition at 5356 will now take away any remaining views I have, towards the southwest, towards the ocean. Although I sympathies with the current owners in their desire to improve upon their investment, it should not be at the expense of property owners like myself. I am sure they can find more creative ways to increase their square footage, other than the one currently being proposed.

Sincerely,

Dr. Zaher Bardai.

310 402 7604

August 1, 2012

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION****1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 1, 2012 in City Council Chambers at Torrance City Hall.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Weideman, and Chairperson Uchima.

Absent: Commissioner Skoll.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Plans Examiner Noh, Associate Civil Engineer Symons Sr. Fire Prevention Officer Kazandjian and Assistant City Attorney Sullivan.

12. FORMAL HEARINGS**12C. PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

Recommendation: Approval.

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

Commissioner D'anjou disclosed that she visited the site and viewed the silhouette from 5364 Doris Way and those observations along with the discussion this evening would be the basis of her decision.

Chairperson Uchima disclosed that he also visited 5364 Doris Way.

Commissioners Polcari, Rizzo and Gibson disclosed that they had driven by the property.

John Yankosky, project architect, noted his agreement with the staff report.

Chairperson Uchima asked if Mr. Yankosky had spoken with the neighbor at 5364 Doris Way (Marge Miller) who submitted emails expressing concerns about the

proposed balcony off the master bedroom due to the impact on the privacy of her backyard.

Mr. Yankosky indicated that he had not spoken with Ms. Miller, but was aware of her concerns and offered to add a privacy wall to the balcony, which would protect both Ms. Miller's and his client's privacy. He emphasized that the balcony is off the master bedroom, not a living area where people would be likely to congregate.

Commissioner D'anjou noted that Ms. Miller also expressed concerns about the window in the master bedroom facing her property. Mr. Yankosky reported that the purpose of the window is to bring light into the bedroom and offered to reduce its size from 3' x 4' to 3' x 2' and raise the sill height to address Ms. Miller's concerns.

Marge Miller, 5364 Doris Way, stated that she is a widow who has lived in her home 51 years and expressed concerns that the proposed balcony will greatly impact the privacy of her backyard where she spends a lot of time. Additionally, she noted that her privacy will also be impacted if the row of trees on the subject property is cut down. She related her understanding that the owner of this property remodels houses and then sells them for a profit.

Commissioner Weideman asked if adding a privacy wall as proposed by Mr. Yankosky would address Ms. Miller's concerns, and she indicated that she needed time to think about it before commenting.

Michael Short, 5359 Bindewald Road, stated that he is not impacted by the project but was present to support Ms. Miller with regard to her privacy concerns.

John Houghtaling, 5324 Doris Way, related his understanding that the side yard setback does not meet minimum requirements and questioned whether the fire department would be able to gain access in the event of an emergency.

Planning Manager Lodan advised that the existing house encroaches into the side yard setback by a few inches and this encroachment will be allowed to remain, but any new construction must comply with the five-foot setback requirement. He confirmed that there are no access issues for with regard to the fire department.

Brenda Short, 5359 Bindewald Road, related her experience that noise from balconies is magnified because it echoes off the walls and urged that acoustics be considered in the design of the privacy wall.

Mercedes Houghtaling, 5324 Doris Way, expressed concerns about the project's impact on airflow.

Planning Manager Lodan reported that staff did not believe the project would have any impact on airflow.

Karen Miller, 5364 Doris Way, explained that while the privacy wall on the balcony will address privacy issues on the upper level of her mother's (Marge Miller) backyard, the existing row of trees on the applicant's property is necessary to protect the privacy of the lower level and the trees do not appear to be in good health.

Mr. Hou, 5327 Doris Way, expressed concerns that the proposed project will affect his view, submitting photographs to illustrate.

Chairperson Uchima noted that the only view that appears to be impacted by the project is a view of the sky according to the photographs submitted.

Mr. Hou stated that he has a view of the ocean on clear days from his living room and the majority of this view would be blocked by the second-story addition.

Returning to the podium, Mr. Yankosky stated that he was a little shocked by neighbors' response to the project as he felt they should applaud his client's effort to upgrade the existing 1950s tract house to an attractive Mediterranean-style home. He related his belief that the privacy issue would be taken care of by installing a screening wall on the balcony and suggested incorporating decorative elements such as glass blocks or stained glass so the wall would be aesthetically pleasing. He reported that he saw no evidence of disease in the row of juniper trees that border Ms. Miller's property and it's been his experience that it's almost impossible to kill them.

Commissioner Weideman indicated that he favored eliminating the balcony all together but was willing to consider possible mitigations.

Planning Manager Lodan advised that staff typically requires a solid stucco screening wall on a balcony, but was not opposed to textured glass blocks. As another option, he suggested the possibility that the master bedroom could be redesigned to provide access to the existing balcony and eliminating the new balcony, which is closer to Ms. Miller's property. He recommended that the window facing Ms. Miller's property have a minimum sill height of five feet.

Mr. Yankosky stated that he had no objection to raising the sill height of the window to five feet, but it would be fairly difficult to access the existing balcony from the new master bedroom. As an alternative, he proposed eliminating 5 feet from the balcony so it would be 10 feet away from Ms. Miller's property rather than 5 feet and installing a floor to ceiling screening wall facing her property, possibly with a decorative trellis above 6 feet instead of a solid wall.

Commissioner Gibson questioned whether Ms. Miller would be amenable to this solution.

Marge Miller stated that she would like to see a silhouette of the downsized balcony before making a decision and would prefer that the balcony be eliminated.

Karen Miller reiterated her concern about the trees.

Assistant City Attorney Sullivan advised that the Hillside Ordinance only deals with structures and does not regulate trees.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that the balcony was included in the silhouette for this project.

Mr. Yankosky stated that he had made a good will gesture to modify the balcony, however, it's very expensive to change a silhouette and he was concerned that neighbors still will not be happy, therefore he was inclined to withdraw his offer and go with the original design. He related his belief that the balcony was an important feature and Commissioners would like to have it if this was their home.

Commissioner Weideman noted that Commissioners have the responsibility of ensuring that a project complies with the Hillside Ordinance, which requires that the view, light, air and privacy of neighbors be protected.

Commissioner D'anjou suggested that the privacy impact could have been mitigated in advance of this hearing if the applicant had made an effort to discuss the project with neighbors and indicated that she favored eliminating the balcony entirely. She related her observation that the project appears to be very imposing when viewed from Ms. Miller's backyard and would greatly impact her privacy.

Commissioner Rizzo reiterated Commissioner D'anjou's comments about working with neighbors. He expressed concerns that there could be a potential view impact at 5327 Doris Way according to Mr. Hou's testimony.

Planning Manager Lodan advised that this was the first staff had heard of a view issue and had not visited 5327 Doris Way to assess the impact.

Commissioner Rizzo indicated that he favored a continuance so staff could investigate the view impact at 5327 Doris Way.

Mr. Yankosky stated that he would agree to a continuance but would like the balcony issue resolved this evening.

Chairperson Uchima reported that he could support the project without the balcony, noting that some applicants have used a "faux balcony" to enhance the architectural design without out impacting neighbors. He stated that he understood the applicant's desire to have a balcony, but the Commission is charged with protecting neighbors' privacy and during his 10 years on the Commission, he has seen hundreds of projects approved without a balcony off the master bedroom.

Mr. Yankosky indicated that based on Commissioners' comments, he would eliminate the balcony.

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

Commissioners briefly discussed the scheduling of the continued hearing.

MOTION: Commissioner Weideman moved to continue the hearing on PRE12-00007 to August 15, 2012. The motion was seconded by Commissioner Polcari and passed by unanimous vote (absent Commissioner Skoll).

Chairperson Uchima announced that the hearing would not be re-advertised because it was continued to a date certain.

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AGENDA ITEM NO. 12C

CASE TYPE & NUMBER: Precise Plan of Development – PRE12-00007

NAME: John J. Yankosky (Sam Leung)

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

LOCATION: 5356 Doris Way

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

ADJACENT ZONING AND LAND USE:

NORTH: R-1/Hillside Overlay District; One & Two-Story, Single Family Residences

SOUTH: R-1/Hillside Overlay District; One & Two-Story, Single Family Residences

EAST: R-1/Hillside Overlay District; One & Two-Story, Single Family Residences

WEST: R-1/Hillside Overlay District; One & Two-Story, Single Family Residences

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 construction of first and second story additions to an existing two-story single family residence on this property is consistent with the Low Density Residential designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The subject property is currently developed with a two-story, single family residence with an attached two-car garage, originally constructed in 1948. The residence is located towards the front of the property, with a swimming pool located mid lot, and further towards the rear is a detached accessory structure, and an arbor. The lot slopes upward from the sidewalk to the relatively level building pad. The portion of the lot with the swimming pool, accessory structure and arbor is approximately three feet lower than the building pad. The far rear, beyond these structures, declines rapidly towards Pacific Coast Highway.

ENVIRONMENTAL FINDINGS:

Additions to single family residential properties are Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Sections 15301 (e).

BACKGROUND AND ANALYSIS:

The applicant requests approval to construct first and second story additions to an existing two-story single family residence, located within the Hillside Overlay District.

C.D.D. RECOMMENDATIONS 08/01/2012
AGENDA ITEM NO. 12C
CASE NO. PRE12-00007

Approval of a Precise Plan of Development is required, because the proposed additions are over 14 feet in height, and include a second story.

The subject property is located on the south side of Doris Way, between Robert and Vanderhill Roads, where Bindewald Road intersects Doris Way. The lot is semi-rectangular in shape, with a width of approximately 57 feet on the north side and 50 feet at the south end, by a length of approximately 217 feet on the west side and 194 feet on the east side. While the building pad is relatively level, the lot slopes upward, from the sidewalk to the building pad. The area beyond the building pad, approximately mid-lot, is roughly three feet lower. This area contains an existing swimming pool, detached accessory structure (rumpus room) and an arbor. Beyond these structures, the lot declines rapidly towards Pacific Coast Highway. Doris Way exhibits various slope changes. From Vanderhill Road, Doris Way curves to the right, as it ascends steeply upward, where it plateaus approximately mid-block, and then begins to descend slightly near the subject site, and then descends steeply downward between Bindewald and Robert Roads. Bindewald Road ascends upward to the north, from where it intersects Doris Way. The homes on Doris Way and Bindewald Road, in the vicinity of the subject site, are mostly two-story residences, with a few one-story residences. To the rear of the subject site, is Pacific Coast Highway. Across the highway to the south, there are homes on Green Meadows Street, which are situated at a seemingly higher elevation.

The subject lot area is approximately 10,300 square feet. The project provides an average front yard setback in excess of 20 feet, and a rear yard setback greater than 112 feet from the main residence, 43 feet from the detached rumpus room. The east side yard setback varies from 4'-8" at the rear of the building to 5 feet at the front of the building. The west side yard setback is 5'-6". The minimum side yard setbacks for this project are five feet. The east side of the project is proposing a minor change, potentially affecting the side yard setback, in that the second floor bathroom wall and new window pop out 1'-6" over the garage. As this pop out is designed flush with the existing east wall, the setback dimension must meet or exceed five feet. The plans do not call out this dimension; however, in discussing this issue with the architect, he stated that this dimension is 4'-10". As this addition does not meet the setback requirements, by two inches, the architect stated that he could modify the addition and set it back to meet the setback requirement. Therefore, Staff is recommending a Condition of Approval that this portion of the addition shall meet the minimum setback requirement or it shall be modified or deleted from the Building Plans, should this project be approved. As no other changes are proposed to the east side yard setback area, and this project is considered a minor addition/remodel, the existing substandard setback may remain along the southern portion of the east wall.

The first floor additions include a bay window (15 SF) on the front elevation, and a family room in the rear (360 SF), for a total of 375 SF. Additionally, a portion (33 SF) of the existing front living space will be removed, in order to widen the entryway and porch. The plan's project summary shows that the first floor additions total 425 SF. However, the architect informed Staff that he erroneously included an extra 50 SF addition, and left out the area to be removed. Therefore, Staff is recommending a Condition of

Approval that the correct areas shall be noted on the final Building Plans, itemizing the new areas, the removed areas and the total area. The project also proposes some remodeling of the interior space, including the change out of all the windows and doors. The second story additions include a 590 SF master bedroom with walk-in closet and master bathroom. A balcony will project into the rear, leading from the master bedroom. As mentioned earlier, the existing bathroom on the east side features a 10 SF addition, which is proposed over the garage, and will slightly project out on the front elevation. The additions for the second floor total 600 SF.

The existing home provides flat rooflines on both levels. New roofing is proposed eliminating the flat rooflines and providing a hip roof with multiple ridges, with concrete tile. The applicant is proposing changes to the other exterior materials, including stone veneer, wrought iron railings, and stucco wall finishes.

The existing residence's second story is 18.5 feet in height and 9.5 feet for the first story. The elevations show the proposed maximum height of the second story as 24.6 feet and 18 feet for the first story. However, the silhouette certification form and map shows the lowest adjacent grade of 169.97 feet at the northwest corner of the proposed residence, and the elevation height for the highest ridge as 195.08 feet, which would provide a maximum height of 25.11 feet for the second story and 18.61 feet for the first story. The architect advised Staff that the silhouette certification form and map are correct, and that his elevations did not reflect the correct height for either floor level. Therefore, Staff is recommending a Condition of Approval that the final Building Plans shall reflect the correct height of 25.11 feet for the second story, and 18.61 feet for the first story. Additionally, during a site visit, Staff observed that the silhouette at the first floor front bay window was not included. Based on the elevations, the bay window is approximately 1.25 feet lower than the first story ridgeline, and based on the floor plan, it projects out two feet, with a length of 10 feet. In Staff's judgment, this omission is minimal and will not require a revised silhouette.

Currently, the first floor consists of 1,268 square feet, with a two-car garage of 380 square feet, the second floor consists of 617 square feet, and the rumpus room of 475 square feet, provides a total of 2,740 square feet. With the proposed first floor additions totaling 375 square feet, the proposed second floor addition of 600 square feet, and the deletion of 33 square feet of first floor living room space for the expanded porch, the total living area will be 2,827 square feet, and including the existing two-car garage, rumpus room and volume/FAR space of 446 square feet, the new residence provides a total of 4,128 square feet, for a Floor Area Ratio (FAR) of .40, which is less than the maximum FAR allowed by code (.60). The plans only reflect 410 square feet of volume space for the high ceiling at the entryway, stairway and living room; however, Staff advised the architect that a portion of the covered porch, which is enclosed on more than two sides, is also required to be counted towards the FAR. A nominal inclusion of the new expanded covered porch totals 36 square feet.

The project summary is included below for your convenience:

EXISTING	ADDITIONS / REDUCTIONS	PROPOSED
1st Floor Area = 1,268 sf	1st Floor Additions = 375 sf	Total 1st Floor Area = 1,610 sf
2nd Floor Area = 617 sf	1st Floor Reductions = 33 sf	Total 2nd Floor Area = 1,217 sf
Total Living Area = 1,885 sf	Net 1st FL Living Area Additions = 342 sf	Total Living Area = 2,827 sf
2-Car Garage = 380 sf	Total 2nd FL Living Area Additions = 600 sf	2-Car Garage = 380 sf
Rumpus Room = 475 sf		Rumpus Room = 475 sf
Total Existing Area = 2,740 sf		FAR / Volume Area = 446 sf
	FAR / VOLUME COUNTABLE AREAS	Total Proposed Area = 4,128 sf
Lot Size = 10,300 sf	Front Covered Porch (3 Sides) = 36 sf	FAR = 0.40
FAR = 0.27	Volume Space = 410 sf	Lot Coverage = 24%
Lot Coverage = 20.61%	Total FAR / Volume Areas = 446 sf	Building Height = 25.11 ft
Building Height = 18.5 ft		

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 #4). The applicant was required to construct a silhouette to demonstrate the potential view impacts. The height of the silhouette has been verified by a licensed surveyor (Attachment #5), and a field inspection was made by Staff on July 23, 2012.

The applicant's original submittal provided an addition to the garage, and a slightly larger addition at the front living room, with slight changes to the interior spaces, than what is currently being proposed. A silhouette for the original proposal was erected. However, prior to officially placing the item on the Planning Commission Agenda, the applicant notified Staff that they were working on revisions. Prior to receiving the revisions, Staff received correspondence (Attachment #6) from one neighbor, requesting a postponement of the tentative hearing date. Staff notified the neighbor, that the item had been pulled, as the architect was working on revisions. Thereafter, the applicant submitted the revised plans and modified the silhouette, reflecting the current proposal. Staff attempted to contact the adjacent neighbors, and received three additional pieces of correspondence, from neighbors citing privacy issues. Unfortunately, as the correspondence was received shortly before printing this report, Staff did not have an opportunity to visit the specific neighbors' properties, in order to make an assessment of the impacts from their perspective.

In response to some of the neighbor's concerns, Staff reiterates that the side yard setback on the west side is 5'-6", along the length of the existing and proposed structures, including the proposed balcony on the second floor, and exceeds the development standards of five feet; the setback dimension of the chimney scales to approximately 3.75 feet, code permits chimneys to project 30 inches (i.e. 2.5 feet) from an interior side yard property line; the master bedroom on the second floor is designed with a south facing sliding door exiting into the new balcony and a west facing window designed on the north end of the room. As these are the only two openings for the bedroom, Staff is hesitant to suggest that the window be removed; however, should the Planning Commission determine that an adverse privacy issue will exist, there are other remedies available, such as, raising the windowsill height, or redesigning the space.

In Staff's judgment, the proposed project would not create any adverse impacts to view, light, air or privacy. The proposed height is within the maximum of 27 feet allowed by code. The FAR and lot coverage are below the maximum allowed. The proposed changes to the ridgelines and additions of the proposal do not appear to adversely impact any views across the subject property or pose any privacy impacts. The master bedroom window is designed away from the neighbor's rear yard, which was cited by the neighbor as a privacy concern. Therefore, Staff recommends approval of this request, as conditioned.

The applicant is advised that Code Requirements have been included as an attachment to the Staff Report, and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL: Findings of fact in support of the project are set forth in the attached Resolution.

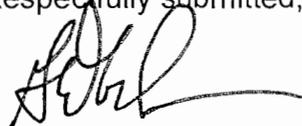
RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED: Recommended conditions of the proposed project are set forth in the attached Resolution.

Prepared by,



Yolanda Gomez
Associate Planner

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Proposed Planning Commission Resolution
2. Location and Zoning Map
3. Code Requirements
4. Hillside Ordinance Criteria Response Sheet
5. Revised Silhouette Certification
6. Correspondence
7. Revised Site Plan, Floor Plans, and Elevations (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 12-044

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 TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5356 DORIS WAY.

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 1, 2012, to consider an application for a Precise Plan of Development filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way; and

WHEREAS, additions to single family residential properties are determined to be Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Article 19, Section 15301 (e); and

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 1, Article 41 of the Torrance Municipal Code; and

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

- A) That the property address is 5356 Doris Way.
- B) That the property is located on Block 1 of Lot 15 of Tract 15397.
- C) That the proposed development is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site.
- D) That the proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments. The surrounding properties do not appear to be impacted, as the topography of the area decreases in slope substantially from east to west, and north

to south, and there does not appear to be any adverse view impairment from any direction.

- E) That the proposed additions have been located, planned and designed so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the majority of the proposed first and second floor additions have been designed towards the rear, where impacts to view would be reduced, the additions proposed along the sides of the property preserve the existing setbacks, potentially reducing privacy impacts, and the proposed first floor additions in the front are designed to project out minimally, to prevent view impairments.
- F) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the exterior of the additions will provide new pitched roofing, with concrete tile, stone veneer, wrought iron railings, and stucco wall finishes, which are all materials consistent with other residences in the vicinity.
- G) That the proposed additions have been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because, as conditioned, the proposed additions meet and/or exceed the R-1 development standards.
- H) That the granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity, because the project is designed with varying heights that are within the maximum allowed by code, and are designed so that the existing highest ridge is located towards the rear of the property, to limit the potential for view or privacy impairment.
- I) That the proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity, because it would be compatible with the surrounding pattern of development in both design and materials, and is less than the allowable Floor Area Ratio.
- J) 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 height, because the majority of the available space at ground level has been utilized, and adding to the second story will preserve the existing swimming pool, rumpus room and arbor structures, and, lastly, as the far rear space is a steep downward slope facing Pacific Coast Highway, it would not be cost effective to develop.
- K) That the denial of this request to increase the height will constitute an unreasonable hardship to the applicant, because, as conditioned, the proposed residence conforms to all code requirements, and developing additional space on the ground floor will eliminate the usable rear yard space, which includes a swimming pool, rumpus room and arbor, and the project does not appear to have an adverse impact on the view, light, air and privacy of other properties.

- L) That the granting of this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because, as conditioned, the proposed residence complies with all zoning development standards, and should not pose adverse view or privacy impacts.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE12-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE12-00007, filed by John J. Yankosky (Sam Leung) to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5356 Doris Way, 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 12-00007 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 12-00007 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 addition at the highest point of the roof shall not exceed a height of 25.11 feet, as represented by the survey elevation of 195.08 feet for the highest ridge, based on the lowest adjacent grade of 169.97 feet (located at the northwestern perimeter of the residence), based on a bench mark elevation of 166.97 feet located within the public right-of-way along Doris Way near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final 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 a survey elevation of 195.08 feet for the highest ridge, based on the benchmark of 166.97 feet located within the public right-of-way along Doris Way, near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That color and material samples of the proposed home, fencing, walls and safety railing/s shall be submitted for review to the Community Development Department, prior to the issuance of a Building Permit; (Development Review)
6. That the final Building Plans shall call out the side yard setbacks, especially at the second floor east addition, and that they shall meet the minimum setback requirement of five feet or that this portion of the addition shall be deleted or modified from the Building Plans, to the satisfaction of the Community Development Director; (Development Review)
7. That the final Building Plans Project Summary shall reflect the correct areas, including but not limited to, the additions itemized per floor, the areas removed, the portion of the covered patio enclosed on three sides, all volume spaces, FAR, and the combined total area to the satisfaction of the Community Development Director; (Development Review)
8. That the final Building Plans shall reflect the correct height of 25.11 feet for the second story, and 18.61 feet for the first story, to the satisfaction of the Community Development Director; (Development Review)
9. 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)
10. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
11. 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 1st day of August 2012.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG D. 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 1st day of August 2012, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



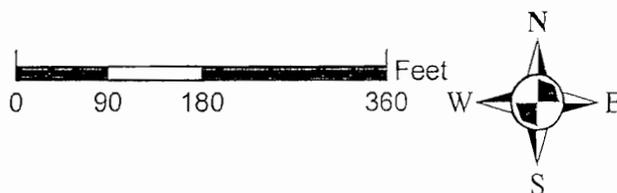
LOCATION AND ZONING MAP

5356 Doris Way
PRE12-00007



LEGEND

-  Notification Area
-  5356 Doris Way



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 Regulations:

- Comply with the State energy requirements.
- Provide underground utilities.
- Pre-wire each unit for cable television.
- Provide Class "B" fire retardant roof covering.

Environmental:

- 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).
- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).
- Provide 4" (minimum) contrasting address numerals for residential, condo, etc. uses.

Development Review:

- That the minimum dimensions for a garage shall be 18 feet by 20 feet clear, unpartitioned, inside dimensions (TMC Section 93.5.2.). *Flip the door swing, as it is encroaching into this area.*

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:

PROPOSED DEVELOPEMENT IS A MINOR ADDITION LESS THAN
85% INCREASE IN AREA. INCREASE IN EXISTING HEIGHT
IS DUE TO NEW PITCH ROOF FOR EXTERIOR ELEVATION.

- 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:

VIEW IS TO WEST, REASON FOR LOWERING ROOF HEIGHT
@ LIVING ROOM. WE WILL INCREASE 1ST FLOOR FOOTPRINT
APROX. 350 SF, LIMIT WINDOWS ON WEST/EAST
ELEVATIONS. NOT CHANGE IN EXISTING SIDEYARD
SET BACKS.

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

CHANGE EXISTING FROM FLAT TO PITCHED TILE ROOF TO CONFORM TO ADDITIONS AND REMODELING WITH PROPERTIES IN VICINITY. DESIGN IS MEDITERRANEAN IN FEELING. CONFORMING TO TREND OF NEIGHBORHOOD TREND.

- 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:

ALL ASPECTS OF PROPOSED PROJECT ARE AN UPGRADE OF PROPERTY. CAN ONLY HAVE A POSITIVE EFFECT ON ADJACENT LAND VALUES.

- 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 MINOR ADDITION/REMODEL, WILL NOT MATERIALLY CHANGE SINGLE FAMILY FEELING OF NEIGHBORHOOD ETC.

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

THIS IS A MINOR ADDITION/REMODEL, WILL NOT RESULT IN ANY ADVERSE CUMULATIVE IMPACT. WONT CAUSE ANY MORE TRAFFIC OR DENSITY PROBLEMS

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:

SPACE WITHIN EXISTING BUILDING IS NOT OUR
PROBLEM. EXTERIOR FLAT ROOF, HAS TO BE
REVISED

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

EXIST EXTERIOR ELEVATION CONSTITUTES A
HARDSHIP TO UPGRADING PROJECTS

- 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):

PROJECT IS AN UPGRADE FOR NEIGHBORHOOD
ONLY A "POSITIVE" EFFECT

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)
(To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more than 50% of the area of the lot.)

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

NA

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

NA

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

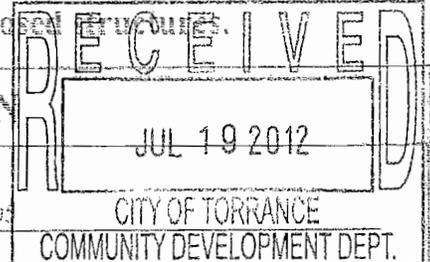


City of Torrance, Community Development Department Jeffery W. Gibson, Director
 3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

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.



SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 5356 Doris Way, Torrance, CA 90503
 (address)

on May 14, 2012, based on plans submitted to the City of Torrance
 (date)

by John J. Yankosky on April 18, 2012. The survey was taken
 (applicant/architect) (date)

from a bench mark located at the top of the curb adjacent to the easterly property line at 5356 Doris Way, Torrance,
 (address)

(attached map) which established a base elevation of 166.97

The ridge line/highest point of the roof was determined to have an elevation of 195.08

The plans indicate that the elevation should be 195.08

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. See Note below.

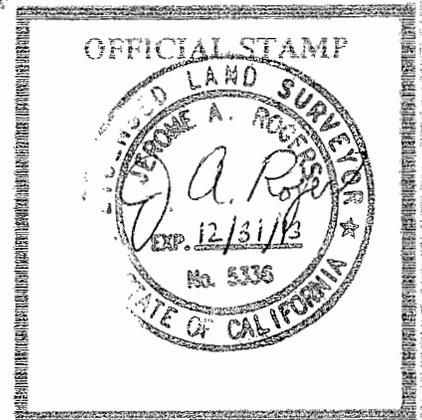
Jerome A. Rogers
 Name (please print)

PLS# 5336
 LS/RCE#

Jerome A. Rogers
 SIGNATURE

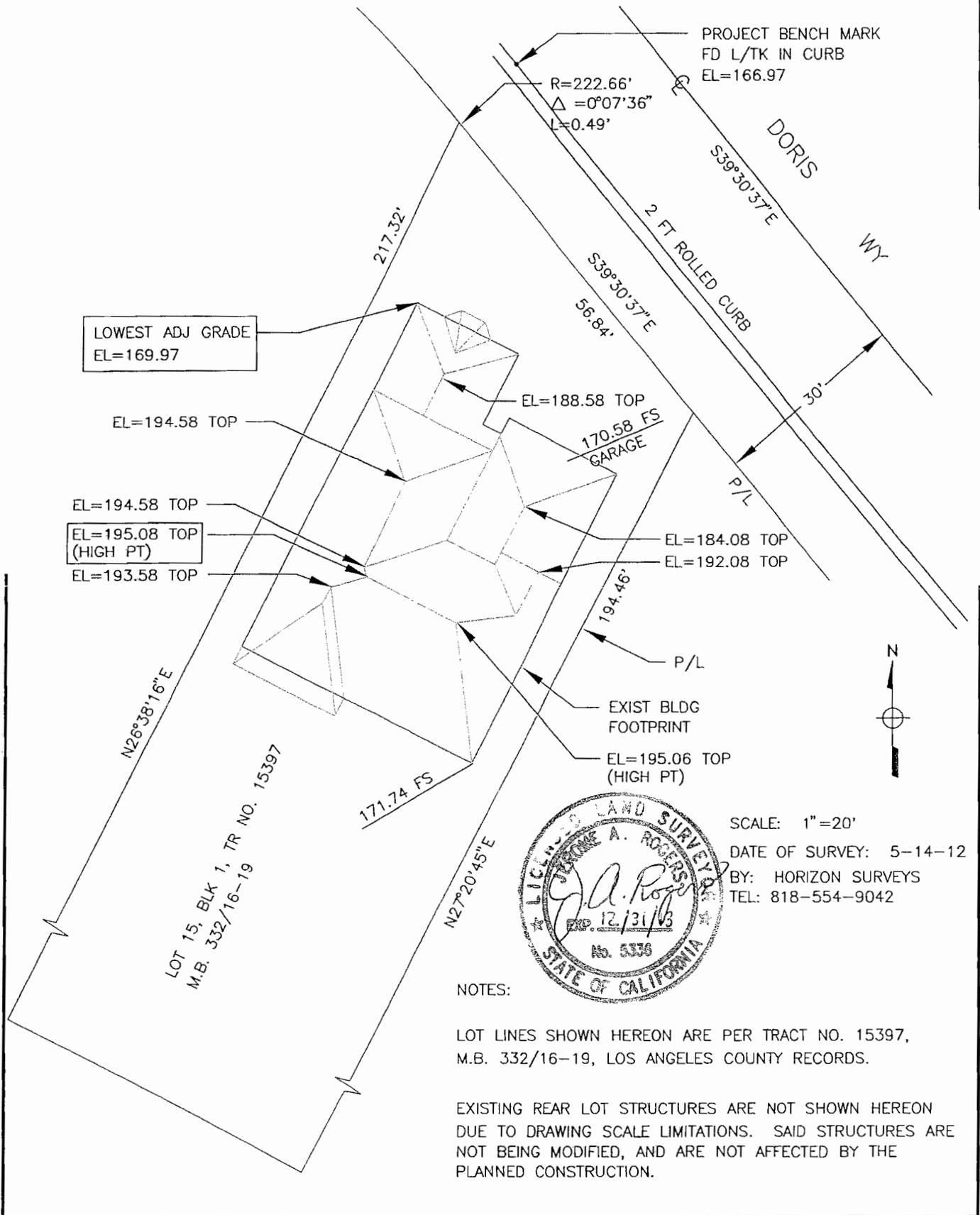
818-554-9042
 PHONE

May 18, 2012
 DATE



Notes: Setbacks are not verified by this survey as the proposed construction is within the original building footprints.

5356 DORIS WY, TORRANCE
 ELEVATION CHECK FOR SILHOUETTE CERTIFICATION



LOWEST ADJ GRADE
 EL=169.97

EL=195.08 TOP
 (HIGH PT)



SCALE: 1"=20'
 DATE OF SURVEY: 5-14-12
 BY: HORIZON SURVEYS
 TEL: 818-554-9042

NOTES:

LOT LINES SHOWN HEREON ARE PER TRACT NO. 15397,
 M.B. 332/16-19, LOS ANGELES COUNTY RECORDS.

EXISTING REAR LOT STRUCTURES ARE NOT SHOWN HEREON
 DUE TO DRAWING SCALE LIMITATIONS. SAID STRUCTURES ARE
 NOT BEING MODIFIED, AND ARE NOT AFFECTED BY THE
 PLANNED CONSTRUCTION.

Gomez, Yolanda

From: Brenda Short [bshort@mail.com]
Sent: Tuesday, June 05, 2012 9:31 AM
To: Gomez, Yolanda
Cc: Mike Short
Subject: 5356 Doris Way Torrance plans.

Dear Yolande,

I live at 5359 Bindewald Road which is on the corner with Doris Way. My neighbor has e-mailed me to say that the rental house at 5356 Doris Way is planning a large extension. Unfortunately my husband and I are out of the Country visiting our family abroad and cannot get in to see the plans. The planning meeting is scheduled for June 20th and we do not arrive back in the States until June 26th. Is there any way that the meeting can be rescheduled so that we can see the plans and attend the meeting?

Also we were not informed by the owners that they were planning to extend. It is my understanding that all immediate neighbors should be informed before the planning meeting so that they can participate in the process. This has all happened very quickly therefore I request a postponement.

Thank you,
Brenda Short.

Gomez, Yolanda

From: JOHN H HOUGHTALING [mercedeshoughtaling@msn.com]
Sent: Wednesday, July 25, 2012 5:58 PM
To: Gomez, Yolanda
Subject: Concerning 5356 Doris Way.

This e-mail is concerning the proposed construction at 5356 Doris Way. I just heard some troubling news concerning this proposed construction. I have heard that there is not going to be the 5 foot set back. When we did our construction, this was required for fire safety. Also we bring our dog to play in the back yard of our friend living at 5364 Doris Way. Looking at the silhouette, it appears that the privacy is completely gone and the neighbors can look down on the backyard. This will restrict the residence from fully utilizing their property. Please remember that this is on the hillside overlay and apply the rules equally. When we did our remodeling, we had to consider all the rules so we would not effect our neighbors. If you have any questions, feel free to contact us at 310 316-7817

Sincerely Yours,

Mercedes & John Houghtaling
5324 Doris Way

Gomez, Yolanda

From: karensmom@verizon.net
Sent: Wednesday, July 25, 2012 9:28 PM
To: Gomez, Yolanda
Subject: 5356 Doris Way
Attachments: DSCF0339.jpg; DSCF0332.jpg; DSCF0333.jpg

Dear Ms. Gomez:

I am writing this email to express my concerns regarding the proposed remodel at 5356 Doris Way. I have lived in my home at 5364 Doris Way for 50 years and have always enjoyed working in my garden, lounging in the sun and playing with my dogs. Over the years we have had numerous parties and barbecues in the backyard. As I discussed with you today, I have the following concerns:

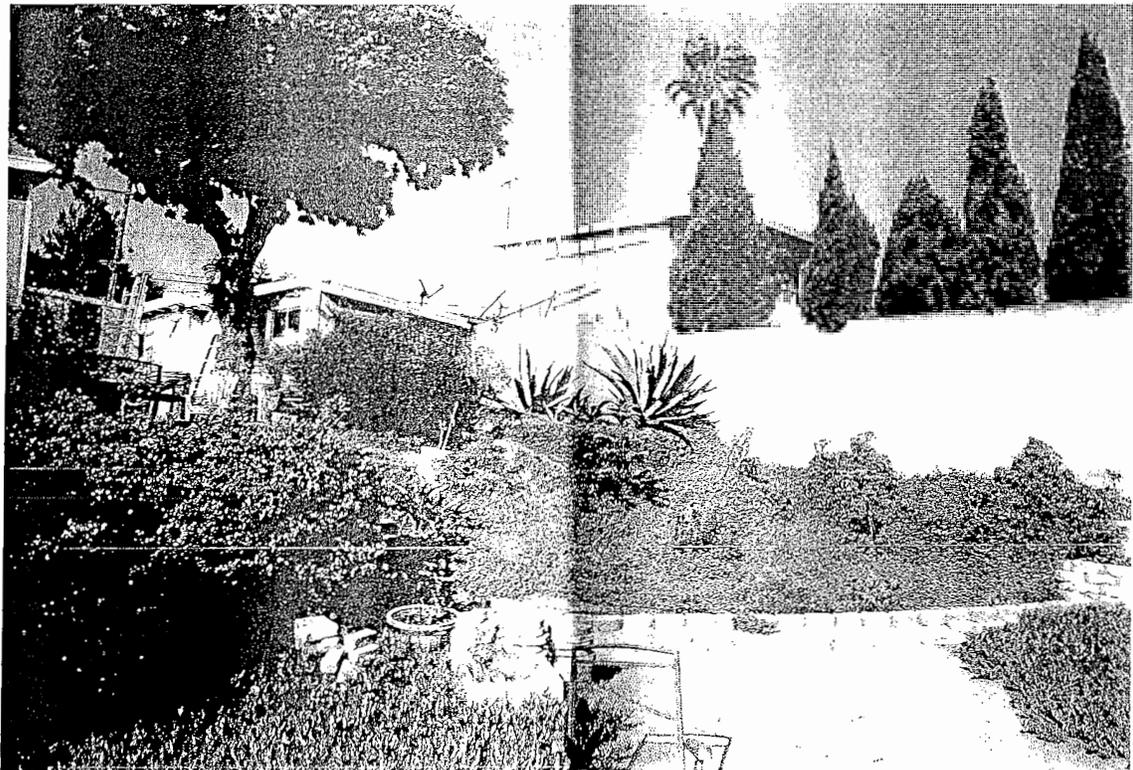
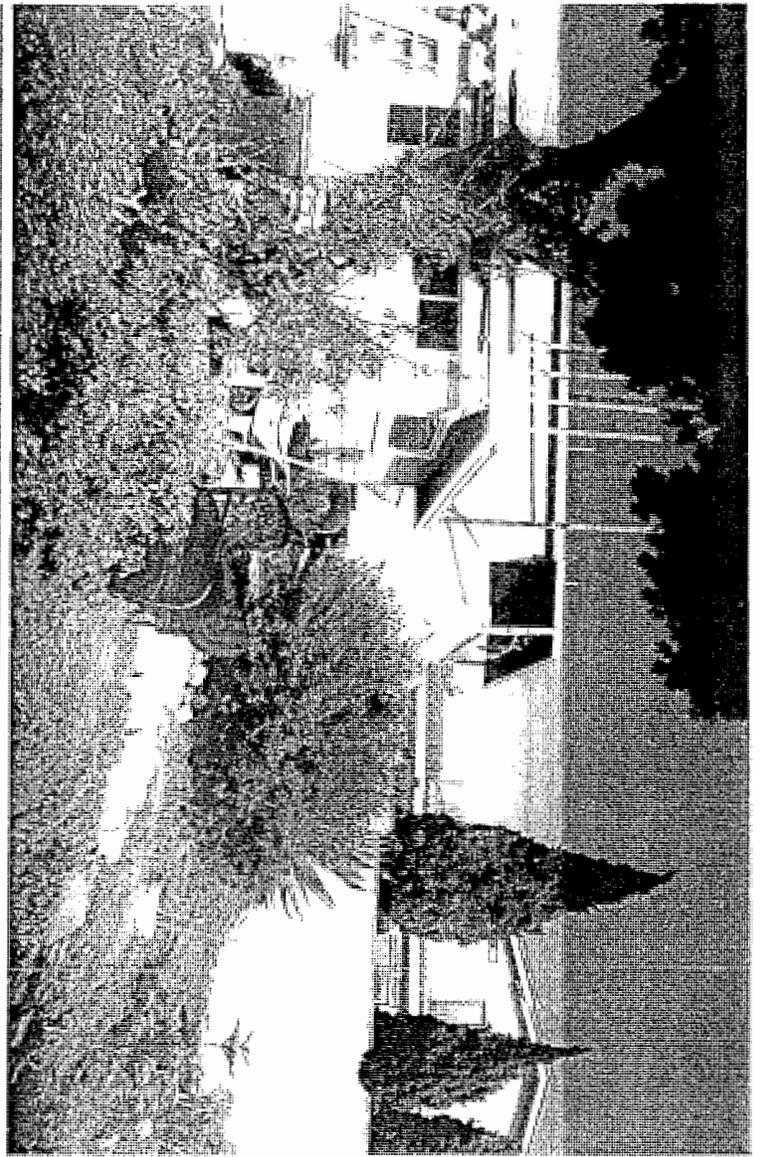
1. Regarding the upper balcony being extended to within 5 feet of the property line. While I understand this is in conformance with setback requirements, this will take away all my upper and lower lot privacy. My neighbors and I are retired, and we sit in my backyard daily watching our dogs play while we visit. If the balcony was constructed as planned, I would no longer feel comfortable doing this. As I mentioned above, I also have a lounge chair in the lower lot that I use often to sun myself. I find it odd that their yard is surrounded by a six foot block wall for privacy, but they will have no trouble taking mine. In addition to my privacy, I am concerned about the impact of noise. Noise from the balcony will easily migrate to my home.
2. I am also concerned about the proposed fireplace situated near my garage. This will encroach into the setback. Should there be a fire in their rear yard, would the firemen have adequate room to access the yard without delay?
3. There is a 3ft by 4ft window planned in the master bedroom that looks west toward my home. I was wondering if this window could be decreased in size.

Based on the plans and silhouettes, this appears to be a major remodel that will significantly impact my privacy and light. I do not believe that the small issues I am raising are too much to ask for in return.

Thank You-

Marge Miller
5364 Doris Way
Torrance

07/26/2012



Gomez, Yolanda

From: Brenda Short [bshort@mail.com]
Sent: Wednesday, July 25, 2012 7:38 PM
To: Gomez, Yolanda
Cc: Mike Short
Subject: 5356 Doris Way

Dear Yolanda,

With regard to the above development I have received the City of Torrance notice and will attend the Planning Commission Meeting on Tuesday August 1st 2012.

I haven't been able to view the plans yet but am concerned about the large balcony on the back side of this property adjoining 5364 Doris Way. The Hillside Overlay is very explicit with regards to the privacy of neighbors and from what I have been told and see from the silhouette the neighbors privacy towards the ocean will be greatly impacted from this extension.

**HILLSIDE OVERLAY:
SECTION 91.41.6. PLANNING AND DESIGN.**

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development 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;

Thank you for your time. I will try to get into your offices before the meeting to view the plans.

See you at the meeting.

Yours truly,

Mrs. Brenda Short
5359 Bindewald Road.
Torrance,
CA 90505.

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 12C

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT: PRE12-00007
LOCATION: 5356 Doris Way

This is a request for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District.

Attached please find additional correspondence received, after the Staff Report for the above project was completed and distributed.

Staff continues to recommend APPROVAL of the project, as proposed.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachment:
1. Correspondence

Gomez, Yolanda

From: karensmom@verizon.net
Sent: Monday, July 30, 2012 9:26 AM
To: Gomez, Yolanda
Cc: karensmom@verizon.net
Subject: Fwd: Fwd: 5356 Doris Way

Attachments: DSCF0339.jpg; DSCF0332.jpg; DSCF0333.jpg



DSCF0339.jpg (3 MB)



DSCF0332.jpg (3 MB)



DSCF0333.jpg (3 MB)

Ms. Gomez:

We were hoping to send this email to the commissioners, but apparently do not have their email addresses. Can you please forward this to the commissioners before Wednesday's meeting?

Thank you-

Marge Miller
5364 Doris Way

-----Original Message-----

From: karensmom@verizon.net
Date: Jul 28, 2012 11:43:06 AM
Subject: Fwd: 5356 Doris Way
To: SDanjou@TorranceCA.Gov, JGibson@TorranceCA.Gov, SPolcari@TorranceCA.Gov, GRizzo@TorranceCA.Gov, SSkoll@TorranceCA.Gov
Cc: RUchima@TorranceCA.Gov, KWeideman@TorranceCA.Gov, GLodan@TorranceCA.Gov

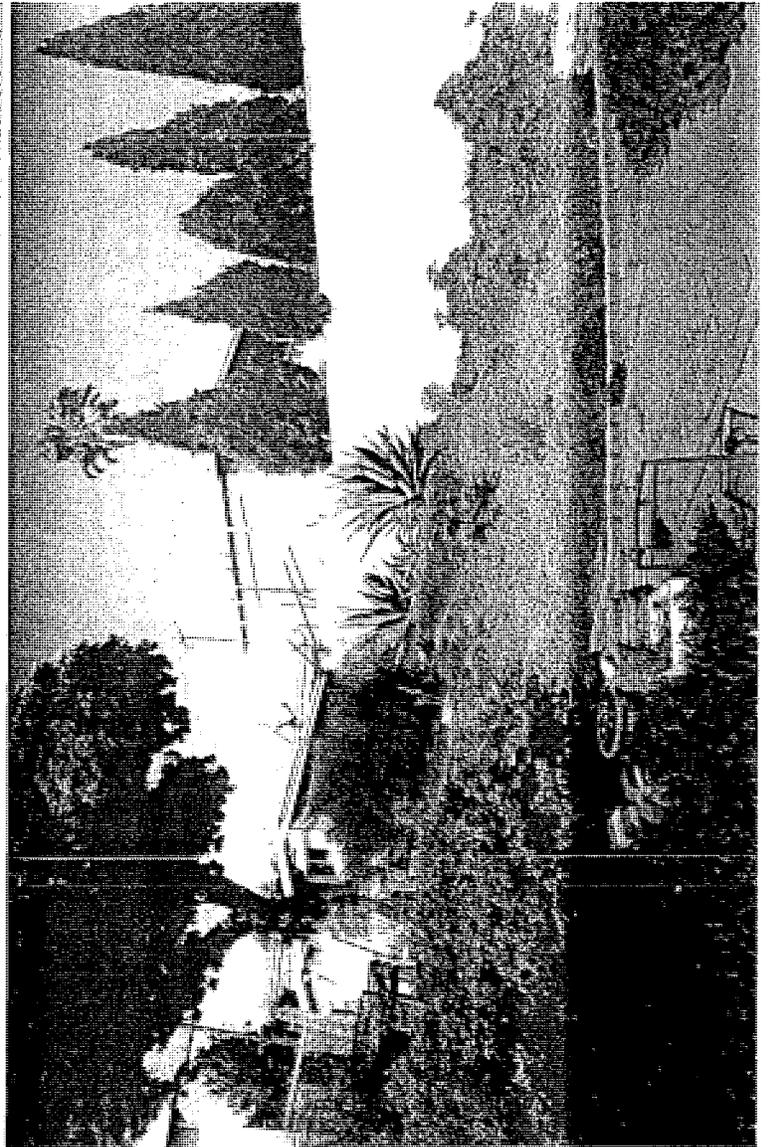
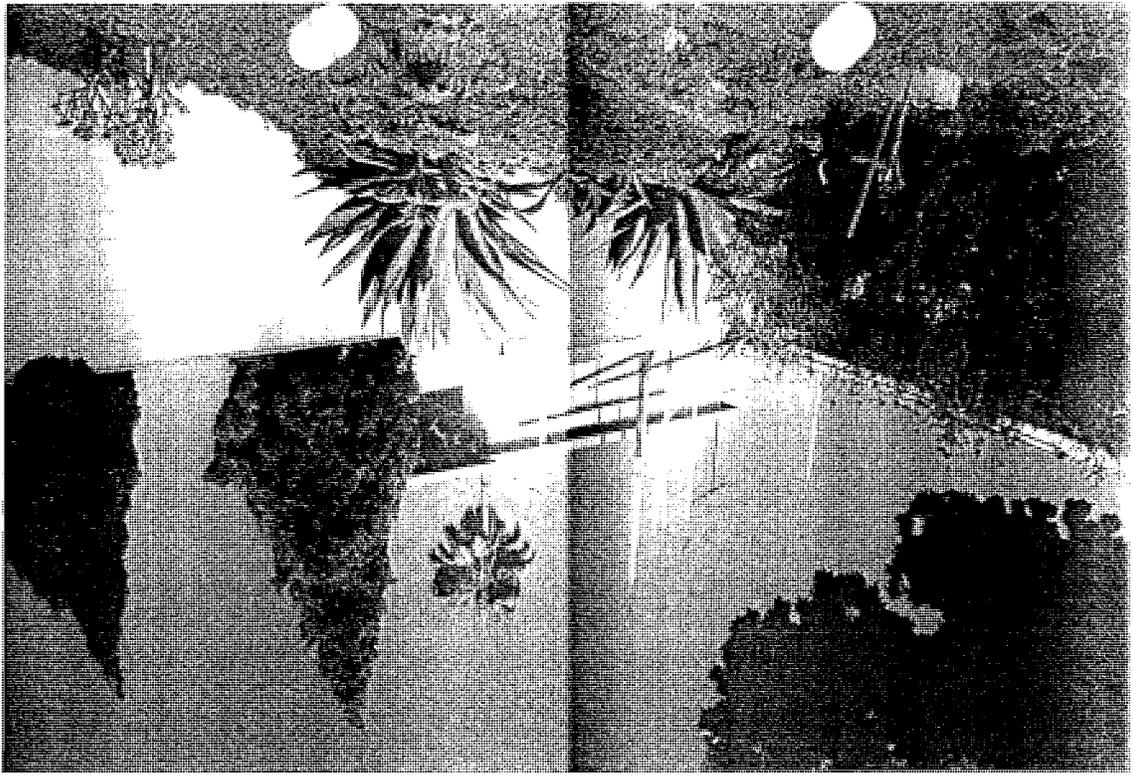
Ladies and Gentleman,

I am writing you concerning my neighbor's remodel located at 5356 Doris Way. It is on the Planning Commission Meeting agenda for August 1, 2012. As I mentioned in my letter to Ms. Gomez, my biggest concern is the balcony planned 5 feet from property line. I have included 3 photos that show the balcony in relationship to my backyard. I feel that my privacy will significantly be impacted. I am retired and spend much time in my backyard. I would like the following options to be considered: 1) elimination of the proposed balcony, 2) a privacy wall installed along northwest end of balcony, or 3) extension of the existing balcony situated further away from property line as an option to new balcony.

I welcome you to come look at my property anytime except Sunday July 29, 2012. Thank you for your time and consideration.

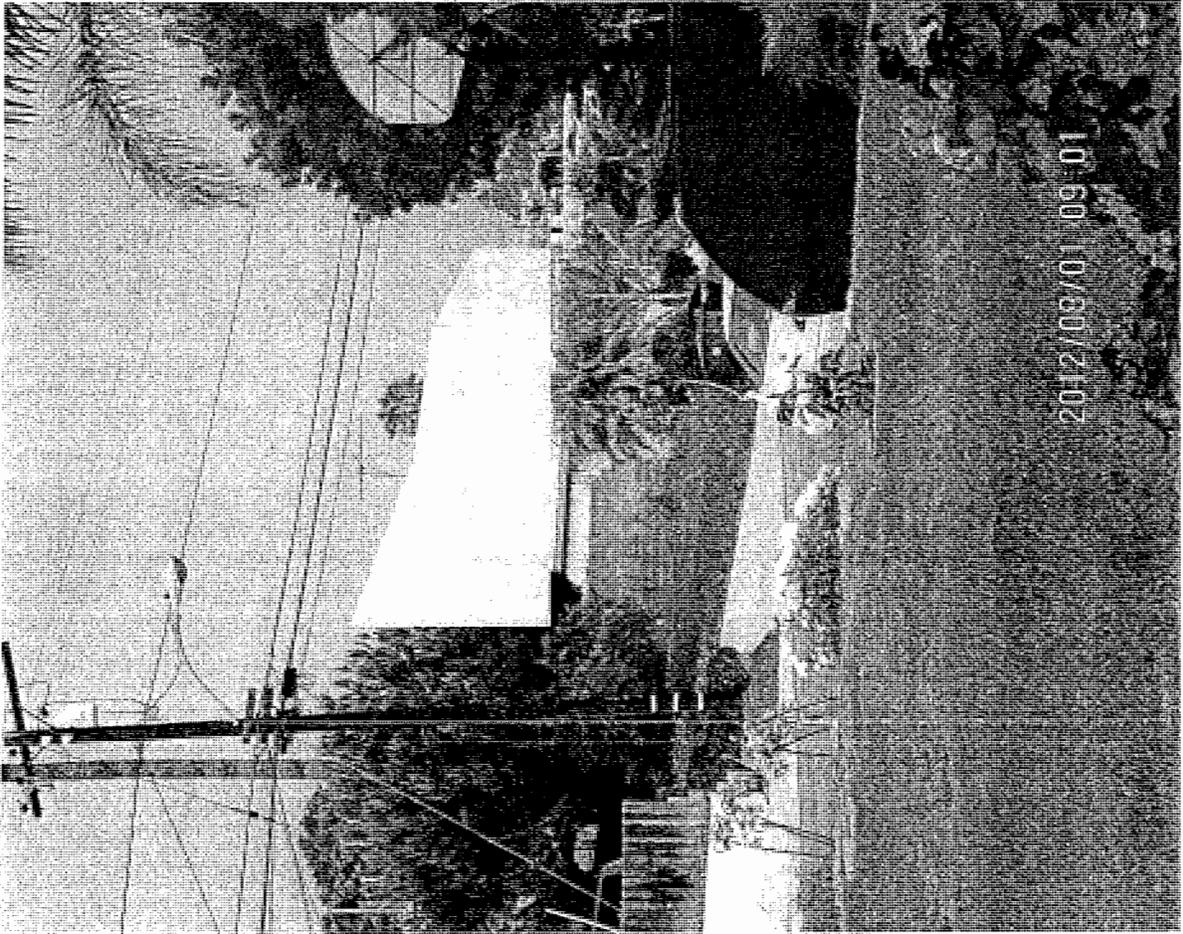
Sincerely,

Marge Miller
5364 Doris Way



Submitted to the
Planning Commission
at the 08-01-12
Public Hearing
by OPPONENT.



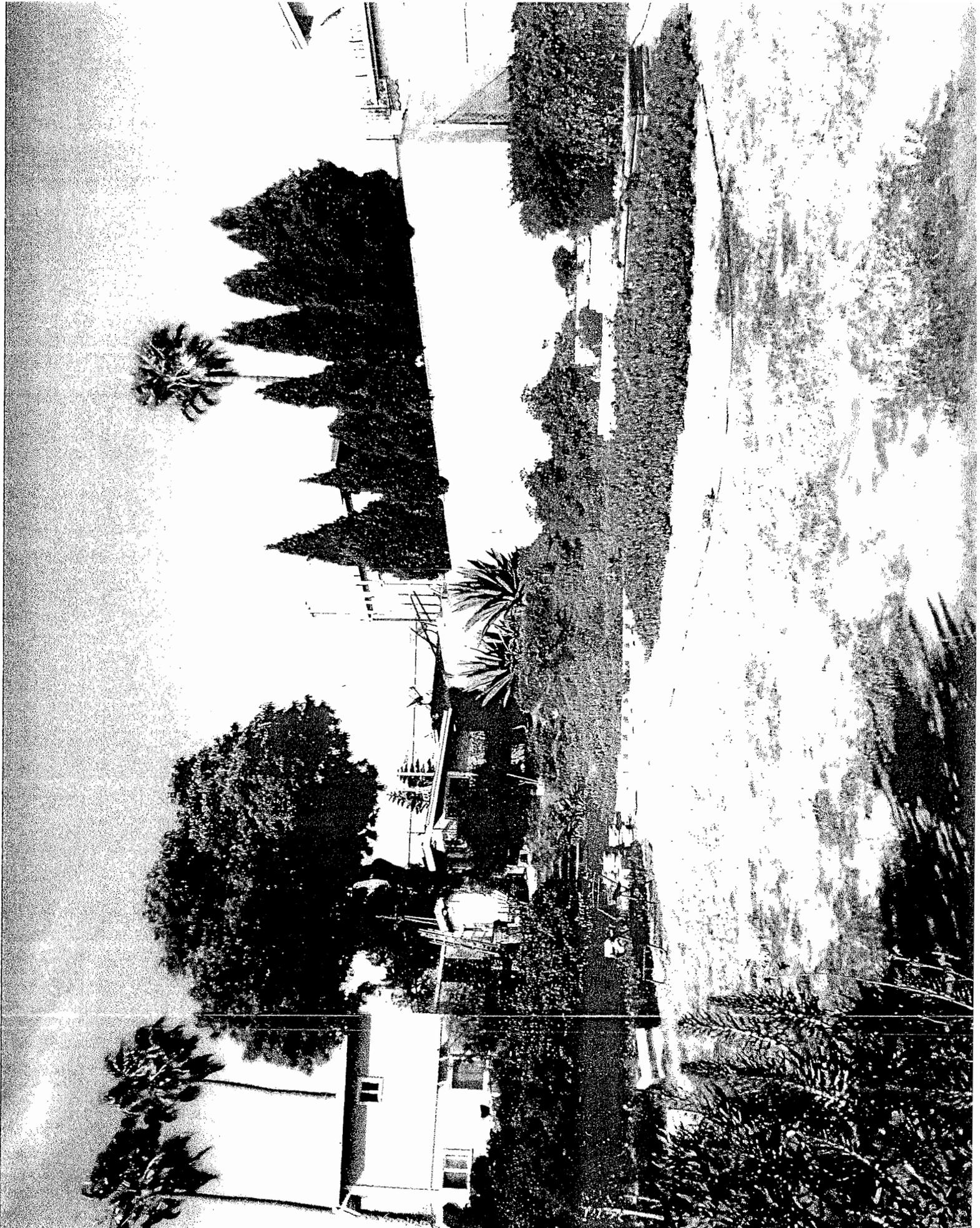


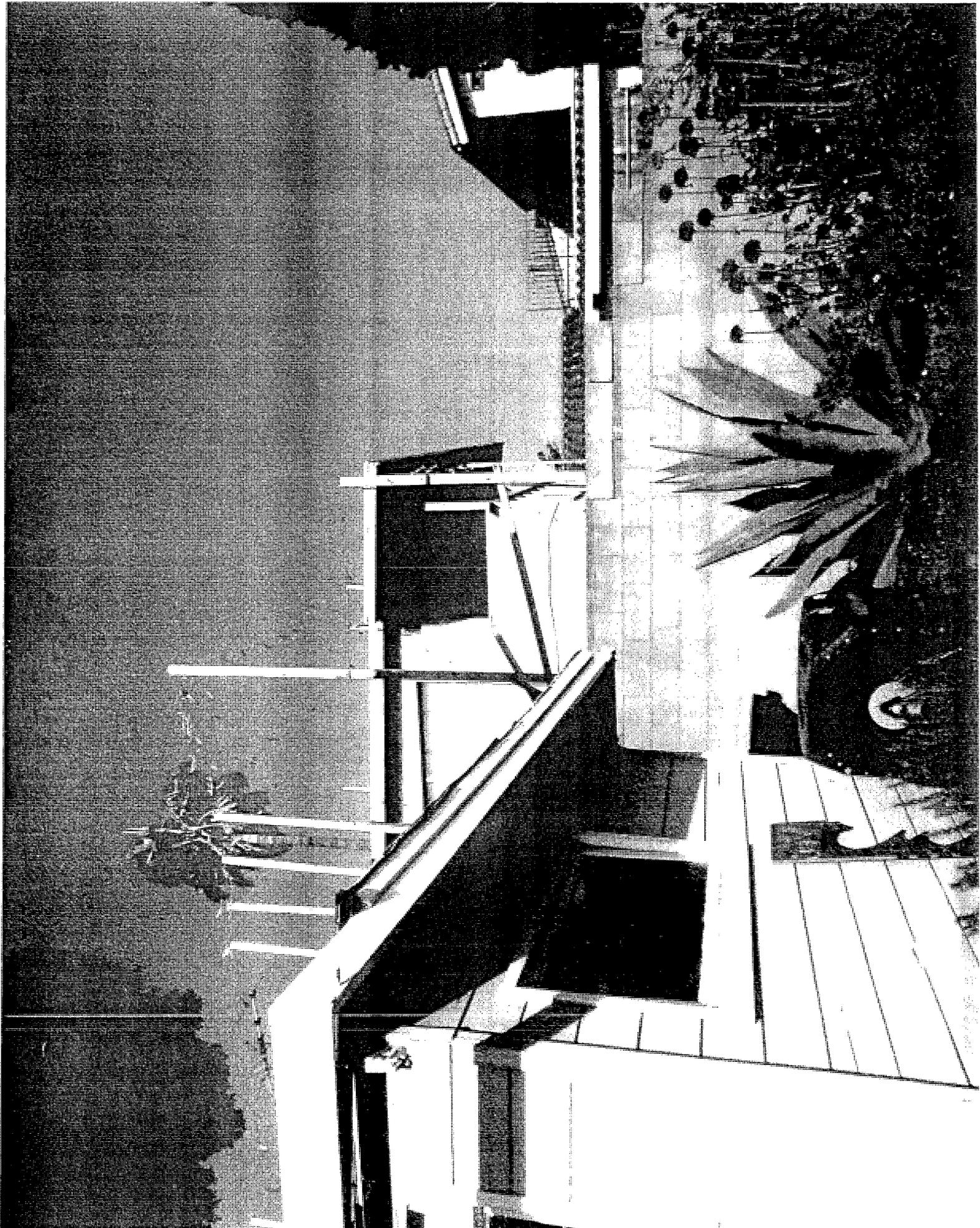




2012/08/01 09:01

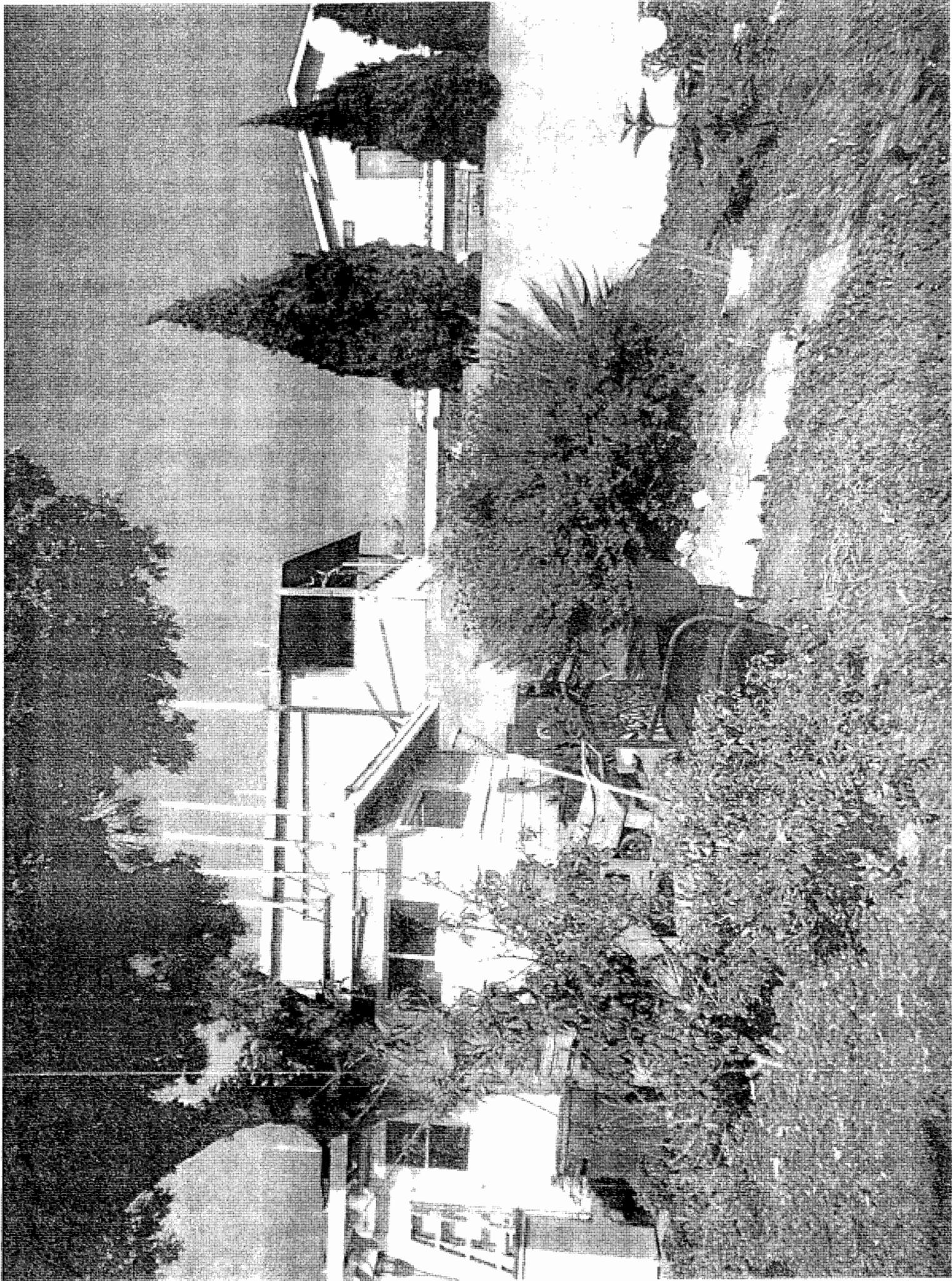












ATTACHMENT "F"

**PROOF OF PUBLICATION
FOR 11/06/12 CITY COUNCIL HEARING
WILL BE FORTHCOMING**

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)

CITY OF TORRANCE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the CITY COUNCIL will hear a request for 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 two-story residence on property within the Hillside Overlay District in the R-1 Zone at 5355 Doris Way.

Applicant: John J Yankosky (Sam Leung)

Case Type & Case No.(s): PRE12-00007

Hearing Date: November 8, 2012 Time: 7:00pm

Place of Hearing: Council Chambers,

City Hall, 3034 Torrance Boulevard

Case Planner: Y. Gomez

FOR INFORMATION CALL THE COMMUNITY
DEVELOPMENT DEPT AT (310) 618-5990
www.TorranceCA.gov/Planning

CITY OF TORRANCE
POSTED BY

SY

DATE: 10 26 12

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On October 26, 2012, I caused to be mailed 141 copies of the within notification for City Council PRE12-00007: John J. Yankosky (Sam Leung) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.
Executed October 26, 2012 at Torrance, California.

A handwritten signature in cursive script, appearing to read "Denise K. Li", is written above a horizontal line.

(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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., November 6, 2012** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE12-00007 John J. Yankosky (Sam Leung): 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 two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

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.

Publish: **October 26, 2012**

**SUE HERBERS
CITY CLERK**