

Council Meeting of  
November 20, 2012

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

**Members of the Council:**

**SUBJECT:** Community Development – Adopt RESOLUTION reflecting City Council decision to deny without prejudice 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.

PRE12-00007: JOHN J. YANKOSKY (SAM LEUNG)  
Expenditure: None

**RECOMMENDATION**

Recommendation of the Community Development Director that City Council adopt a **RESOLUTION** reflecting City Council decision at the November 6, 2012 meeting to deny without prejudice 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.

**BACKGROUND AND ANALYSIS**

On November 6, 2012, the City Council considered 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. The City Council voted 7-0 to grant the appeal and deny without prejudice the proposed project. As directed by City Council, a Resolution for denial without prejudice of the Precise Plan of Development has been provided for the City Council's consideration.

CONCUR:

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

By   
\_\_\_\_\_  
Gregg D. Lodan, AICP  
Planning Manager

NOTED:

  
\_\_\_\_\_  
LeRoy J. Jackson  
City Manager

Attachment: A) Resolution



**RESOLUTION NO. 2012-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING THE APPEAL AND DENYING WITHOUT PREJUDICE 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)**

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**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, granted the appeal and denied without prejudice the 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 have not been located, planned and designed, so as to cause the least intrusion on the view of other properties in the vicinity, because volume space over proposed living room impacts view corridors to properties at 5323 and 5327 Doris Way.

**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 DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 20<sup>th</sup> day of November 2012.

\_\_\_\_\_  
Mayor Frank Scotto

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

ATTEST:

By \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

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Sue Herbers, City Clerk