

Council Meeting of
September 26, 2006
PUBLIC HEARING

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

Members of the Council:

SUBJECT: Executive Summary to City Council consideration of a request to allow the construction of a new (replacement) dwelling unit with a Floor Area Ratio above 0.5 and a reduced exterior side yard setback at 1804 Andreo Avenue.

PCR06-00004, WAV06-00003: Kamaren Henson

Expenditure: None

RECOMMENDATION

The Planning Commission recommends that the City Council deny the appeal, deny a Planning Commission Review (PCR06-00004), and deny a Waiver (WAV06-00003) for the construction of a new (replacement) dwelling unit with a Floor Area Ratio above 0.5 and a reduced exterior side yard setback on property located in the Small-lot Low-Medium Overlay District in the R-2 zone at 1804 Andreo Avenue.

The Community Development Director recommends approval of the appeal and approval of the project with conditions and adoption of **RESOLUTIONS** of approval.

SUMMARY

- The property contains two detached original Spanish style bungalows and a detached garage structure. The applicant wishes to demolish the rear unit and garage structure and construct a two-story unit with an attached garage.
- The Small Lot Low-Medium Overlay requires that development that demolishes the main unit, has a F.A.R. above 0.5 or requiring the installation of a new curb cut obtain a Planning Commission Review permit. The maximum allowable F.A.R. is 0.65.
- The proposed project preserves the front unit, has a F.A.R. of 0.58 and eliminates an existing curb cut. The project is 23 feet 10 inches in height.
- A Waiver is requested to allow a 5' setback adjacent to the proposed structure.

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan
Planning Manager

Council Meeting of
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PUBLIC HEARING

Members of the Council:

SUBJECT: City Council consideration of a request to allow the construction of a new (replacement) dwelling unit with a Floor Area Ratio above 0.5 and a reduced exterior side yard setback 1804 Andreo Avenue.

PCR06-00004, WAV06-00003: Kamaren Henson

Expenditure: None

RECOMMENDATION

The Planning Commission recommends that the City Council deny the appeal, deny a Planning Commission Review (PCR06-00004), and deny a Waiver (WAV06-0003) for the construction of a new (replacement) dwelling unit with a Floor Area Ratio above 0.5 and a reduced exterior side yard setback on property located in the Small-lot Low-Medium Overlay District in the R-2 zone at 1804 Andreo Avenue.

The Community Development Director recommends approval of the appeal and approval of the project with conditions and adoption of **RESOLUTIONS** of approval.

Funding

Not applicable

BACKGROUND

On February 3, 1987, the City Council adopted Ordinance No. 3185 implementing the Small Lot, Low-Medium Overlay Zone. The Overlay Zone comprises the properties in the R-2 Zone on Gramercy Avenue and Andreo Avenue between Carson Street on the north and Plaza Del Amo on the south and Arlington Avenue between 222nd Street on the north and Plaza Del Amo on the south. The Overlay Zone is characterized by older residences that were primarily built prior to 1930 and small, narrow lots, typically 40 feet wide, 127.5 feet deep and 5,100 square feet in area.

The Ordinance established guidelines for development in order to preserve the character of the neighborhood. Preservation of existing main dwelling units is encouraged. Projects that do not require the installation of a curb cut, do not involve the substantial demolition of the existing structure, provide not less than three garage spaces and do not exceed a floor area ratio (F.A.R.) of 0.5 are allowed by right. Development with a F.A.R. above 0.5 or requiring the installation of a new curb cut may be allowed, however evaluation and approval by the Planning Commission is required. The maximum allowable F.A.R. is 0.65.

Since the Ordinance has been adopted in 1987, there have been approximately 29 projects considered under the Small Lot, Low-Medium Overlay Ordinance. In most cases, these projects were approved with conditions by the Planning Commission, or the City Council on appeal, as a result of the applicant working with staff and the neighbors with revisions to the plans.

Prior Hearings and Publications

On April 21st, 2006, 130 notices of Public Hearing were mailed to property owners within a 500-foot radius of the subject property and a Notice of Public Hearing for the May 3rd, 2006 Planning Commission meeting was published in the newspaper. On April 21st 2006 a notice of Public Hearing was posted on site for the May 3rd, 2006 Planning Commission meeting.

On September 14, 2006 a Notice of Public Hearing was posted on site and 128 notices of Public Hearing were mailed to property owners within a 500-foot radius of the subject property. On September 15, 2006 and a Notice of Public Hearing for the September 26, 2006 City Council meeting was published in the newspaper.

Environmental Findings

The construction of a second dwelling unit in a residential zone is Categorical Exempted by section 15303 (a) of the 2006 Guidelines for Implementation of the California Environmental Quality Act (CEQA). A setback Waiver is categorically exempted by the 2006 California Environmental Quality Act in Article 19, Class 5, Section 15305 (a).

ANALYSIS

The subject property is a 5,737 square foot lot located at the southeast corner of 218th Street and Andreo Avenue in the original Torrance Tract. The lot is bounded by Andreo Avenue on the west, 218th Street on the north and an alley on the east. The property contains two detached original Spanish style bungalows and a detached garage structure. The applicant wishes to demolish the rear unit and garage structure and construct a two-story unit with an attached garage. The garage would provide three of the required four parking spaces and a fourth open parking space would be located off the alley adjacent to the southerly property line. A Waiver is requested to allow a reduction for a portion of the required setback along 218th Street from 10' to 5' adjacent to the proposed structure. The narrow lot width (45') coupled with the parking requirements for this property compels the applicant to seek such relief while providing the Code required parking. This design, although necessitating a Waiver orients the garages and open parking space to the alley, preserves a pedestrian orientation to the home, puts open parking away from the street and eliminates an existing curb cut.

The proposed two-story structure would measure 23'10" in height and contain 2,027 square feet of living space and a 622 square foot- garage. The first floor of the replacement unit would contain a garage, a kitchen, a living room, a dining room, and powder room. The second floor would contain a master bedroom suite, two additional bedrooms and one additional bathroom. A balcony is located above the living room. A summary of the project statistics follows:

Statistical Information

◆ Lot Area	5,737 square feet
◆ New Residence	2,027 square feet
◆ Lower Floor	833 square feet
◆ Second Floor	1,194 square feet
◆ 3-Car Garage	622 square feet
◆ Existing front unit	699 square feet
◆ Total floor area	3,348 square feet
◆ Lot Coverage	37%
◆ Floor Area Ratio (incl. garage)	.58
◆ Floor Area Ratio (excl. garage)	.47
◆ Building Height	23'10"

Staff notes that the project was revised from an F.A.R. of .61 to a .58 F.A.R. when the garage is considered and from an F.A.R. of .51 to a .47 when only the living area is counted (the architect had originally counted porch areas in error). In response to concerns relating to the height and bulk of the structure staff gathered information on the height of nearby structures within the Small-Lot Overlay considered by the Planning Commission in the late 1980's and built in the early 1990's. The structures measured between 23'6" and 27' in height and contained F.A.R.'s ranging from .43 to .58 excluding the garages.

The revised plan features a balcony above the living room for the proposed rear unit, thus reducing the bulk of the structure and providing articulation. The project has been designed utilizing elements of Spanish architecture employing tile roofs, stucco finish, arched window and door openings and decorative wrought iron. The area of reduced setback requested is located to the rear of the lot adjacent to the proposed structure. The majority of the side setback along 218th Street would be maintained at the Code required ten feet. The applicant has presented a plan to replace an existing unit with a larger more viable one as well as to provide the Code required parking. In the judgment of the Community Development Department, the proposed structure enhances the property while acknowledging the development pattern of the area. The requested Waiver allows the applicant to provide the Code required parking without any curb cut, thus maintaining street parking. For these reasons, staff recommends approval, as conditioned.

PLANNING COMMISSION RECOMMENDATION

This matter was first considered by the Planning Commission on May 3, 2006. During the Public Hearing members of the public expressed concern with the height and bulk of the proposed plan and the loss of an original structure in the area.

After receiving considerable testimony, the Planning Commission continued the matter to allow the applicant time to address the matters of concern. The Planning Commission suggested a reduction of 200 square feet in floor area and a reduction in height.

The Planning Commission reviewed the current proposal on July 21, 2006. Neighbors who spoke in opposition to the project expressed concerns over the loss of an original structure in an area they consider to be historic. They argued that additional environmental review was warranted to address their concerns. One of the speakers cited letters of record from an architect relating to the area. The Planning Commission voted 5-1 to deny the Planning Commission Review permit due to the Floor Area Ratio and to deny the Waiver along 218th Street. Commissioner Horwich had an excused absence and Commissioner Gibson voted in favor of the project.

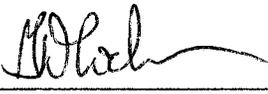
Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:



Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan
Planning Manager

NOTED:

LeRoy J. Jackson
City Manager

Attachments:

- A. Resolutions
- B. Location and Zoning Map
- C. Letter of Appeal
- D. Minutes May 3, 2006 Planning Commission hearing
- E. Minutes June 7, 2006 Planning Commission hearing
- F. Minutes June 21, 2006 Planning Commission hearing
- G. Staff report June 21, 2006 Planning Commission hearing (including supplemental material)
- H. Correspondence cited during June 21, 2006 P.C. hearing (Gordon A. Olschlager, AIA)
- I. Correspondence submitted during June 21, 2006 P.C. hearing (Limited Distribution)
- J. Correspondence received after June 21, 2006
- K. Proofs of Publication and Notification
- L. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- M. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2006-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW TO ALLOW THE CONSTRUCTION OF A SECOND DWELLING UNIT RESULTING IN A FLOOR AREA RATIO ABOVE 0.5 FOR PROPERTY LOCATED IN THE R-2, SMALL LOT, LOW-MEDIUM OVERLAY ZONE AT 1804 ANDREO AVENUE.

PCR06-00004: Kamaren Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006 to consider an application for a Planning Commission Review filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue continued the matter until June 7, 2006; and

WHEREAS, the Planning Commission of the City of Torrance conducted a continued public hearing on June 7, 2006 and further to June 21, 2006 to consider an application for a Planning Commission Review filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; and

WHEREAS, the Planning Commission of the City of Torrance conducted a continued public hearing on June 21, 2006 to consider an application for a Planning Commission Review and denied the project citing concerns relating to size and height; 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 44 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (e); and

WHEREAS, the City Council finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing at the meeting of September 26, 2006 to consider an appeal of a denial of a Planning Commission Review to allow to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue.

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

- a) That the property is located at 1804 Andreo Avenue;
- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the proposed second unit will tend to preserve the neighborhood characteristics because the existing dwelling unit will be preserved. The second unit will incorporate exterior materials that are compatible with surrounding development;
- d) That the proposed construction will provide Spanish style architecture, three enclosed parking spaces and one open parking space;
- e) That the use and intensity of the project will be compatible with the properties in the vicinity because the design and scale are similar to other properties containing two units in the neighborhood;
- f) That the project will provide suitable open space, both in size and configuration, for the property because over one-third of the lot will be provided as usable open space in the front and the yard area between the units;
- g) That the proposed construction will be done in such a way as to minimize the need for a curb-cut for driveway purposes;
- h) That the proposed construction will provide sufficient storage space for personal effects so that the occupants will be encouraged to use the garage spaces;
- i) That the proposed floor area to lot area ratio of 0.58 to 1.0 will not be materially detrimental to public welfare and to other properties in the vicinity because the new floor area will be at the rear of the property away from the street. The project will maintain a one-story residence at the street.

NOW, THEREFORE, BE IT RESOLVED that PCR06-00004, filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for two dwelling units shall be subject to all conditions imposed in Planning Commission Review 06-00004 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 Planning Commission Review 06-00004 is not used within one (1) 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 final architectural elevation drawings for the second dwelling unit shall be submitted to the Community Development Department for review and approval. The rear dwelling unit shall incorporate architectural elements that are compatible with the surrounding development to the satisfaction of the Community Development Director; (Development Review)
4. That the exterior color and material sample shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)
5. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That electric sectional garage doors shall be installed for each garage space; (Development Review)
7. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
8. That a wheel stop shall be provided for in the open parking space; (Environmental)
9. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 26th day of September, 2006.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

RESOLUTION NO.2006-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK IN CONJUNCTION WITH THE CONSTRUCTION OF A SECOND DWELLING UNIT ON PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY R-2 ZONE AT 1804 ANDREO AVENUE.

WAV06-00003: Kameran Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006, to consider an application for a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue and continued the matter until June 7, 2006; and

WHEREAS, the Planning Commission of the City of Torrance conducted a continued public hearing on June 7, 2006 and further to June 21, 2006, to consider an application for a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; 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 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt by the 2003 California Environmental Quality Act Guidelines in Article 19, Class 5, Section 15305 (a); and

WHEREAS, the City Council finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

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

- a) That the property is located at 1804 Andreo Avenue;
- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the project is in compliance with the Low-Medium Residential Density General Plan Designation;
- d) That there are unreasonable difficulties resulting from the strict enforcement of the setback requirements due to the small lot size, original house placement and narrow lot width. The subject property is substandard in lot size, 5,737 square feet compared to minimum 6,000 square feet, and lot width, 45 feet wide compared to 50 feet. The area by which the property can be developed is restricted by the existing residence on the property, the narrow lot width, and small lot size.
- e) The proposed second dwelling unit will not be materially detrimental to the public welfare or to the property of other persons in the vicinity because this request is to allow a reduced side yard setback for only the rear 40' of the property along the north property line. Additionally, this request will provide the required off-street parking.
- f) That the proposed construction will be done in such a way as to minimize the need for a curb-cut for driveway purposes;
- g) That the proposed construction will provide sufficient storage space for personal effects so that the occupants will be encouraged to use the garage spaces;
- h) The project will not substantially interfere with the orderly development of the City because the proposed second unit will be compatible with the architectural character of the neighborhood and maintain the street setback along Andreo.

NOW, THEREFORE, BE IT RESOLVED that WAV06-00003, filed by Kameran Henson to allow a reduction of the setback between buildings in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property with a two-family residence shall be subject to all conditions imposed in WAV06-00003 and any amendments thereto or modification 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 Waiver 06-00003 is not used within one (1) 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 exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)
4. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That electric sectional garage doors shall be installed for each garage space; (Development Review)
6. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
7. That a wheel stop shall be provided for in the open parking space; (Environmental)
8. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 26th day of September 2006.

Mayor of the City of Torrance

ATTEST:

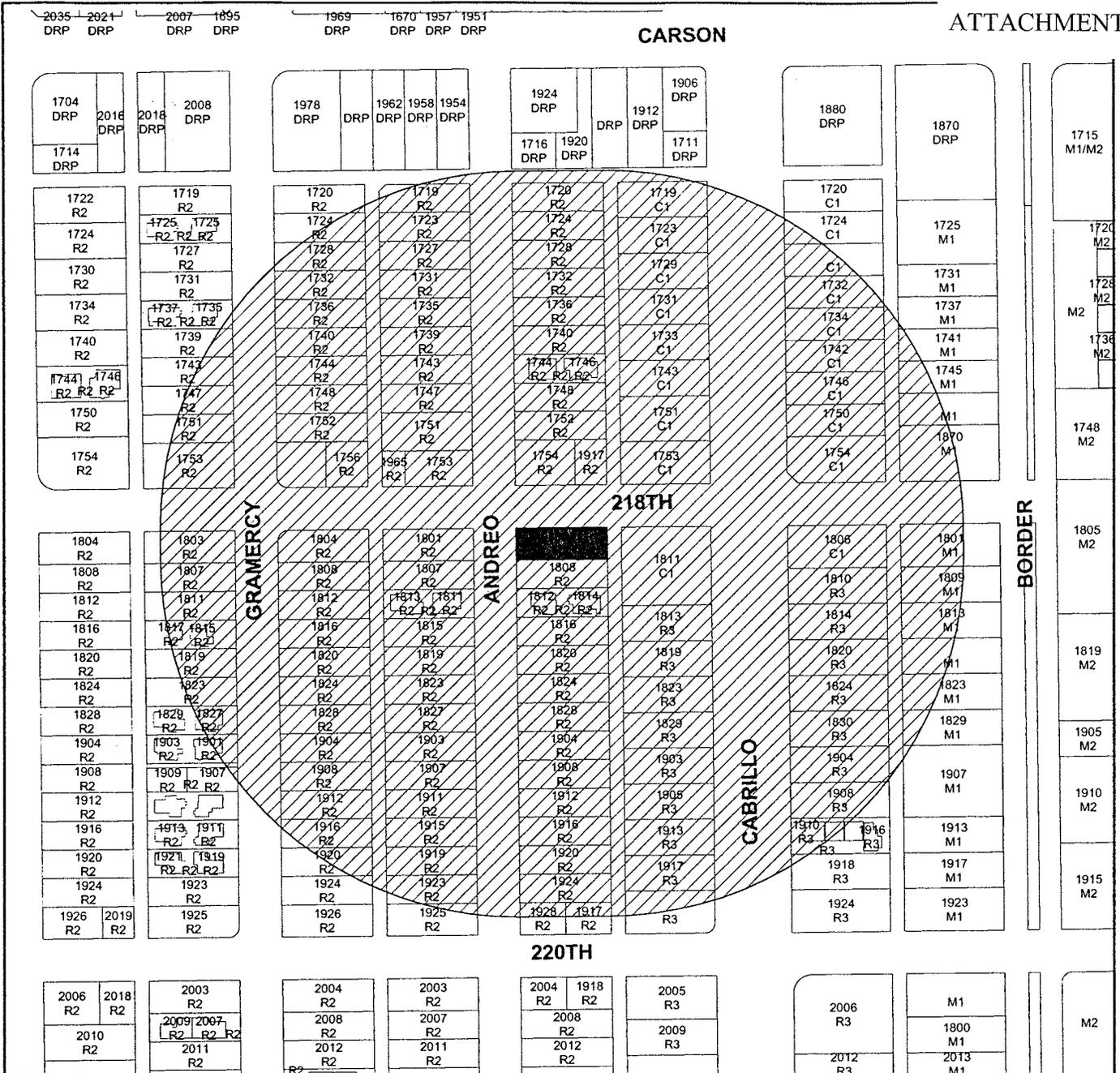
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

CARSON



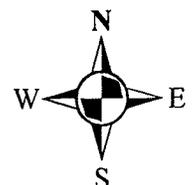
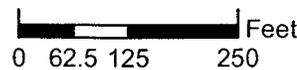
LOCATION AND ZONING MAP

1804 Andreo Ave
 PCR06-00004
 WAV06-00003



LEGEND

- 1804 Andreo Ave
- 500 FT Notification Area



CITY OF TORRANCE

ATTACHMENT C

INTEROFFICE COMMUNICATION**DATE: June 22, 2006**

TO: Jeffery Gibson, Community Development

FROM: City Clerk's Office

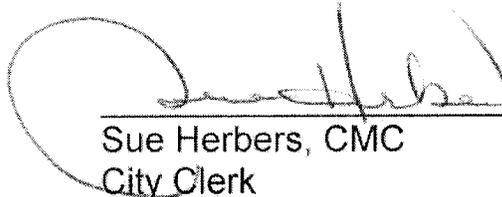
SUBJECT: Appeal 2006-07

Attached is Appeal 2006-07 received in this office on June 22, 2006 from Kamaren Henson, 1804 Andreo Avenue, Torrance, CA 90501. This appeal is of the Planning Commission's denial on June 21, 2006 regarding PCR06-00004, WAV06-00003: KAMERON HENSON located at 1804 Andreo Avenue, Torrance, CA 90501 citing that without a waiver they cannot build a home on the back of their property and leave the front home intact due to all of the ordinances in their zone.

The appeal fee of \$160.00, paid by credit card, was accepted by the City Treasurer.

TMC 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, CMC
City Clerk

cc: City Council



PAID!

06-22-2006/09:46 AM
USER:/TOTAL:\$160.00
002-00102153



CITY OF TORRANCE

APPEAL FORM

ACCT# 101 -440024-1020-00000-0000000000-000000
REF: APPEAL PLANNING COMM DECISION RE: 1804 ANDREO

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

2006 JUN 22 AM 9:54

OFFICE OF THE CITY CLERK

RE: PCR06-00004 WAV0600003
(Case Number and Name)

Address/Location of Subject Property 1804 ANDREO
(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: 6/21/06 Appealing: APPROVAL DENIAL

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 signature.

1. ~~We can't provide required parking unless we get a waiver.~~ *Without a curb cut*
 We're appealing the decision made by the planning commission to deny a waiver for WAV06-0003. Without the waiver we cannot build a home on the back of our property and leave the front home intact due to all of the ordinances in our zone. 1. No curb cuts 2. overlay area restrictions 3. No encroachments 4. only .5 FAR. These restrictions create a hardship that renders us unable to build a new home on our R-2 lot.

Name of Appellant 4. only .5 FAR. These restrictions create a hardship that renders us unable to build a new home on our R-2 lot.

Address of Appellant Kamaren Henson

Telephone Number 1804 Andreo Ave. Torrance 2. *Commissioner who found against us was sleeping through some of the arguments
(310) 328-2699

Signature [Handwritten Signature]

Appeal Fee paid \$ <u>160.00</u>	For office use only: Date <u>6/22/06</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department: <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-056.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-056 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Referring to the petition in the supplemental material, Commissioner Horwich stated that he did not believe concerns about the project's height and Floor Area Ratio were legitimate because the height is lower than the existing structure and the FAR of .36 is considerably under the maximum allowed and one of the lowest he's seen.

Commissioner Browning commended the applicant and neighbors for being open to compromise.

10D. PRE06-00008, PRE06-00009: JEFFREY DAHL

Planning Commission consideration of two Precise Plans of Development in conjunction with the demolition of an existing single-family residence located on a parcel of land consisting of two existing lots, and the development of a new two-story, single-family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street.

Continued indefinitely.

10E. PCR06-00004, WAV06-00003: KAMAREN HENSON

Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of correspondence received via e-mail earlier in the day.

Vice Chair Faulk requested that speakers limit their comments to 6 minutes or less due to the number of people wishing to speak on this item.

Kamaren Henson, applicant, and her mother Sharon Imel, who is co-owner of the subject property, requested approval of the project as submitted.

Bonnie Mae Barnard, representing Save Historic Old Torrance (SHOT), distributed written material to the Commission consisting of letters from attorney Susan Brandt-Hawley (dated August 26, 2003) and architect Gordon Olschlager (dated

February 24, 2004). She noted that members of SHOT who had intended to speak had relinquished their time so she could speak longer than 6 minutes.

Ms. Barnard provided background information about the early history of Torrance and the neighborhood in which the subject parcel is located, explaining that the site is within the original boundaries of the city and the structures on it were built in 1928. She voiced objections to the demolition of this historic resource, pointing out that the City's Strategic Plan lists the preservation of historical sites as one of its goals. She noted that the City Council has approved signage identifying the area as "Old Torrance founded in 1912" and has directed staff to craft an ordinance to enable residents to take advantage of property tax relief for the preservation/renovation of historic homes.

Ms. Barnard maintained that an Environmental Impact Report must be prepared taking into account the historic nature of site before the project can go forward, citing the opinion of attorney Susan Brand-Hawley as outlined in her letter. She also cited the letter from Gordon Olschlager, in which he states that the area is an excellent candidate for creation of a historic district due to the high degree of retention of original historic structures and its association with a national design figure and that it is potentially eligible for listing on the National Register of Historic Places.

Ms. Barnard noted that the subject parcel is located within the Small Lot, Low-Medium Overlay Zone, which requires that certain findings be made in order to approve a project with an FAR in excess of .50, including a finding that it would not be materially detrimental to the public welfare and to other properties in the vicinity. She contended that that the proposed project does not meet this criteria because its size and style are incompatible with the area and it involves the demolition of a historic structure. She urged the Commission to insist on an objective environmental impact review of the project, which includes alternatives to demolition.

Commissioner Browning commented on the difficulty of trying to read and digest the information submitted by Ms. Barnard while at the same time trying to follow her detailed arguments. He noted that commissioners receive packets with information about projects in advance of the meeting so they have time to thoroughly review it and ask questions of staff if clarification is needed

Commissioner Busch agreed that it would have been helpful if Ms. Barnard had submitted the information in advance.

Deputy City Attorney Sullivan clarified that while the area has been named "Old Torrance Founded in 1912," it has not been designated as historical by the city, state or federal government.

Noting that the front unit will remain unchanged, Commissioner Horwich disputed the idea that the project would damage the character of the neighborhood and related his observation that there are structures of equal size or larger in the vicinity. He pointed out that the Commission has the authority to approve projects with an FAR of up to .65 in the Small Lot, Low-Medium Overlay Zone and that the proposed project is under this maximum. He questioned the need for an EIR when the subject lot is zoned R-2 and the proposed project complies with R-2 standards.

Janet Payne, 1318 Engracia Avenue, noted her longtime involvement in historic preservation efforts in Torrance and expressed the hope that people will become better informed about this issue as the city nears its 100th anniversary. She contended that the proposed project was much too large for the neighborhood and urged the Commission to require that the rear unit be re-designed to be more compatible with the existing front unit.

Raymie McCoy, 1918 220th Street, voiced objections to the proposed project, maintaining that its size and height were incompatible with the neighborhood. He stated that while there are four large buildings to the south of the subject site, they were approved by previous Planning Commissions before there was any focus on historic preservation.

Grant Finlay, 1804 Andreo Street, reported that he and the applicant plan to be married in October; that they both grew up in Torrance and attended Torrance High; and that they would like to build the new back unit so they can raise their family in the same environment.

Liz Fobes, 1731 Andreo Avenue, voiced her opinion that the back unit was too large and out of scale to the single-story front unit and suggested that the living space could be expanded without tearing down the existing back structure. She reported that 91% of neighbors want to stop the building of unsympathetic, out-of-scale structures in this area. She urged the Commission to tell the applicant, "it doesn't fit, please resubmit."

Ms. Henson disputed the claim that the design of the back unit was not consistent with the front unit, explaining that both units reflect Spanish revival architecture. She explained that the project has undergone three revisions and every effort was made to design a project that is compatible with the neighborhood.

Ms. Imel stated that two-story structures of similar size and height are very common in the area. She noted that the tenant in the back unit plans to move into the front unit, which has been preserved and improved, so no one will be displaced. She reported that the subject property was in terrible condition when she and her daughter purchased it and it's currently unsafe to enter the garage because of rotted wood beams. She expressed concerns that the area will become blighted if property owners are not allowed to enlarge/ improve their homes and maintained that there are other structures with much more historical significance than the 625 square-foot back unit.

Submitting a rendering to illustrate, Ms. Imel explained that the height differential between the front unit and the back unit was exaggerated in the architect's renderings because the front unit is actually two feet taller than shown due to its raised foundation. She also submitted information on Spanish eclectic architecture, noting that it often features flat roofs in combination with sloped roofs.

Ms. Henson reported that she has discussed the project with most of her surrounding neighbors and none are opposed to it.

Commissioner Busch questioned whether the applicant was agreeable to reducing the project's height by two feet as required by Condition No. 6.

Ms. Henson requested that height of the project be approved as submitted, relating her understanding that the height reduction was recommended because the architect's rendering showed a greater disparity between the height of the front unit and the proposed back unit than actually would exist.

In response to Commissioner Busch's inquiry, Ms. Imel confirmed that she would apply for an encroachment permit for the low walls adjacent to the rear unit that are outside of the property line. She explained that the walls are needed for safety reasons as there is a problem with skate boarders.

Associate Civil Engineer Symons noted that a wall on the property line would have the same effect and advised that very few encroachment permits have been approved.

Commissioner Browning asked about future plans for the front unit, relating his understanding that the unit must have a laundry facility.

Sr. Planning Associate Lodan stated that he was not aware of such a requirement.

Ms. Henson reported that a lot of effort has gone into renovating the front unit because it was the more salvageable of the two units and indicated that it has a laundry facility, which was there when the property was purchased.

A brief discussion ensued regarding the proposed Waiver of the exterior side yard setback requirement, and Commissioner Browning expressed concerns that the applicant or a future owner of the property might seek to expand the front unit in line with the back unit.

Sr. Planning Associate Lodan advised that because the FAR for all structures on the site may not exceed .65, only approximately 180 square feet could be added to the front unit should the proposed project be approved as submitted. He noted that the Waiver is necessary to accommodate the required three-car garage, but suggested that the Commission could approve the Waiver for the garage only.

Vice-Chair Faulk asked about the plate heights of the proposed back unit, and Ms. Imel reported that plans call for a 9foot plate height on both floors, which is consistent with Craftsman-style homes in the area.

MOTION: Commissioner Horwich, seconded by Commissioner Bush, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Drevno indicated that she favored requiring the back unit to be reduced in size and lowered in height by two feet as recommended by staff.

Commissioner Horwich suggested that this matter be continued so the project could be revised.

The Commission briefly recessed from 9:36 p.m. to 9:45 p.m.

The hearing was reopened so the applicant could comment.

Ms. Hanson stated that she would like an opportunity to revise the plans and return on June 7, 2006.

MOTION: Commissioner Busch moved to continue the hearing to June 7, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

With regard to the project's redesign, Commissioner Horwich stated that he would like the rear unit to be decreased in height a minimum of 2 feet and reduced in size by approximately 200 square feet, however, he did not object to the Waiver.

Commissioner Busch noted his agreement with Commissioner Horwich's remarks.

Vice Chair Faulk stated that he believed it was very important that the rear unit match the front unit in terms of exterior design and that he was also concerned about its size.

Sr. Planning Associate Lodan noted the hearing would not be re-advertised as it was continued to a date certain.

Commissioner Browning asked that anyone with documents they would like Commissioners to review, submit them to staff far enough in advance so they could be included in the agenda packet.

11. **RESOLUTIONS** – None.

12. **PUBLIC WORKSHOP ITEMS** – None.

13. **MISCELLANEOUS ITEMS** – None.

14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

None.

15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Sr. Planning Associate Lodan reviewed the agenda for the May 17, 2006 Planning Commission meeting.

16. **ORAL COMMUNICATIONS**

16A. Bonnie Mae Barnard apologized for the late submittal of documents, explaining that she is a teacher and wasn't able to get everything prepared until this evening.

16B. Commissioner Drevno expressed concerns about residents who leave silhouettes in place long after projects have been approved and/or the appeal process has been exhausted.

Sr. Planning Associate Lodan advised that a special condition could be included requiring that silhouettes be taken down at the conclusion of the appeal process.

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed requests to continue Agenda Item 8A (PCR06-00004, WAV06-00003: Kamaren Hensen) and Agenda Item 10C (CUP06-00010, TTM66754: 23015 Samuel LLC) to June 21, 2006.

MOTION: Commissioner Horwich moved to continue Agenda Item 8A to June 21, 2006. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Chairperson Uchima).

MOTION: Commissioner Browning moved to continue Agenda Item 10C to June 21, 2006. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Chairperson Uchima).

Deputy City Attorney Whitham noted that the hearings would not be re-advertised as they were continued to a date certain.

*

Vice Chair Faulk reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. **TIME EXTENSIONS** – None.

8. **CONTINUED HEARINGS**

8A. **PCR06-00004, WAV06-00003: KAMAREN HENSON**

Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue.

Continued to June 21, 2006.

8B. **PRE06-00006, WAV06-00006: JOHN AND SHARI BUKOWSKI**

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 5117 Carol Drive.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Shari Bukowski, applicant, voiced her agreement with the recommended conditions of approval.

June 21, 2006

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:05 p.m. on Wednesday, June 21, 2006, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Busch.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Gibson and Chairperson Uchima.

Absent: Commissioner Horwich (excused).

Also Present: Planning Manager Lodan, Planning Assistant Naughton, Building Regulations Administrator Segovia, Fire Marshal Kazandjian, Associate Civil Engineer Symons and Deputy City Attorney Whitham.

4. POSTING OF THE AGENDA

MOTION: Commissioner Busch, seconded by Commissioner Faulk, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

5. APPROVAL OF MINUTES

MOTION: Commissioner Browning moved for the approval of the May 17, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote, with Commissioner Gibson abstaining (absent Commissioner Horwich).

6. REQUESTS FOR POSTPONEMENT – None.

*

Chairperson Uchima reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. TIME EXTENSIONS – None.

8. CONTINUED HEARINGS

8A. PCR06-00004, WAV06-00003: KAMAREN HENSON

Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a

Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the completion of the agenda item.

Commissioner Gibson announced that although she was not present when this item was originally considered, she listened to the audiotapes from the May 3 meeting and visited the site, therefore, she would be participating in this hearing.

Kamaren Henson, 1804 Andreo, co-owner of the subject property, voiced her agreement with the recommended conditions of approval.

Phil Terramores, project architect, briefly described the revisions made so that the new rear unit would be more compatible with the existing front unit.

Sharon Imel, co-owner of the subject property, voiced her opinion that the new design successfully addresses the issues discussed at the last hearing.

In response to Commissioner Browning's inquiry, Mr. Terramores provided clarification regarding the project's square footage, the height of the front unit and the configuration of the garage.

Commissioner Browning expressed concerns that the proposed project does not preserve the character of the existing home as required by TMC §91.44.5(a).

Ms. Imel reported that the back unit was specifically designed to mimic the architectural elements of the front house, including the porch and the wooden windows.

Don Barnard, representing Save Historical Old Torrance (SHOT), expressed concerns that he was unable to show the PowerPoint presentation he had prepared because the equipment wasn't working.

Commissioner Busch suggested that commissioners could follow along with the hard copy of the presentation Mr. Barnard submitted.

After a show of hands of those who wished to speak, Chairperson Uchima asked that speakers limit their comments to five minutes due to the lengthy agenda. He noted that commissioners had already reviewed documents previously submitted so it was not necessary to repeat this information.

Mr. Barnard provided background information about Save Historical Old Torrance, noting that SHOT has over 255 members with the common goal of preserving the City's heritage. He reported that the existing house on the subject property is one of the few remaining examples of early 20th century Mediterranean-style architecture in old

Torrance because most have been demolished while Craftsman-style homes have been more likely to be preserved. Referring to photographs of Andreo and 218th Street, he maintained that the proposed project was out of character with the neighborhood and that it would dwarf the existing front house. He offered an alternative design, which would preserve the historic character, eliminate demolition and maintain the streetscape. He offered photographs of the large front setbacks characteristic of the old Torrance area from several vantage points and stressed the importance of maintaining this conformity.

Commissioner Browning noted that commissioners were familiar with the old Torrance area so a photographic tour was unnecessary and suggested that Mr. Barnard conclude his presentation as he was approaching the five-minute limit.

Mr. Barnard expressed disappointment that he was not able to share his presentation with the audience.

Bonnie Mae Barnard, Save Historical Old Torrance, noted that SHOT supported two recent projects involving tear-downs because the blocks on which they were located had already been compromised, but in this case, the neighborhood is largely composed of historic structures. She reported that she met with Ms. Henson and her fiancé and they gave the impression that they were going to build on to the existing rear structure, but she subsequently learned they had no intention of doing so.

Ms. Barnard contended that an Environmental Impact Report (EIR) must be prepared before the project can go forward based on the fact that an expert opinion had been provided (Gordon Olschlager letter dated June 20, 2006) that the structure is historic and a contributing structure to a historic area. She maintained that it was possible to expand the original structure and still comply with setback and parking requirements as evidenced by the drawing submitted by her husband.

Ms. Barnard pointed out that the City's 1999 Strategic Plan calls for the identification and preservation of historical structures. Noting that variances may be approved in the Small Lot, Low-Medium Overlay Zone only if the Commission finds that they are not detrimental to the welfare of the community, she explained that historic homes in historic areas enjoy an increase in property values up to 36%, therefore, allowing the demolition of the existing historic structure would be very detrimental to the surrounding community. She contended that the demolition of the structure would also make it harder for those who live in historic homes to qualify for tax relief via the Mills Act because it's the large retention of historic structures in the area that helps it qualify for the California and National Register of Historic Places.

Commissioner Faulk asked Ms. Barnard to explain what makes the structure in question historical. Ms. Barnard responded that the structure is historic because of when it was built, its early 20th century Mediterranean architecture, and the fact that the area in which it is located was designed by the Frederick Law Olmsted firm.

Chairperson Uchima asked about Ms. Barnard's claim that an Environmental Impact Report is required according to the California Environmental Quality Act (CEQA).

Deputy City Attorney Whitham advised that the existing structure does not qualify as a historical resource as defined by CEQA Guidelines §15064.5, therefore, it is staff's

opinion that an EIR is not required. She further advised that the legal case cited in written material submitted by SHOT in support of the claim that an EIR is required (*American Heritage Association v. County of Monterey*) differs significantly from this case because the structure involved had been declared an historic resource by a local government agency and the structure that is the subject in this hearing has not.

Commissioner Gibson expressed concerns that it could be very costly to remodel the existing structure as opposed to demolishing it and building a new one.

Ms. Barnard stated that she had not investigated the cost, however, the cost to the community would be great should this historic resource be lost. She noted that the owners could potentially qualify for a rebate on property taxes via the Mills Act.

Commissioner Gibson noted that a structure must be declared historic in order to qualify for the Mills Act.

Nina McCoy, 1918 220th Street, stated that she strongly supports historical preservation and her research confirms the fact that home prices have increased because of historical designation. She voiced objections to the granting of a Waiver of the required setback and favored retaining the original structure if at all possible.

Liz Fobes, 1731 Andreo Avenue, suggested that it is likely that there are attorneys with opposing views to the opinion offered by the City Attorney. She voiced objections to the proposed project based on its scale and because it would mean the loss of another piece of the City's history. She stated that while new construction can be made to look as if it fits in, it's still imitation history and experts agree that it decreases the value of the entire neighborhood. She suggested that Waivers and Conditional Use Permits in old Torrance should be reserved for those who are preserving historical structures, not tearing them down. She contended that the legislative intent when the City Council enacted the Small Lot, Low-Medium Overlay Zone in 1987, was to prevent the loss of historic resources, as evidenced by the record from those meetings.

Janet Payne, 1318 Engracia Avenue, noted that she has been involved in historic preservation efforts in Torrance for over 25 years and stressed the need for the creation of a Historical Preservation Overlay Zone (HPOZ), with the assistance of professionals. With regard to the proposed project, she stated that she was conflicted and frustrated because as a historian, she hates to see the demolition of the back structure, but she recognizes that under the current system, there is nothing to prevent it. She pointed out that the property owners could demolish both structures and replace them with an entirely different design. She reported that she met with Ms. Imel, who was very receptive to her suggestions, and that she believed a genuine effort was made to arrive at an acceptable compromise. She noted, however, that the project will not increase home values in the neighborhood no matter how much is spent on it because it has been shown that the more original structures retained, the better. She suggested that it would be better to retain the original structure and build an addition of contemporary design rather than tearing it down. She urged that focus be placed on the creation of an HPOZ as the City nears its 100th birthday in order to preserve the City's valuable history and to eliminate a source of conflict between neighbors.

Commissioner Gibson stated that she has always considered Ms. Payne to be the City's historian and she believed her comments made a lot of sense.

Returning to the podium, Ms. Henson reported that she met with Mr. and Mrs. Barnard and the design they proposed was not appealing to her and that it would be cost prohibitive to remodel the existing structure. She noted that she has discussed the project with surrounding neighbors and received only positive feedback and submitted their written comments. She read a letter from Burke Large, 1807 Andreo Avenue, a preservationist who strongly supports the project.

Commissioner Browning stated that he was having a difficult time supporting the project because he felt the rear unit was out of proportion with the front unit even though their design was architecturally compatible. He noted that little could be done to enlarge the small front unit in the future because the new rear unit brings the square footage very close to the maximum allowable for this lot.

Commissioner Drevno questioned how much the project's height had been lowered from the original design. Ms. Henson reported that the height had been reduced by 9 inches and while the Commission had requested a 2-foot height reduction, she believed this was adequate because the original submission exaggerated the height disparity between the front and back units as the front unit was incorrectly measured and the lot's 4-inch downward slope was not reflected in the renderings.

Ms. Imel stated that she is very sympathetic with people who want to preserve historical Torrance and that she was pleased to be able to preserve the front unit, but the back unit is almost falling down and would be very costly to repair. With regard to size, she noted that the existing houses on this lot are the smallest in the neighborhood and most of the surrounding homes are 27 feet tall. She commented on efforts that were made to preserve the character of the neighborhood, including maintaining the large front yard with its mature pepper tree, limiting parking to the rear of the site so no curb cut would be necessary, and duplicating the front porch and other design elements on the new rear unit. She contended that the proposed side yard setback was consistent with other side yard setbacks in the area.

In response to Commissioner Browning's inquiry, Deputy City Attorney Whitham clarified that the Commission may approve a project with an FAR in excess of .50 in the Small Lot Overlay Area with a finding that it would not be materially detrimental to the public welfare and to other properties in the vicinity.

Referring to Resolution 06-059, Finding "e", which states that project will be compatible because the design and scale of the project are similar to other properties containing two units in the area, Commissioner Busch asked if staff could provide addresses of other properties in the vicinity where Waivers have been granted for the same type of configuration proposed by the applicant.

Planning Manager Lodan indicated that he did not have specific addresses available.

Ms. Imel reported that she observed other properties in the area with setbacks similar to the one proposed and even less and that she also observed corner lots with single-story and two-story units combined.

Planning Manager Lodan indicated that he has personally observed properties with side yard setbacks ranging from 2 to 10 feet, however, they may have met Code requirements at the time these projects were built so Waivers might not be on file.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

In response to Commissioner Drevno's inquiry, Planning Manager Lodan provided clarification regarding the reduction in height and square footage.

Commissioner Drevno stated that Mr. Barnard's photos impressed her with the importance of maintaining existing setbacks for the flow of the street.

Commissioner Faulk commended the applicant for making a good effort to redesign the new structure to blend with the front unit, but stated that he could not support the project because he felt it was important to maintain the required setbacks on this particular piece of property in conformance with the rest of the block. He noted that he voted to deny an earlier project on this street because it encroached on the existing front setback and indicated that he would not oppose a project that meets all Code requirements.

Indicating that he would not support the project, Commissioner Busch noted his disagreement with the earlier mentioned Finding "e" and Finding "g" in the same resolution, which states that the proposed FAR of .58 will not be materially detrimental to public welfare and to other properties in the vicinity because the new floor area will be at the rear of the property and away from the street. He pointed out that while the proposed addition is at the rear of the lot, it would front on 218th Street because the subject property is a corner lot.

Commissioner Gibson voiced support the project, citing the opinion of City Attorney's staff and Ms. Payne's remarks, and stated that she believed the applicant had made a valiant effort to revise the project.

MOTION: Commissioner Busch moved to deny PCR06-00004 and WAV06-00003 without prejudice. The motion was seconded by commission Faulk and passed by a 5-1 roll call vote, with Commissioner Gibson dissenting (absent Commissioner Horwich).

Planning Manager Lodan noted that a Resolution reflecting the Commission's action would be brought back for approval at the next meeting.

The Commission recessed from 8:45 p.m. to 8:55 p.m.

8B. PRE06-00013: MILES PRITZKAT (EUGENE KWON)

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro.

SUPPLEMENTAL #2 TO AGENDA ITEM NO. 8A Limited Distribution

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Planning Commission Review (PCR06-00004,) and Waiver
 (WAV06-00003)
 Kamaren Henson

LOCATION: 1804 Andreo Avenue

The attached correspondence was received late this afternoon subsequent to the preparation of the agenda item.

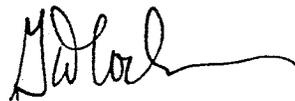
Staff continues to recommend approval of the project, as conditioned.

Prepared by,



Steve A. Crecy, AICP
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachment:

1. Correspondence

Hurd, Aquilla

From: Herbers, Sue
Sent: Wednesday, June 21, 2006 5:05 PM
To: Lodan, Gregg; Hurd, Aquilla
Subject: FW: Planning Commission Meeting tonight at 7 p.m.
Importance: High

FYI

From: Connie Nitzschner [mailto:connieroy@earthlink.net]
Sent: Wednesday, June 21, 2006 4:37 PM
To: sherbers@torrnet.com
Subject: Planning Commission Meeting tonight at 7 p.m.

Dear Ms. Herbers and members of the Planning Commission--
I am a homeowner at 1752 Andreo Ave., and I would like to register my opposition to the proposed teardown of a historic bungalow at 1804 Andreo Ave. that is to be before the commission at tonight's meeting. We also understand that a large home is to be build at that site. My husband and I feel that the historic feel of the neighborhood needs be preserved. Old Torrance is a special neighborhood like no other, and we chose to live here because of that. If the city allows teardowns like this one, we will soon have just another suburbia. Torrance is more than that--please keep it that way!!!
Connie Nitzschner

Connie Nitzschner
connieroy@earthlink.net
EarthLink Revolves Around You.

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 8A**TO: PLANNING COMMISSION****FROM: DEVELOPMENT REVIEW DIVISION****SUBJECT:** Planning Commission Review PCR06-00004
Waiver – WAV06-00003
Kamaren Henson**LOCATION:** 1804 Andreo Avenue

The attached correspondence was received subsequent to the distribution of the agenda item. Submittals were made by the proponent and by opponents. The material is attached for your review.

Staff continues to recommend approval of the subject request.

Prepared By,



Steve A. Crecy AICP
Planning Associate

Respectfully Submitted,



Gregg D. Lodan AICP
Planning Manager

Attachments:

1. Correspondence (Proponent)
2. Correspondence (Opponents)

Supplemental Information for the Planning Commission's Consideration

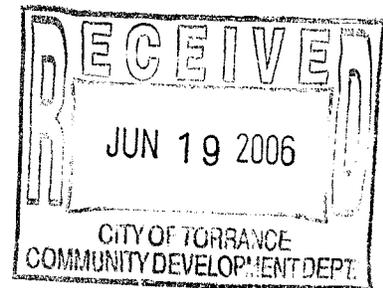
6/19/2006

Dear Planning Commission,

Within this packet you will find supplemental information concerning the proposed project at 1804 Andreo Avenue. Please consider this information when making a decision in regards to our case.

Sincerely,

Kamaren Henson
Owner
1804 Andreo Avenue
Torrance, CA 90501



PROPONENT

Table of Contents

Page 1...Neighboring support

Page 2...Project picture After re-design

Page 3...Project picture Before re-design

Page 4...Square footage of homes

Page 6...Birdseye view of neighborhood showing scale of homes

PROPONENT

Support From Surrounding Neighbors

We have immediate surrounding neighbor's support. There has been no opposition from our immediate neighbors.

I have discussed and shown the proposed plans, designs and pictures of the property at 1920 218th Street, and the neighbors who have signed their names below have no objections to our project:

Name: Barbara Thompson

Address: 1803 Andrea Ave

Phone number: 310 787-0889

Signature: [Handwritten Signature]

Comments for consideration: - this is

a very lovely project

Name: Travis Thompson

Address: 1803 Andrea Ave

Phone number: 310-787-0889

Signature: [Handwritten Signature]

Comments for consideration: - Great Plans

PROPONENT

Name: BURKE & MAYA LARGE

Address: 1807 ANDREO AVE

Phone number: 310-328-8767

Signature: Burke S Large

Comments for consideration: great project!

Will be a big benefit
to section of the block!

Name: K Cyrama

Address: 1803 ANDREO

Phone number: 310 8788999

Signature: K Cyrama

Comments for consideration: It's time with

us!

PROPONENT

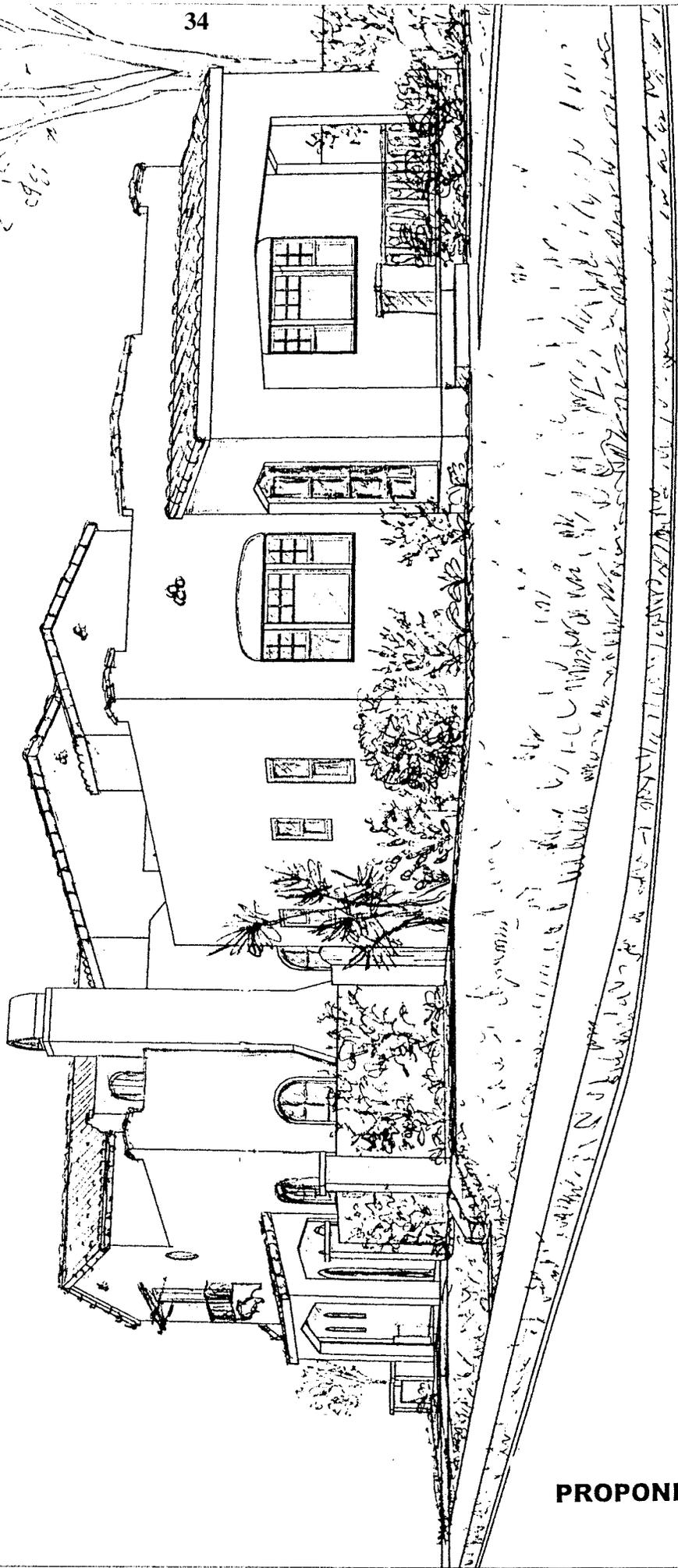
6/17/2006

View from corner of 218th and Andro
To scale CAD view from eye level perspective

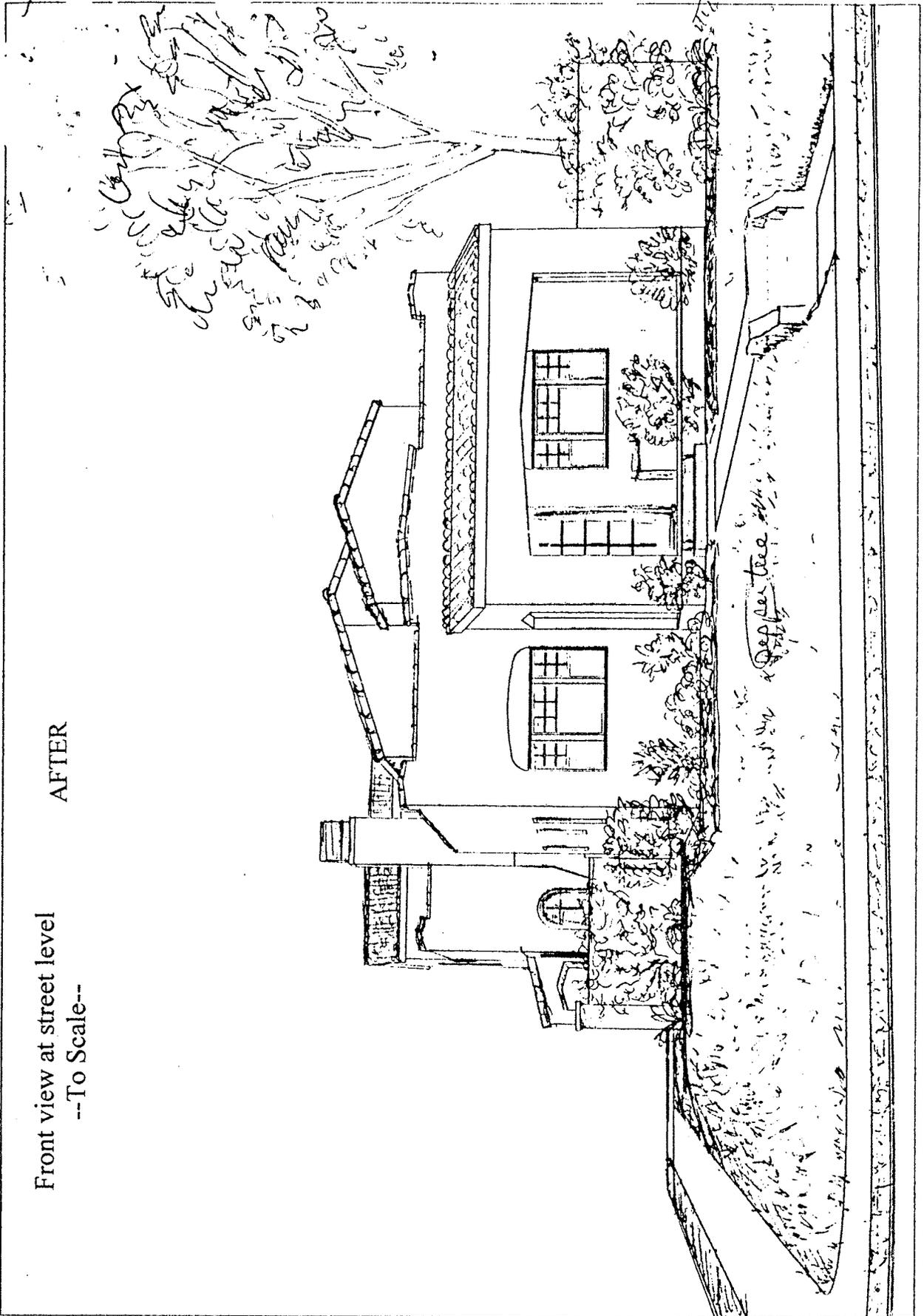
AFTER

Re-designed to include matching flat roof
elements.

Redesigned to include stepped roof levels in
order to blend the heights. (Please see
attached before picture).



PROONENT

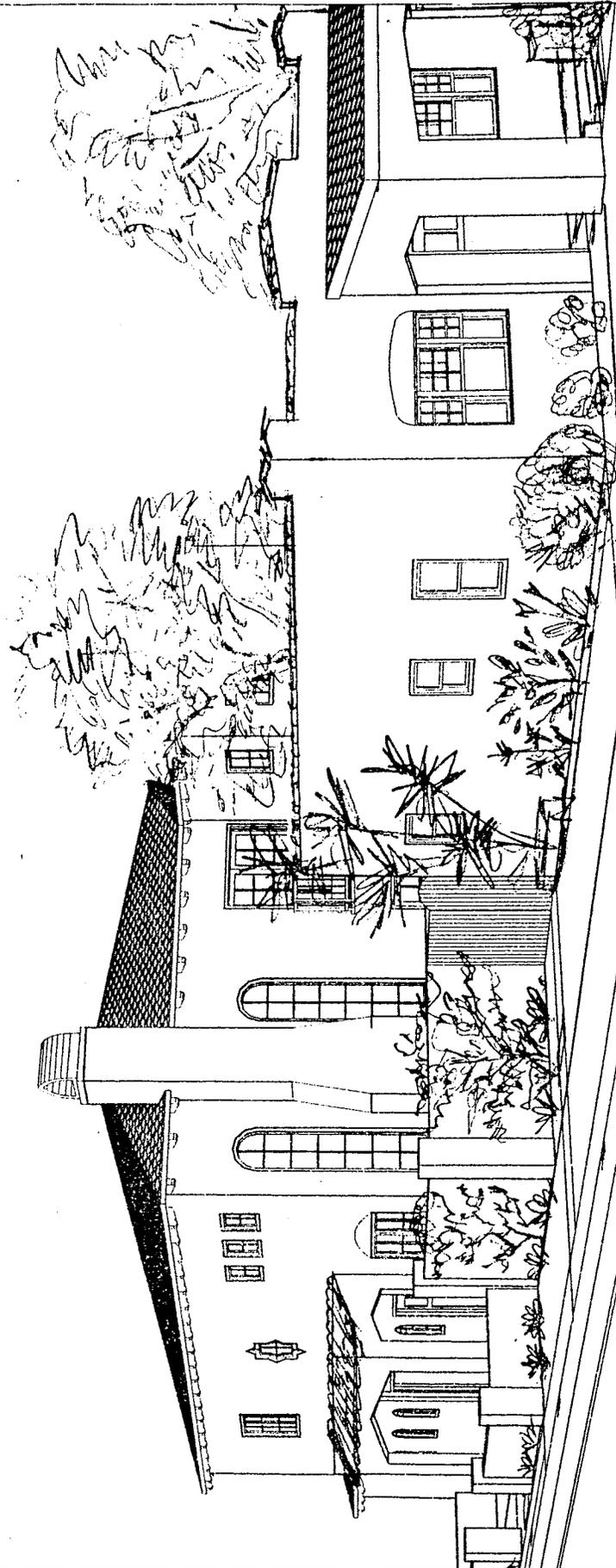


Front view at street level
--To Scale--

AFTER

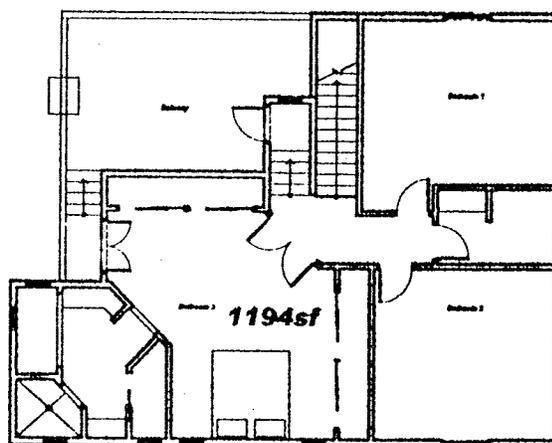
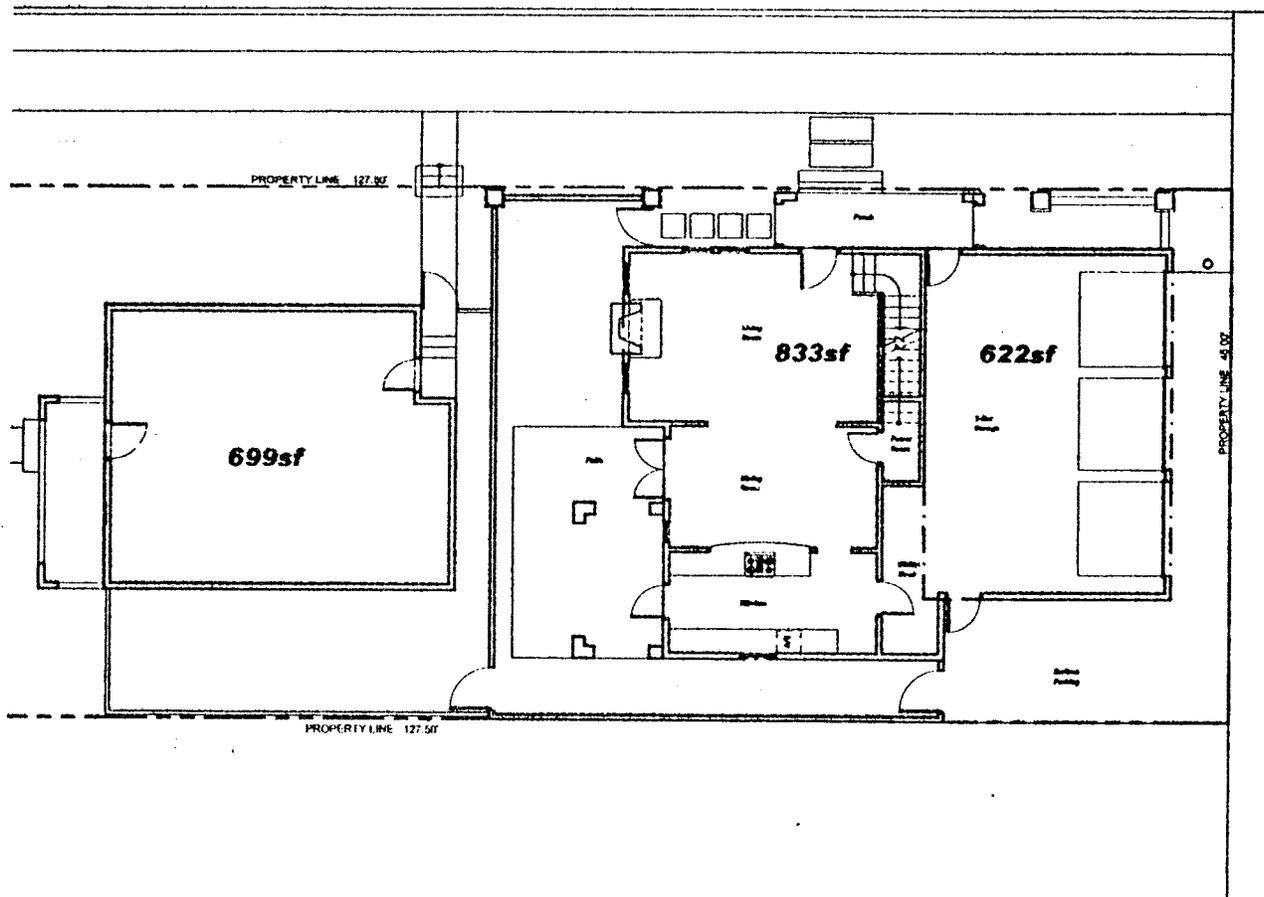
PROONENT

BEFORE



PROONENT

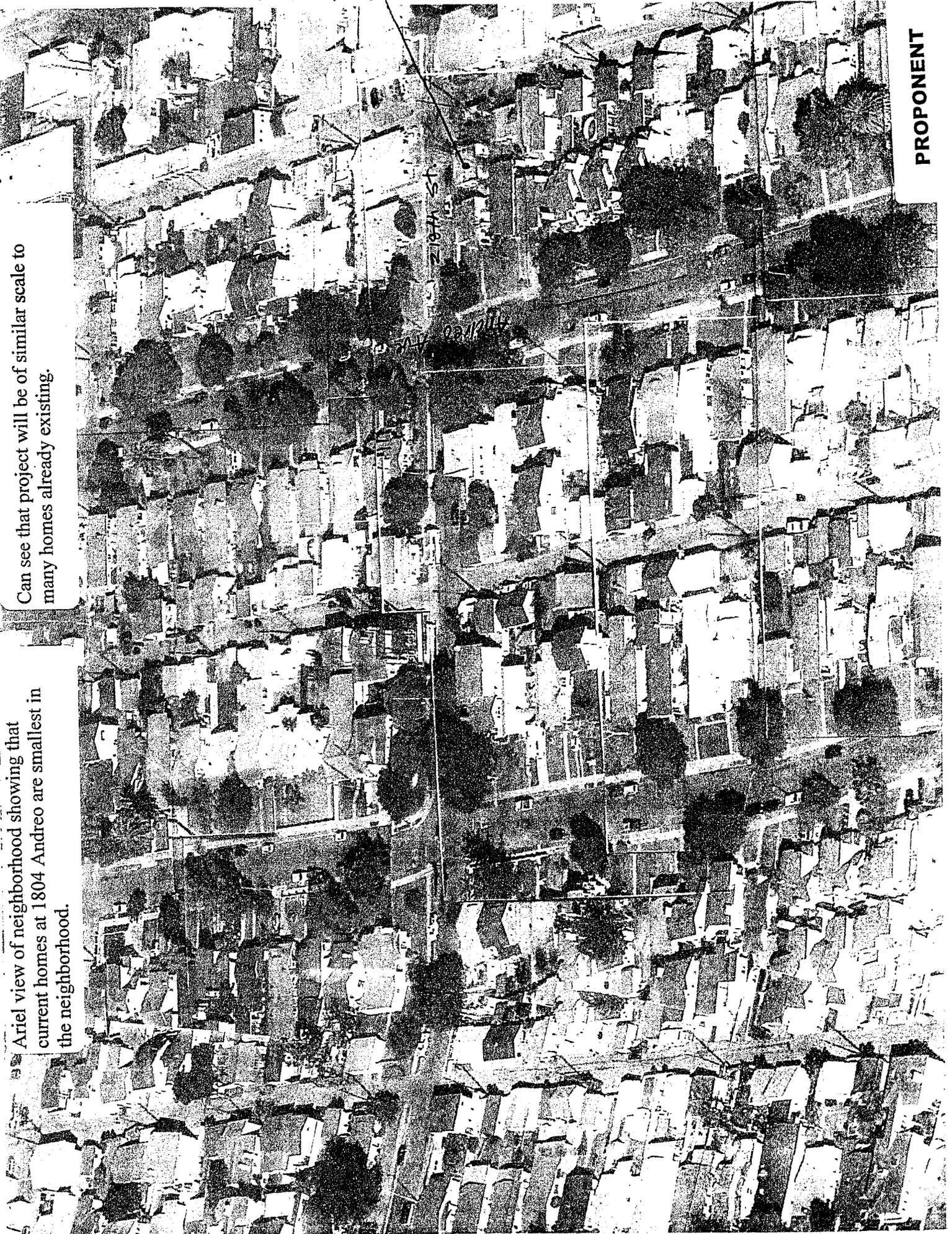
Proposed footprint of new home's living space is 833 sq. ft., only 134 sq. ft. larger than the existing home's footprint.



PROPONENT

Aerial view of neighborhood showing that current homes at 1804 Andreo are smallest in the neighborhood.

Can see that project will be of similar scale to many homes already existing.



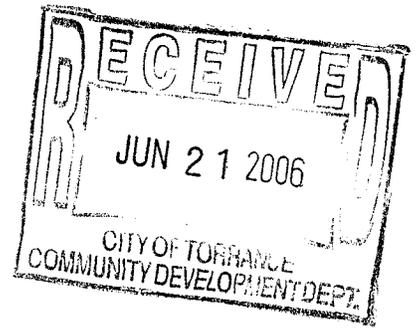
PROONENT

GORDON A. OLSCHLAGER, AIA, ARCHITECT
 2847 ½ AVENEL STREET, LOS ANGELES, CALIFORNIA 90039

June 20, 2006

Planning Commission
 City of Torrance
 3031 Torrance Boulevard
 Torrance, CA

Re: 1804 Andreo Street



Dear Planning Commissioners

I am an architect with 27 years of experience in historic preservation and the development of Historic Preservation Districts. I served for 10 years on the Angelino Heights Historic Preservation Overlay Zone Board in the City of Los Angeles overseeing many successful rehabilitations and additions to historic homes.

The home located at 1804 Andreo Avenue is a classic example of early 20th Century Mediterranean style residential design and qualifies as a contributing structure to the area of the City of Torrance that has been recognized as a significant historic resource by the community.

This area in my opinion is eligible for listing in the National Register of Historic Places as a historic district because of its unique plan and the involvement of the Fredrick Law Olmsted Firm in its design. Mr. Olmsted and his sons were the most prominent Landscape Architects in American in the late 19th and early 20th Century. Examples of their work include Central Park, New York City, Piedmont Park, Atlanta Georgia, Balboa Park San Diego, Golden Gate Park, San Francisco and The University of Washington campus in Seattle.

Given the historical significance of this area of Torrance, its high degree of retention of original historic structures, its association with a national design firm and the fact that the site is potentially eligible for listing on the National Register of Historic Places, the California Environmental Quality Act, must be considered in any approval of construction plans which could have an adverse effect on a historic resource.

OPPONENT

There are many successful examples of additions to properties that achieve the desire for larger more livable homes that do not require the demolition of the existing structure. Most often the end result of this approach is much more interesting than all new construction. I would urge the planning commission to ask the property owner to study this alternative and consider concessions to parking, setbacks, heights and density, if necessary, to meet the property owner's objectives as an alternative to destroying an important resource. Consideration should also be given to the advantages of the reuse of this existing structure form a "Green Building" environmentally sensitive approach to development.

Sincerely,

Gordon A. Olschlager

Gordon A. Olschlager
Architect

OPPONENT



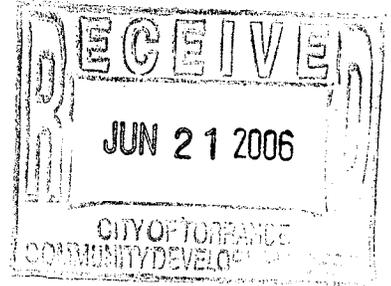
SAVE HISTORIC OLD TORRANCE

2028 Gramercy Ave, Torrance, CA 90501 310 320-0269

501 C3 Tax ID # 450527270

email: save_historic_old_torrance@msn.com

website: www.savehistoricaltorrance.com



June 21, 2006

Dear Commissioners:

First let me state that Save Historic Old Torrance representatives, Don Barnard and Bonnie Mae Barnard, met in late May with Kamaren Henson and Mr. Grant Finlay as proponents of the project. At that time we discussed the need for the preservation of the existing structure and the possibility of historically sensitive expansion to the house addressed 1920 218th Street. Ms. Henson seemed agreeable at the time, and said she would take our ideas to her architect. Sometime after that, we received a copy of the email sent by Ms. Henson to the Community Development Department expressing a lack of desire to work with the concepts we provided.

On behalf of the over 250 members of Save Historic Old Torrance, I will attempt to succinctly provide you with seven reasons we wish you to deny this project proposed at 1804 Andreo Ave (specifically regarding the house at 1920 218th Street which for the Community Development Department purposes is also known as 1804 Andreo Ave). It is historically and culturally significant; we have an expert opinion on the property; CEQA recognizes the expert opinion as reason for an EIR; an expansion to the original structure is possible and following the Secretary of Interior Guidelines would allow this expansion to continue to be a contributing structure to an historic area, thereby making it eligible for the benefit of the Mills Act; our 1999 Strategic Plan proposes identification and preservation of historic structures as well as the celebration of their existence; the overlay to this area provides that the Planning Commission may consider variances to the overlay only if those are not detrimental to the welfare of the community; it has been established by a ten year study that historic homes in historic areas increase in values at a faster rate than those not in an historic area, thereby proving that the destruction of a home in an historic area would be detrimental.

1. The structure located at 1804 Andreo (also known as 1920 218th St.) is culturally and historically significant to the neighborhood, and to the city of Torrance, California. It represents the architectural style of the late 1920s and is significant to a specific era of our city's history. In addition, it is part of the oldest section of housing in our city, making it again significant to our shared heritage.

2. An expert opinion has been provided by Architect Gordon Olschlager that this structure is historic and a contributing structure to an historic area. His letter of June 20, 2006 is attached.

OPPONENT

3. The Environmental Findings (page 31 of your packet) are inadequate and not exempt as we are not just looking at the construction of a second dwelling in a residential zone, but at the demolition of an historic structure which is a community resource. Although the area has not yet been designated by our local government, the opinion of an expert, such as is Mr. Olschlager, necessitates that under California Environmental Quality Act (CEQA) Guideline section 15064 and 15064.5 and the case *Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1115, a property that an expert declares appears to be eligible for the California Register of Historical Resources is considered historic and so an EIR is needed to consider demolition or substantial alteration that materially affects its historic integrity. Therefore, an Environmental Impact Review is necessary.

THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of Interior's Standards play a crucial role in the historic preservation process: they are the nationally accepted standards for how historic buildings should be rehabilitated. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that **requires minimal change to the defining characteristics of the building and its site and environment.**
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be**

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

5. The "Torrance Strategic Plan 1999: The Bridge to our Future" lists as a Goal: "Preservation of the heritage of the historical sites in Torrance (page 15). The definition of sub-goals as listed on page 5 are "sub-goals serve as to further define the goals by identifying specific areas and ends that must be met for attaining the goals". The sub-goals under Preservation of the heritage of the historical sites are listed as:

1. Identification and awareness of historical sites
2. Restoration of deteriorating historical sites
3. Celebration of the community's heritage

The area in which the property of 1804 Andreo is located has already been identified by an expert as illegible for the California and National Registers of Historic Places (the qualifications are the same for both registers). So, the next sub goal is the "restoration" of this site. Historically sensitive expansion that celebrates the existing architectural style would allow the city to fulfill the sub goal while allowing the proponent to acquire the expansion desired.

6. Page 33 of your packet states that "This request **may** be approved if a finding is made that the proposed project will not be materially detrimental to the public welfare and to other properties in the vicinity." This project **IS** detrimental to the public welfare **AND** to the other contributing historic structures in the vicinity. The detriment to the public welfare is the lost of a culturally and historically significant building to the people of the city of Torrance and to the future generations of Torrance. It is detrimental to the other properties in the vicinity in that a ten year study of Old Town Orange "Economic and Social Impacts of Historic Preservation Measures: A Case Study of Old Towne Orange by Shaine T. Alleman of Arizona State University compared the increase in property values in a historic district, over those not in a historic district, demonstrated beyond a doubt that those within an historic district appreciated in value at a much more rapid pace that those outside of the district. As this area is potentially qualified for designation, and our own Strategic Plan promotes the celebration of historic structures, the demolition of this structure will result in a loss both culturally and financially to all of the contributing historic structures in the neighborhood. The loss of an historic structure to our neighborhood lessens the number of contributing homes which qualifies the area for the California and National Registers of Historic Places, and therefore is detrimental to the welfare of the community and to the financial well being of the property owners in the area. I would be happy to provide the entire report should any or all of you have a desire to read it for yourself. Here I quote just bits from this research:

Housing Value (Page 15): 38.6 increase over similar but not historically designated area

- 1990 [year] housing value in historic area near the bottom

OPPONENT

- 2000 [year] same housing values near top 3 positions

Income Levels: (Page 16)

- Old Town Orange 99.1% change for the better
- Similar area: 27.4% increase

Greater economic power has been brought into the area, which could further have an impact on the area because of the presence of those who would put money into the local economy through local spending, community economic improvements, and also promotion of desirability of living in the area because of improvements that would be done to the area through increased spending on preservation of houses in the area. (Page 17).

Commissioner Faulk stated at the May 3rd meeting on this project, “In all fairness, we need to consider if this is a historic property, the height, size and the waiver on the set back and that it is important to him that “the design represent a match with the front unit so they ‘look as one’.” The style proposed in the new plans is a completely different style than the early 20th Century Mediterranean style of the front house. As I believe others will discuss the height, size and waiver, it is the historicity of this structure and the loss of this structure’s negative impact upon our historic community that I have addressed.

The historicity of the structure has been established by an expert opinion. With that in mind, this is your chance to affirm this historic structure for the benefit of the entire community. It is the “high degree of retention of original historic structures,” as Architect Olschlager states in his letter of June 20, 2006, that contributes to the area being qualified as an historic district. Therefore, the demolition of this historic structure would definitely reduce the number of original historic structures, making qualifying as an historic district more difficult. It is the recognition as an historic district that will enable our individual homes to be eligible for the benefits such as the Mills Act which offers to qualified property owners up to 50% property tax reduction, and it is the historic district that will afford property owners an increase of upwards of 36% increase over those not in the historic district.

Therefore the demolition of this historic structure would be highly detrimental to the welfare of our community culturally and financially. We urge you to vote, “No” on this project after considering the facts that it is historically and culturally significant ; you have an expert letter to verify this; an Environmental Impact Review is not only desirable but required by CEQA; an expansion to the original structure is possible and desirable according to our Strategic Plan, and following the Secretary of Interior Guidelines would allow this expansion to continue to be a contributing structure to an historic area, thereby making it eligible for the benefit of the Mills Act, and it would continue to be contributing structure which would continue to benefit the welfare of the community. The overlay for this area provides that the Planning Commission may consider variances to the overlay only if those are not detrimental to the welfare of the community. The ten year study substantiates the benefit of the preservation of this structure to property owners in the historic area. Save Historic Old Torrance respectfully requests that you deny this project.

OPPONENT

Sincerely,

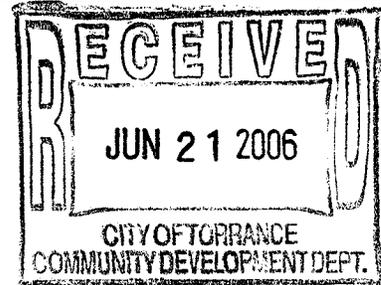
Bonnie Mae Barnard

Vice President

OPPONENT

Crecy, Steve

From: Lodan, Gregg
Sent: Tuesday, June 20, 2006 5:56 PM
To: Crecy, Steve
Subject: FW: Teardown of Historic Property on Andreo



FYI

From: Herbers, Sue
Sent: Tuesday, June 20, 2006 12:13 PM
To: Lodan, Gregg
Subject: FW: Teardown of Historic Property on Andreo

In case you did not receive the original email sent to me yesterday evening.

Sue Herbers

From: E Fobes [mailto:efobes@sbcglobal.net]
Sent: Monday, June 19, 2006 9:38 PM
To: Undisclosed-Recipient:;
Cc: sherbers@torrnet.com
Subject: Teardown of Historic Property on Andreo

Re: Planning Commission hearing Wednesday, June 21, on 1804 Andreo Teardown: PCR06-00004, WAV06-00003: KAMAREN HENSON

Dear Community Leaders/Concerned Fellow Citizens: I'm sorry to report that yet another teardown of historic buildings is proposed on one of the two oldest streets in Torrance, to be replaced with a large town home. Just as you made a difference in the election of a new mayor and city council, you now have the chance to be heard on something more immediate...our city's heritage. **This proposed project undermines the value of the entire historic Old Town of Torrance area by substituting Imitation History for Real History. It contributes to the continued degradation of our neighborhood quality of life.**

We've witnessed this degradation over the last two decades -- increased density, increased traffic, historic teardowns, inappropriate curb cuts, fewer parking spaces, elimination of front yards and construction of oversized, unsympathetic structures that don't fit into the neighborhood.

I'm sure you all recognize that every time we demolish a historic building or landscape, it reduces everyone's potential land value and our neighborhood's ability to qualify for landmark district status. Also, most of us are aware that property in a landmark district is far more valuable to potential buyers than the community at large. Time and time again, long term studies of real estate prices and property values across the

OPPONENT

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country show that designated historic neighborhood land appreciation is far greater than the rest of the community -- between 70~400+ percent greater!

In the same way that we all observe the posted speed limit on a city street, neighbors in a historic neighborhood must recognize that individual choices affect property values of all our neighbors, and defer to the greater good. Historic teardowns in a community have a negative effect on property values and everyone who lives there. **Individual freedom must be limited by the harm it causes our neighbors.**

When the owners (Kamaren Henson and Sharon Imel) purchased property in the oldest part of Torrance, they knew full well that they were purchasing city history. This is because they also own property in a historic Border Avenue 1920s era cul-de-sac just across Torrance Boulevard, and recently joined with neighbors in battling the encroachment of inappropriate condominium development among their historic bungalows there. Unfortunately, the Border Avenue neighbors lost their battle before the former City Council. **It seems inconsistent that they now propose to undermine the historic integrity of Andreo Avenue when they fought so hard to save Border.**

This issue affects the quality of the Old Torrance neighborhood environment and every citizen (and future citizen) who benefits from the preservation of our heritage. If you wish to make your voice heard about this issue, please contact the Planning Commission in care of the City Clerk: sherbers@torrnet.com . Also, if you share this concern, please let other Torrance citizens know about this opportunity to make their opinions known. Thank you for your involvement.

Sincerely,
Liz Fobes, Old Torrance Neighbor
1731 1/2 Andreo Avenue
Torrance, CA 90501
310/212-6186)

**If you no longer wish to be on this mailing list, please reply to this e-mail with the word "Remove".

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06/21/2006

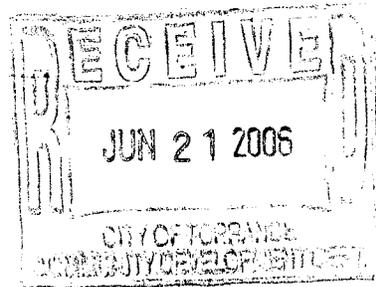
Crecy, Steve

From: Lodan, Gregg
Sent: Tuesday, June 20, 2006 5:57 PM
To: Crecy, Steve
Subject: FW: Planning Commission Meeting - June 21, 2006

FYI

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

From: Herbers, Sue
Sent: Tuesday, June 20, 2006 12:12 PM
To: Lodan, Gregg
Subject: FW: Planning Commission Meeting - June 21, 2006



Forwarding for your information and possible publication.

Sue Herbers

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

From: Donalee_Price@usw.salvationarmy.org [mailto:Donalee_Price@usw.salvationarmy.org]
Sent: Tuesday, June 20, 2006 11:52 AM
To: sherbers@torrnet.com
Subject: Planning Commission Meeting - June 21, 2006

Ms Sue Herbers, City Clerk
 City of Torrance

Dear Ms Herbers:

Please relay the following message to the Torrance Planning Commission members for their meeting tomorrow.

Thank you very much.

Donalee B Price
 1732 Andreo Ave
 Torrance CA 90501

Members of Planning Commission
 City of Torrance

OPPONENT

Commissioners:

Hearing re 1804 Andreo Teardown (PCR06-00004, WAV06-00003) -- Kamaren

Henson

I wish to state my strong opposition to the above referenced proposal to tear down yet another historic building (on one of the two oldest streets in Torrance), and replace it with yet another large town home.

Enough! Increased density and traffic, historic teardowns, inadequate parking, less grass and more over-sized structures have seemed to become the norm during the past couple of decades, and now is as good a time as any to reconsider the direction being given/taken by the City of Torrance.

Tonight's particular proposal (1804 Andreo Avenue) affects the quality of the Old Torrance neighborhood environment, as well as every citizen (now and in the future) who benefits from the preservation of our heritage.

Please think long and hard as you all consider the ramifications of your important deliberations on this proposed project.

Thank you sincerely.

Donalee B Price
1732 Andreo Ave
Torrance CA 90501

OPPONENT

AGENDA ITEM NO. 8A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: PCR06-00004, WAV06-00003 –
Kamaren Henson

LOCATION: 1804 Andreo Avenue

This is a request for approval of a Planning Commission Review to allow the construction of a detached (replacement) second unit with a three-car garage and one open parking space on property located in the R-2 zone in the Small-lot Low-Medium Overlay District. A Waiver is requested for a portion of the exterior side yard setback in order to provide the required three-car garage and one open parking place. This matter was first considered by the Planning Commission on May 3, 2006. During the Public Hearing members of the public expressed concern with the height and bulk of the proposed plan. After receiving considerable testimony, the Planning Commission continued the matter until June 7, 2006 to allow the applicant time to address the matters of concern. The Planning Commission suggested a reduction to approximately 2,000 square feet from the requested 2,137 square feet and a reduction in height. The applicant on June 7th, 2006 requested and was granted a further continuance to June 21, 2006.

Since the public hearing of May 3rd, the project architect has presented revised plans indicating that the square footage totals first submitted were in excess of the actual square footage proposed. The original totals included the areas of the covered patios that are not counted in the Floor Area Ratio (F.A.R.). In addition, a more detailed floor area measurement was taken for the front (remaining) unit that resulted in a lower floor area than first shown. The proposed new unit was redesigned featuring a flat roof balcony in a portion of its front elevation, thus reducing the height at the transition between buildings. The pitched roof section of the structure contains opposing gables, creating interest and breaking up the mass. The proposed height has been reduced from 24'7" to 23' 10". A *revised* project table is provided below:

Statistical Information

◆ Lot Area	5,737	square feet
◆ Existing (front) unit	699	square-feet
◆ Proposed 2 nd Unit	2,027	square-feet
◆ Proposed Three Car Garage and Utility/ Storage Floor Area	622	square-feet
◆ Total Floor Area	3,348	square-feet
◆ Proposed Building Height	23' 10"	
◆ Floor Area Ratio (including garage)	.58 to 1.0 (3,348 s.f./ 5,737)	
◆ Floor Area Ratio (excluding garage)	.47 to 1.0 (2,726.s.f./ 5,737)	

Staff notes that with the F.A.R. corrections the project has changed from .61 F.A.R. to .58 when the garage is considered and from .51 F.A.R. to .47 when only the living area is counted. In response to concerns relating to the height of structures in the immediate vicinity of the proposed project, staff gathered information on the height of nearby structures within the Small-Lot Overlay considered by the Planning Commission in the late 1980's and built in the early 1990's. The structures measured between 23'6" and 27' and contained F.A.R.'s ranging from .43 to .58 excluding the garages.

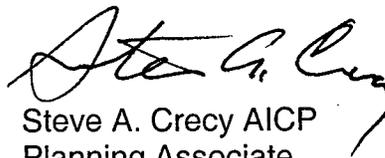
The applicant has provided revised plans that indicate the correct height for the existing front structure (13'4" to peak of decorative parapet and 12'9" for the majority of the parapet). The applicant also states that the existing lot is approximately 4" lower in rear at the pad level of the existing rear unit. Staff originally made its recommendation to reduce the height of the proposed rear unit due to the low height given for the front unit. In light the new information relating to the height of the existing structure, the revised height of the proposal (23'10') and the height of neighboring properties, the Planning Commission may decide to remove the recommended condition requesting a reduction in height.

The original plans indicated the construction of low walls located outside the property line along 218th Street. The plans have been modified to remove this encroachment and utilize a low set of steps. The applicant has met with the Engineering section and the low steps would be approved for an encroachment permit.

The applicant has presented a project that is within the size range of projects approved in the area since the Small-Lot Overlay zoning was enacted. The project includes a request for a Waiver of the side yard setback for the rear portion of the site, in order to provide Code parking requirements.

The applicant has worked to incorporate common architectural details such as flat roof, tile trim, mission tile roof material, arches, and wrought iron elements to better blend with the neighborhood and the existing structure. For these reasons, Staff continues to recommend approval of the project with conditions.

Prepared By,



Steve A. Crecy AICP
Planning Associate

Attachments:

1. Planning Commission Resolutions
(Revised)
2. Location and Zoning Map
3. Minutes May 3, 2006 P.C.
Meeting
4. Graphics supplied by applicant at
May 3, 2006 P.C. Hearing
5. Public submittals/correspondence
May 3, 2006
6. May 3 & June 7, 2006
staff reports
7. Revised Site Plans, Floor
Plans & Elevations

Respectfully Submitted,



Gregg D. Lodan, AICP
Planning Manager

PLANNING COMMISSION RESOLUTION NO. 06-059

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW TO ALLOW THE CONSTRUCTION OF A SECOND DWELLING UNIT RESULTING IN A FLOOR AREA RATIO ABOVE 0.5 FOR PROPERTY LOCATED IN THE R-2, SMALL LOT, LOW-MEDIUM OVERLAY ZONE AT 1804 ANDREO AVENUE.

PCR06-00004: Kamaren Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006 to consider an application for a Planning Commission Review filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue continued the matter until June 7, 2006; and

WHEREAS, the Planning Commission of the City of Torrance conducted a continued public hearing on June 7, 2006 and further to June 21, 2006 to consider an application for a Planning Commission Review filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; 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 44 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (e); and

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

- a) That the property is located at 1804 Andreo Avenue;
- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the proposed second unit will tend to preserve the neighborhood characteristics because the existing dwelling unit will be preserved. The second unit will incorporate exterior materials that are compatible with surrounding development;

- d) That the proposed construction will provide Spanish style architecture, three enclosed parking spaces and one open parking space;
- e) That the use and intensity of the project will be compatible with the properties in the vicinity because the design and scale are similar to other properties containing two units in the neighborhood;
- f) That the project will provide suitable open space, both in size and configuration, for the property because over one-third of the lot will be provided as usable open space in the front and the yard area between the units;
- g) That the proposed floor area to lot area ratio of 0.58 to 1.0 will not be materially detrimental to public welfare and to other properties in the vicinity because the new floor area will be at the rear of the property away from the street. The project will maintain a one-story residence at the street.

WHEREAS, the Planning Commission by the following roll call votes APPROVED PCR06-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PCR06-00004, filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for two dwelling units shall be subject to all conditions imposed in Planning Commission Review 06-00004 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 Planning Commission Review 06-00004 is not used within one (1) 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 final architectural elevation drawings for the second dwelling unit shall be submitted to the Community Development Department for review and approval. The rear dwelling unit shall incorporate architectural elements that are compatible with the surrounding development to the satisfaction of the Community Development Director; (Development Review)
4. That the exterior color and material sample shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)
5. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That the proposed two-story unit shall be reduced in height by two feet to the satisfaction of the Community Development Director;
7. That electric sectional garage doors shall be installed for each garage space; (Development Review)
8. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
9. That a wheel stop shall be provided for in the open parking space; (Environmental)
10. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 21st day of June, 2006.

Chairman, 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 21st day of June 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-060

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK IN CONJUNCTION WITH THE CONSTRUCTION OF A SECOND DWELLING UNIT ON PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY R-2 ZONE AT 1804 ANDREO AVENUE.

WAV06-00003: Kameran Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006, to consider an application for a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue and continued the matter until June 7, 2006; and

WHEREAS, the Planning Commission of the City of Torrance conducted a continued public hearing on June 7, 2006 and further to June 21, 2006, to consider an application for a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; 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 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt by the 2003 California Environmental Quality Act Guidelines in Article 19, Class 5, Section 15305 (a); and

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

- a) That the property is located at 1804 Andreo Avenue;

- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the project is in compliance with the Low-Medium Residential Density General Plan Designation;
- d) That there are unreasonable difficulties resulting from the strict enforcement of the setback requirements due to the small lot size, original house placement and narrow lot width. The subject property is substandard in lot size, 5,737 square feet compared to minimum 6,000 square feet, and lot width, 45 feet wide compared to 50 feet. The area by which the property can be developed is restricted by the existing residence on the property, the narrow lot width, and small lot size.
- e) The proposed second dwelling unit will not be materially detrimental to the public welfare or to the property of other persons in the vicinity because this request is to allow a reduced side yard setback for only the rear 40' of the property along the north property line. Additionally, this request will provide the required off-street parking.
- f) The project will not substantially interfere with the orderly development of the City because the proposed second unit will be compatible with the architectural character of the neighborhood and maintain the street setback along Andreo.

WHEREAS, the Planning Commission by the following roll call vote APPROVED WAV06-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV06-00003, filed by Kameran Henson to allow a reduction of the setback between buildings in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property with a two-family residence shall be subject to all conditions imposed in WAV06-00003 and any amendments thereto or modification 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 Waiver 06-00003 is not used within one (1) 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 exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)
4. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That electric sectional garage doors shall be installed for each garage space; (Development Review)
6. That the proposed two-story unit shall be reduced in height by two feet to the satisfaction of the Community Development Director; That electric sectional garage doors shall be installed for each garage space; (Development Review)
7. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
8. That a wheel stop shall be provided for in the open parking space; (Environmental)
9. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 21st day of June 2006.

Chairman, 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 21st day of June 2006, by the following roll call vote:

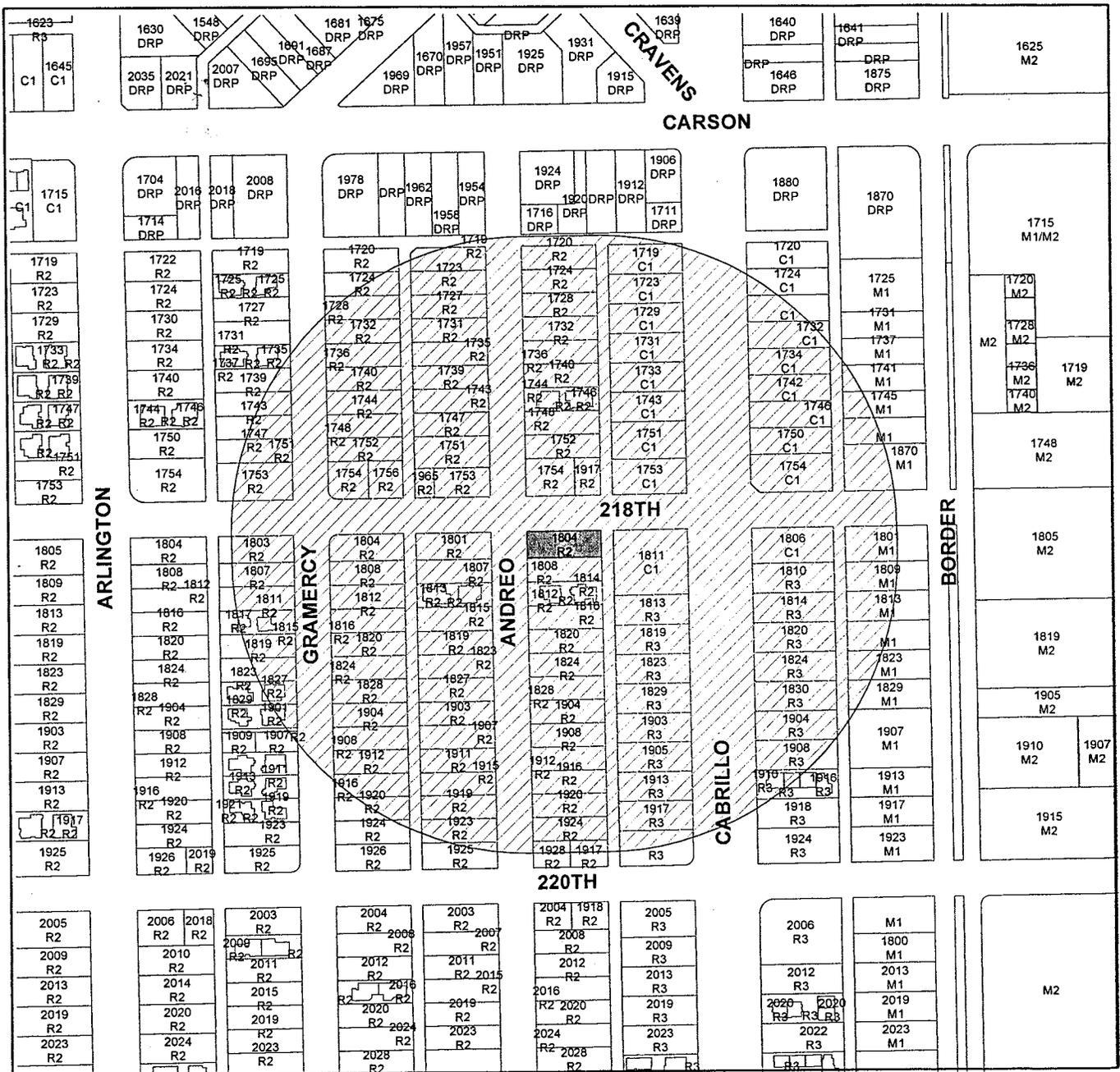
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP
 1804 Andreo Ave
 PCR06-00004
 WAV06-00003

T O R R A N C E
 C O M M U N I T Y D E V E L O P M E N T
 GIS

LEGEND

- 1804 Andreo Ave
- 500 FT Notification

0 75 150 300 Feet

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

10E. PCR06-00004, WAV06-00003: KAMAREN HENSON

Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of correspondence received via e-mail earlier in the day.

Vice Chair Faulk requested that speakers limit their comments to 6 minutes or less due to the number of people wishing to speak on this item.

Kamaren Henson, applicant, and her mother Sharon Imel, who is co-owner of the subject property, requested approval of the project as submitted.

Bonnie Mae Barnard, representing Save Historic Old Torrance (SHOT), distributed written material to the Commission consisting of letters from attorney Susan Brandt-Hawley (dated August 26, 2003) and architect Gordon Olschlager (dated February 24, 2004). She noted that members of SHOT who had intended to speak had relinquished their time so she could speak longer than 6 minutes.

Ms. Barnard provided background information about the early history of Torrance and the neighborhood in which the subject parcel is located, explaining that the site is within the original boundaries of the city and the structures on it were built in 1928. She voiced objections to the demolition of this historic resource, pointing out that the City's Strategic Plan lists the preservation of historical sites as one of its goals. She noted that the City Council has approved signage identifying the area as "Old Torrance founded in 1912" and has directed staff to craft an ordinance to enable residents to take advantage of property tax relief for the preservation/renovation of historic homes.

Ms. Barnard maintained that an Environmental Impact Report must be prepared taking into account the historic nature of site before the project can go forward, citing the opinion of attorney Susan Brandt-Hawley as outlined in her letter. She also cited the letter from Gordon Olschlager, in which he states that the area is an excellent candidate for creation of a historic district due to the high degree of retention of original historic structures and its association with a national design figure and that it is potentially eligible for listing on the National Register of Historic Places.

Ms. Barnard noted that the subject parcel is located within the Small Lot, Low-Medium Overlay Zone, which requires that certain findings be made in order to approve a project with an FAR in excess of .50, including a finding that it would not be materially detrimental to the public welfare and to other properties in the vicinity. She contended that that the proposed project does not meet this criteria because its size and style are incompatible with the area and it involves the demolition of a historic structure. She

urged the Commission to insist on an objective environmental impact review of the project, which includes alternatives to demolition.

Commissioner Browning commented on the difficulty of trying to read and digest the information submitted by Ms. Barnard while at the same time trying to follow her detailed arguments. He noted that commissioners receive packets with information about projects in advance of the meeting so they have time to thoroughly review it and ask questions of staff if clarification is needed.

Commissioner Busch agreed that it would have been helpful if Ms. Barnard had submitted the information in advance.

Deputy City Attorney Sullivan clarified that while the area has been named "Old Torrance Founded in 1912," it has not been designated as historical by the city, state or federal government.

Noting that the front unit will remain unchanged, Commissioner Horwich disputed the idea that the project would damage the character of the neighborhood and related his observation that there are structures of equal size or larger in the vicinity. He pointed out that the Commission has the authority to approve projects with an FAR of up to .65 in the Small Lot, Low-Medium Overlay Zone and that the proposed project is under this maximum. He questioned the need for an EIR when the subject lot is zoned R-2 and the proposed project complies with R-2 standards.

Janet Payne, 1318 Engracia Avenue, noted her longtime involvement in historic preservation efforts in Torrance and expressed the hope that people will become better informed about this issue as the city nears its 100th anniversary. She contended that the proposed project was much too large for the neighborhood and urged the Commission to require that the rear unit be re-designed to be more compatible with the existing front unit.

Raymie McCoy, 1918 220th Street, voiced objections to the proposed project, maintaining that its size and height were incompatible with the neighborhood. He stated that while there are four large buildings to the south of the subject site, they were approved by previous Planning Commissions before there was any focus on historic preservation.

Grant Finlay, 1804 Andreo Street, reported that he and the applicant plan to be married in October; that they both grew up in Torrance and attended Torrance High; and that they would like to build the new back unit so they can raise their family in the same environment.

Liz Fobes, 1731 Andreo Avenue, voiced her opinion that the back unit was too large and out of scale to the single-story front unit and suggested that the living space could be expanded without tearing down the existing back structure. She reported that 91% of neighbors want to stop the building of unsympathetic, out-of-scale structures in this area. She urged the Commission to tell the applicant, "it doesn't fit, please resubmit."

Ms. Henson disputed the claim that the design of the back unit was not consistent with the front unit, explaining that both units reflect Spanish revival

architecture. She explained that the project has undergone three revisions and every effort was made to design a project that is compatible with the neighborhood.

Ms. Imel stated that two-story structures of similar size and height are very common in the area. She noted that the tenant in the back unit plans to move into the front unit, which has been preserved and improved, so no one will be displaced. She reported that the subject property was in terrible condition when she and her daughter purchased it and it's currently unsafe to enter the garage because of rotted wood beams. She expressed concerns that the area will become blighted if property owners are not allowed to enlarge/ improve their homes and maintained that there are other structures with much more historical significance than the 625 square-foot back unit.

Submitting a rendering to illustrate, Ms. Imel explained that the height differential between the front unit and the back unit was exaggerated in the architect's renderings because the front unit is actually two feet taller than shown due to its raised foundation. She also submitted information on Spanish eclectic architecture, noting that it often features flat roofs in combination with sloped roofs.

Ms. Henson reported that she has discussed the project with most of her surrounding neighbors and none are opposed to it.

Commissioner Busch questioned whether the applicant was agreeable to reducing the project's height by two feet as required by Condition No. 6.

Ms. Henson requested that height of the project be approved as submitted, relating her understanding that the height reduction was recommended because the architect's rendering showed a greater disparity between the height of the front unit and the proposed back unit than actually would exist.

In response to Commissioner Busch's inquiry, Ms. Imel confirmed that she would apply for an encroachment permit for the low walls adjacent to the rear unit that are outside of the property line. She explained that the walls are needed for safety reasons as there is a problem with skate boarders.

Associate Civil Engineer Symons noted that a wall on the property line would have the same effect and advised that very few encroachment permits have been approved.

Commissioner Browning asked about future plans for the front unit, relating his understanding that the unit must have a laundry facility.

Sr. Planning Associate Lodan stated that he was not aware of such a requirement.

Ms. Henson reported that a lot of effort has gone into renovating the front unit because it was the more salvageable of the two units and indicated that it has a laundry facility, which was there when the property was purchased.

A brief discussion ensued regarding the proposed Waiver of the exterior side yard setback requirement, and Commissioner Browning expressed concerns that the

applicant or a future owner of the property might seek to expand the front unit in line with the back unit.

Sr. Planning Associate Lodan advised that because the FAR for all structures on the site may not exceed .65, only approximately 180 square feet could be added to the front unit should the proposed project be approved as submitted. He noted that the Waiver is necessary to accommodate the required three-car garage, but suggested that the Commission could approve the Waiver for the garage only.

Vice-Chair Faulk asked about the plate heights of the proposed back unit, and Ms. Imel reported that plans call for a 9-foot plate height on both floors, which is consistent with Craftsman-style homes in the area.

MOTION: Commissioner Horwich, seconded by Commissioner Bush, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Drevno indicated that she favored requiring the back unit to be reduced in size and lowered in height by two feet as recommended by staff.

Commissioner Horwich suggested that this matter be continued so the project could be revised.

The Commission briefly recessed from 9:36 p.m. to 9:45 p.m.

The hearing was reopened so the applicant could comment.

Ms. Hanson stated that she would like an opportunity to revise the plans and return on June 7, 2006.

MOTION: Commissioner Busch moved to continue the hearing to June 7, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

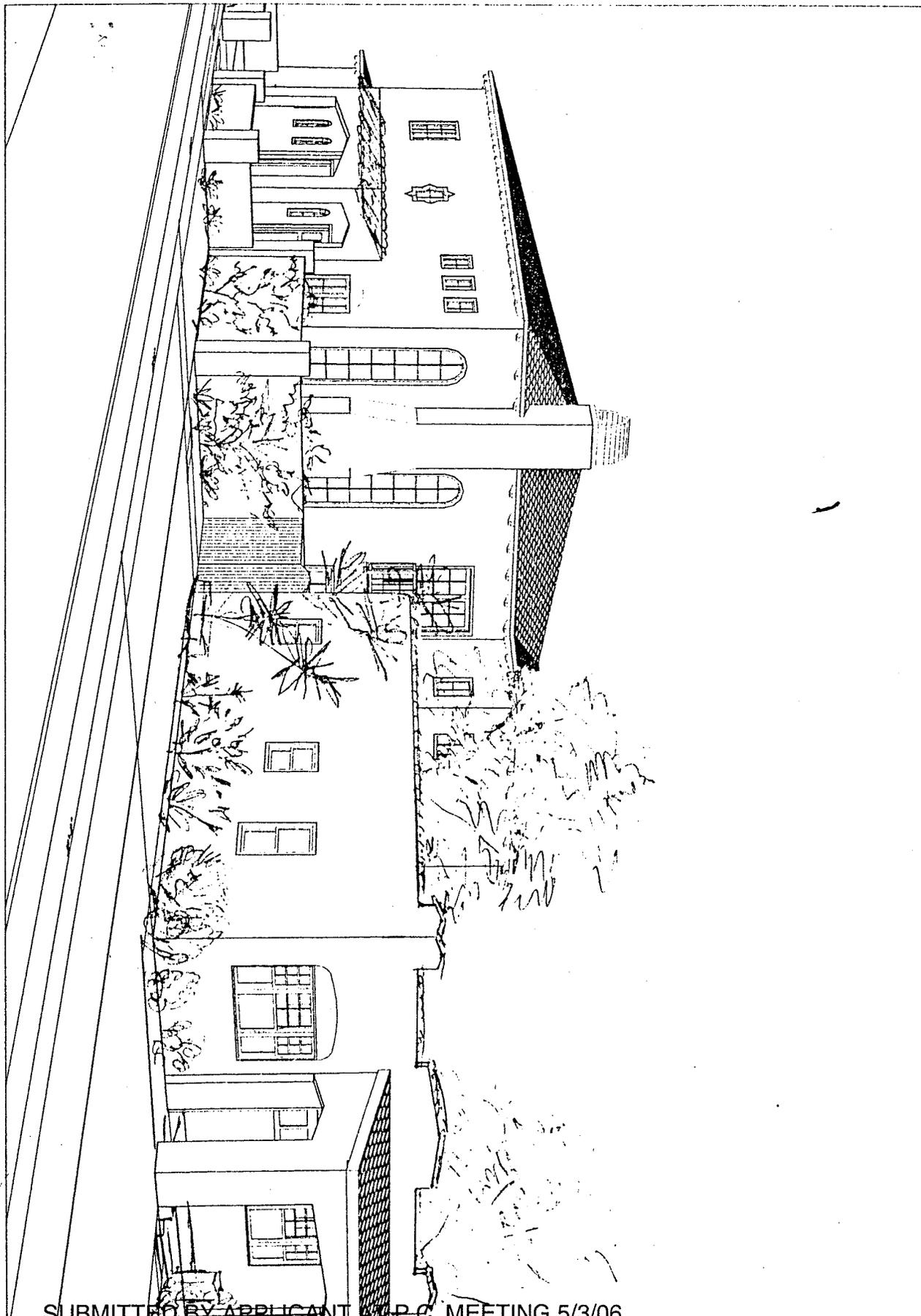
With regard to the project's redesign, Commissioner Horwich stated that he would like the rear unit to be decreased in height a minimum of 2 feet and reduced in size by approximately 200 square feet, however, he did not object to the Waiver.

Commissioner Busch noted his agreement with Commissioner Horwich's remarks.

Vice Chair Faulk stated that he believed it was very important that the rear unit match the front unit in terms of exterior design and that he was also concerned about its size.

Sr. Planning Associate Lodan noted the hearing would not be re-advertised as it was continued to a date certain.

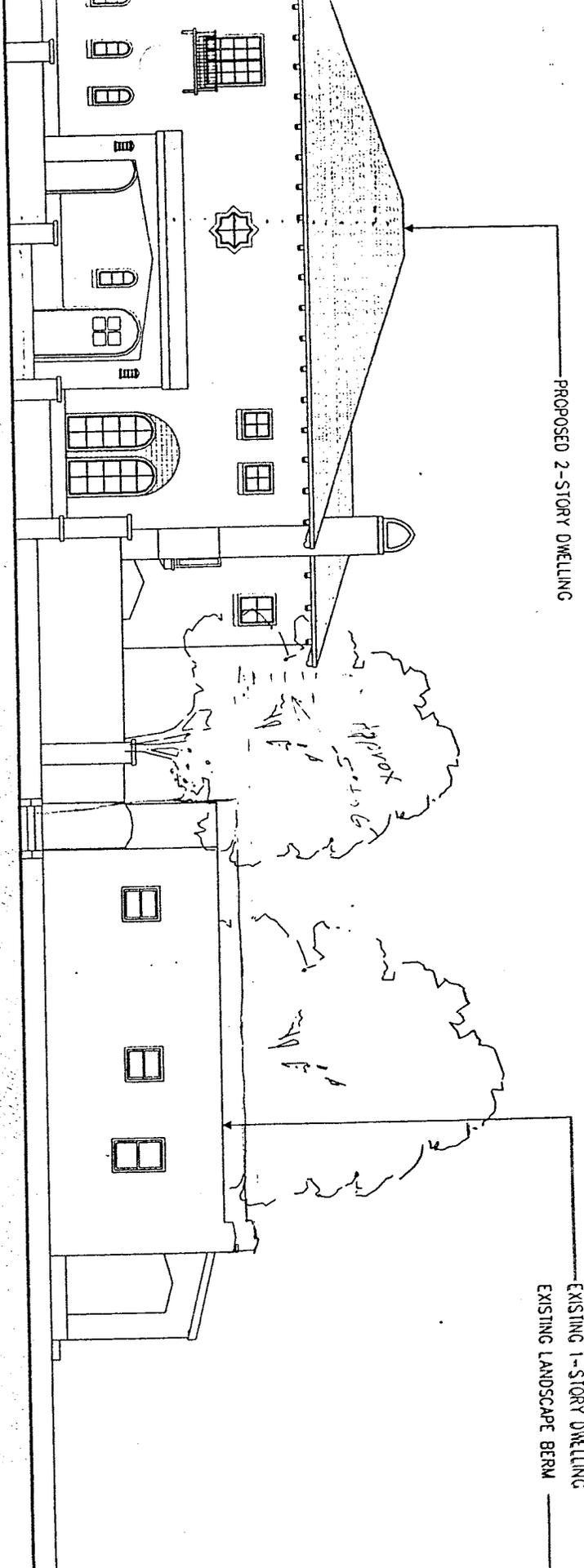
Commissioner Browning asked that anyone with documents they would like Commissioners to review, submit them to staff far enough in advance so they could be included in the agenda packet.



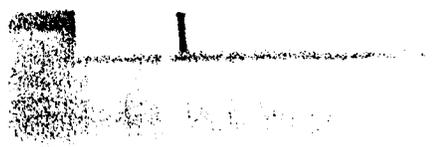
SUBMITTED BY APPLICANT AT P.C. MEETING 5/3/06

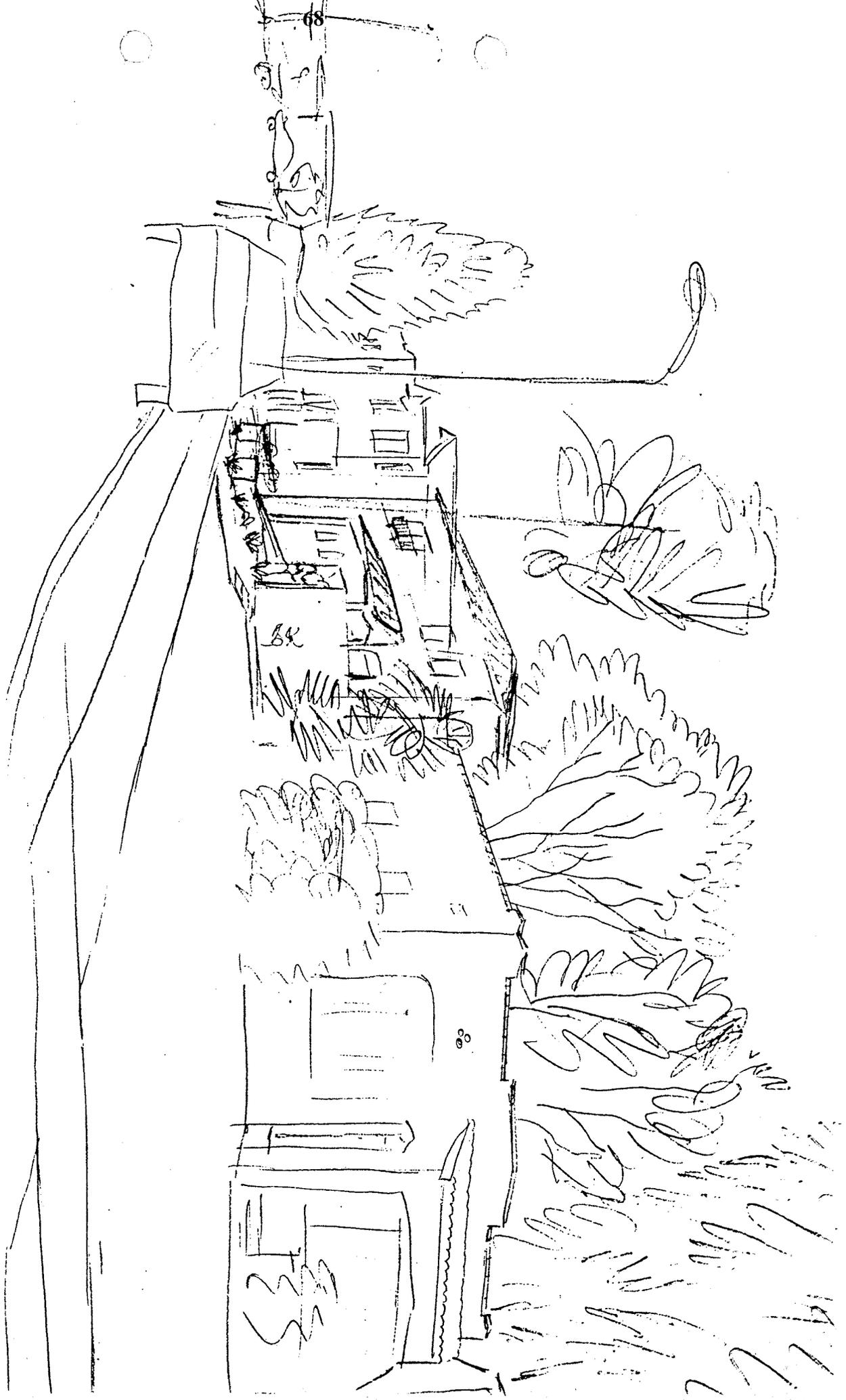
PROPOSED 2-STORY DWELLING

EXISTING 1-STORY DWELLING
EXISTING LANDSCAPE BERM



1 North / 218th Street Elevation
1/8" = 1'-0"





9. HIPPING FEATURES

Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

GENERAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF—About 20 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multilevel with taller, side-gabled sections bounded by lower, side-gabled wings.

CROSS-GABLED ROOF—About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.

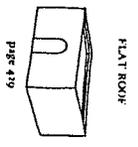
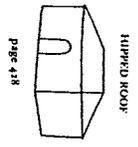
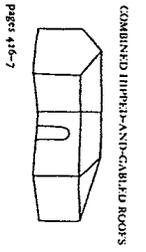
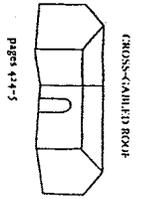
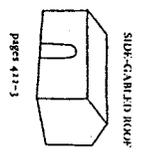
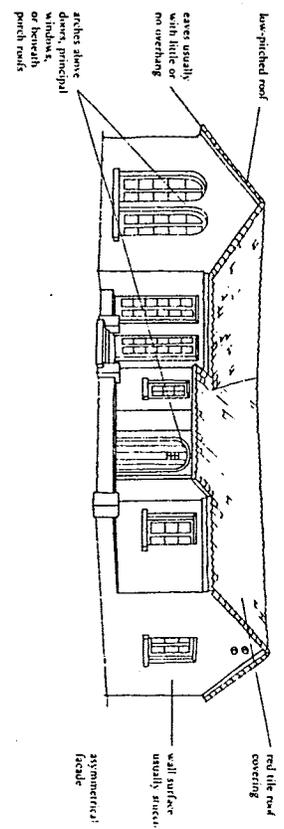
COMBINED HIPPED-AND-GABLED ROOFS—Some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

HIPPED ROOF—About 10 percent of Spanish Eclectic houses have low-pitched hipped roofs. These are generally two-story forms with simple rectangular plans.

FLAT ROOF—About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the



PRINCIPAL STRUCTURES

(2)

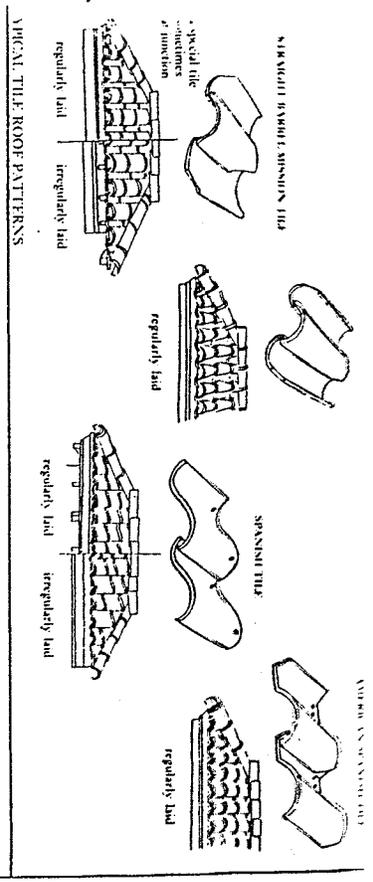
tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimneys; tops; brick or tile vents; fountains; arched walkways (usually leading to a rear garden); and round or square towers.

OCCURRENCE

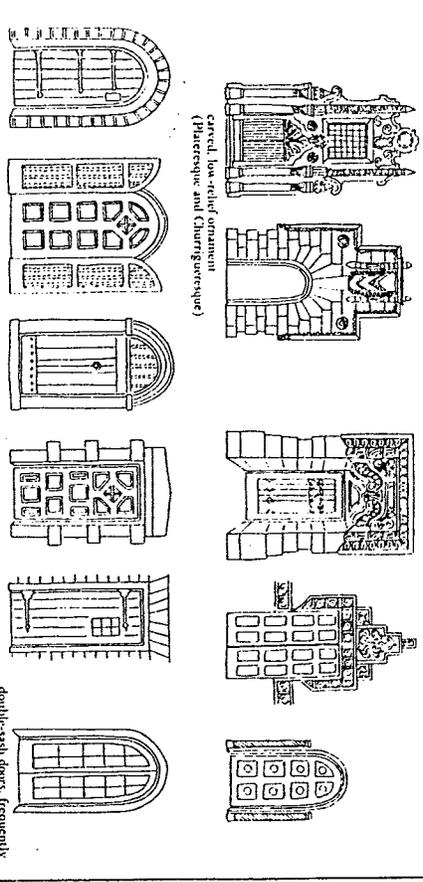
Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

COMMENTS

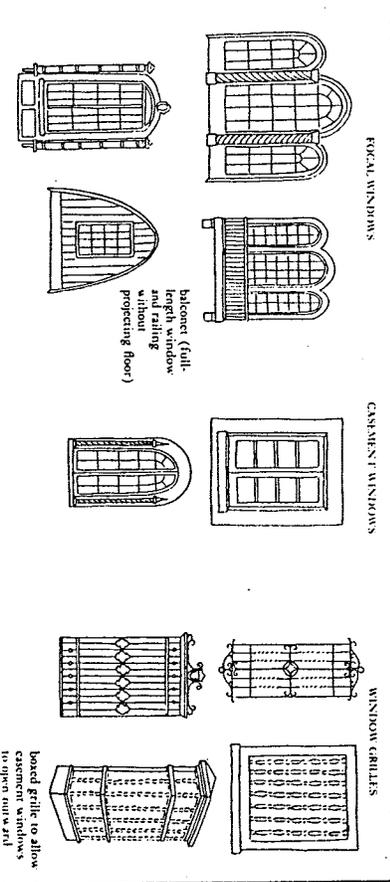
Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.



TYPICAL TILE ROOF PATTERNS



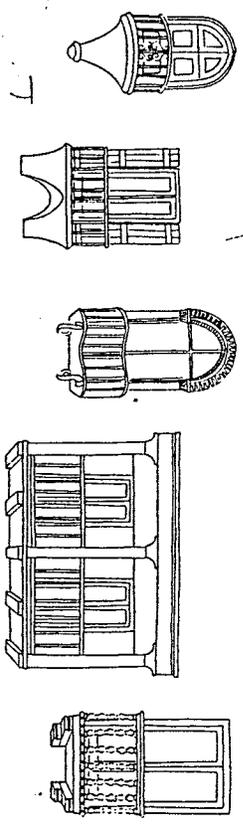
TYPICAL DOORS & DOOR STRUCTURES



TYPICAL WINDOWS

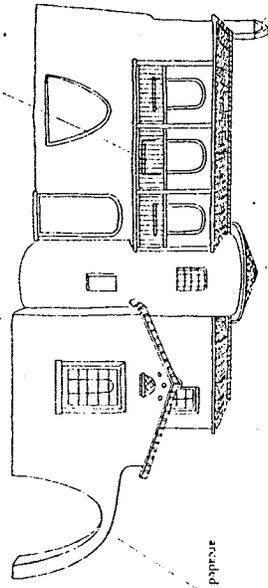
COMMISSIONER OF REVENUE

21/04/2006 (1)



12/1/05

balconies, open or covered, with wood or iron railings

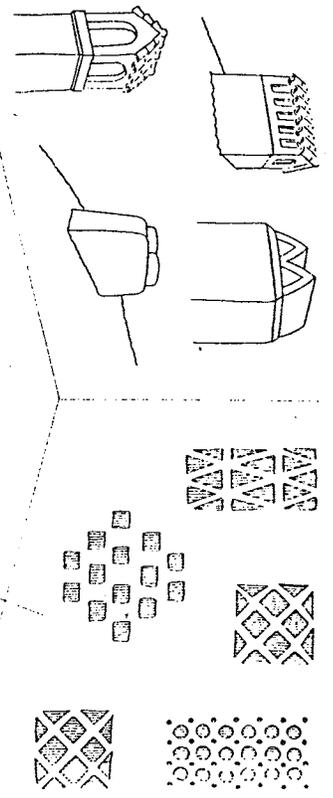


arched wing wall

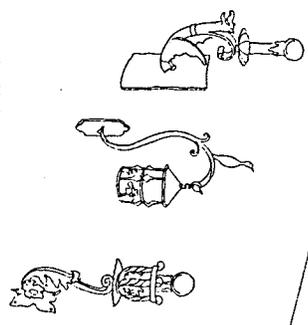
towers, round or square

gables or the decorative vents

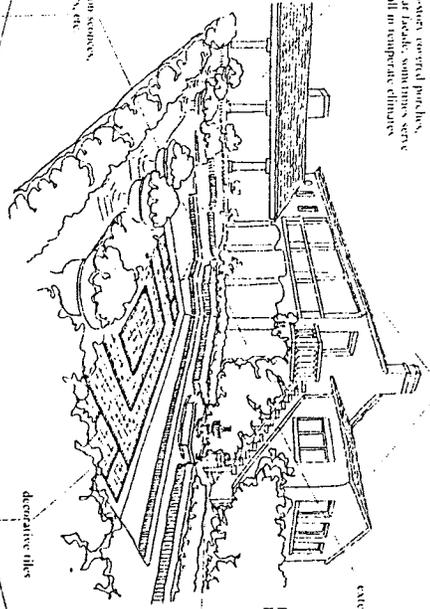
elaborated chimney tops, often with small tiled roof



COMMISSIONER OF REVENUE



decorative iron screens, door knockers, etc.



rear elevation

decorative tiles

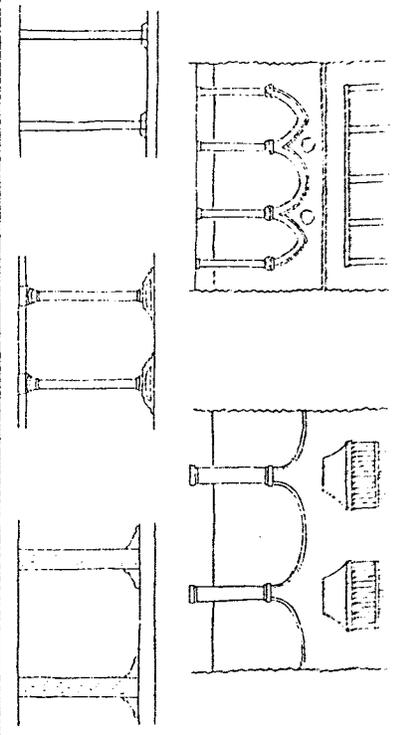
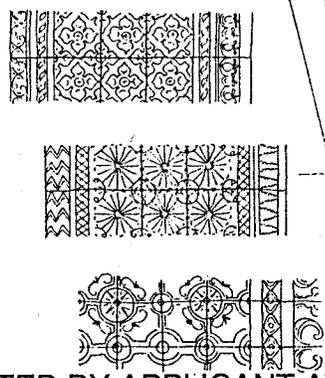
one and two-story covered porches, usually on rear facade, sometimes serve as exterior hall in temperate climates

multi-level roofs

exterior shafts

partially enclosed porches and gardens

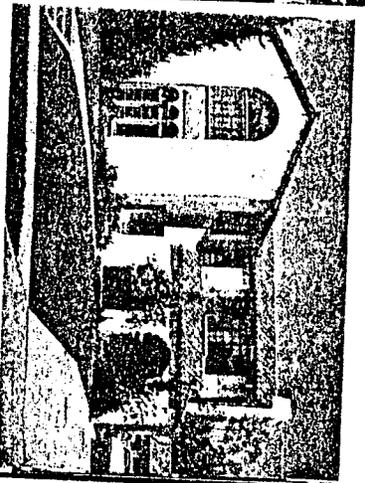
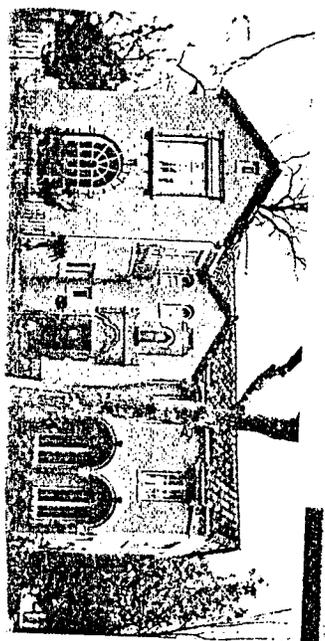
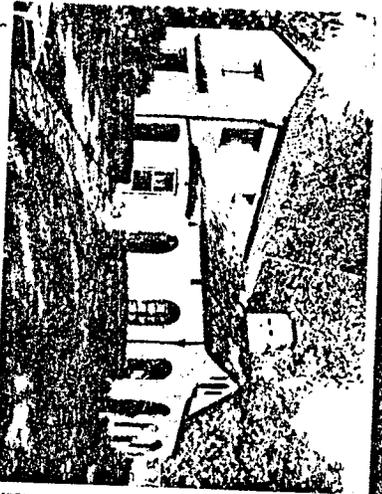
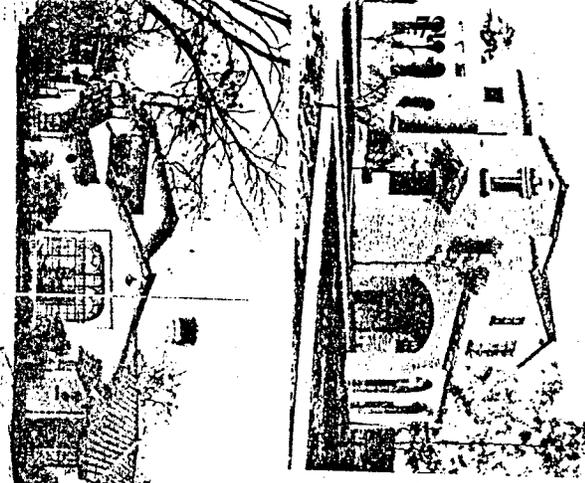
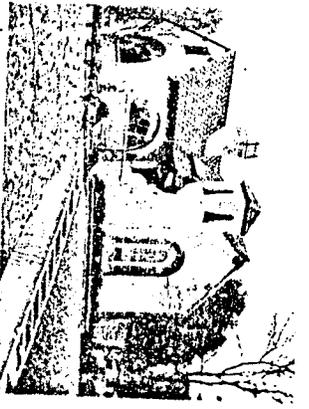
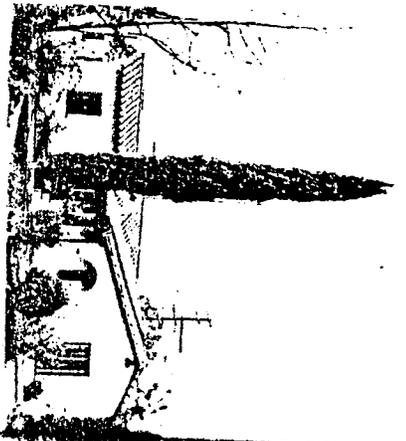
fountains



Eclectic Houses: Spanish Eclectic

CROSS-GABLED ROOF

1. Delano, California: 1924. Simple one-story examples similar to this dominate many 1920s neighborhoods in Florida and California.
2. Santa Barbara, California: 1923. Burke House; George Washington Smith, architect. Note the restrained facade with large expanses of windowless wall. The small house-shaped chimney capping at the right is a favorite Spanish Eclectic detail.
3. Louisville, Kentucky: 1929. Note the strong textured pattern of the stucco walls.
4. Dallas, Texas: 1926. Bury House. This small example is complete with a bell tower, a focal window with stained glass, and a front entry court enclosed by a low stone wall.
5. St. Louis, Missouri: 1920s.
6. Oklahoma City, Oklahoma: 1920s.
7. Dallas, Texas: 1924. Cox House. This late example illustrated the trend toward the sprawling one-story Ranch style, which was inspired by Spanish Colonial prototypes.
8. Dallas, Texas: 1924. Cain House. Note the recessed arched porch and the tiny roof extensions over the upper-story windows to the right.



Lodan, Gregg

From: Herbers, Sue
Sent: Wednesday, May 03, 2006 2:57 PM
To: Lodan, Gregg
Subject: FW:
Importance: High

This may not have reached you and I think Carolyn is still out.
Sue

From: Mary Bray [mailto:mbray2@socal.rr.com]
Sent: Wednesday, May 03, 2006 2:41 PM
To: sherbers@torrnet.com
Cc: cchun@torrnet.com; gloden@torrnet.com
Subject:

To Planning Commission,

In regards to the construction of the new second unit at 1804 Andreo Ave. I feel that the structure is going to be too large for the area and they are also tearing down another historic home in our neighborhood. Due to the location of this home on the corner lot it is very critical to keep the historical nature intact.

Thank you ,
Mary Bray
1731 Andreo Ave

**SUBMITTED DURING PUBLIC HEARING
MAY 3, 2006**

05/03/2006

Attachment 5

SPECIAL R-2 DEVELOPMENT STANDARDS
(Andreo – Gramercy Neighborhood)

Proposed development in the Andreo/Gramercy neighborhood will require Planning Commission Review unless:

- the maximum floor area/lot area ration (FAR) is .5 to 1 (outside dimensions);
- there will be no demolition of the main dwelling (first constructed) exceeding 50% of replacement value;
- no curb cut is proposed.

The Planning Commission Review is intended to preserve the neighborhood characteristics and intensity of use patterns, to minimize curb cuts, assure two off-street parking spaces for each dwelling unit and to assure adequate useable open space. If the approval is not detrimental to the public welfare and/or other properties within the special over-lay area.

ORDINANCE NO. 3185

Torrance Planning Department
2/3/87

**SUBMITTED BY MEMBER OF THE PUBLIC
DURING PUBLIC HEARING
MAY 3, 2006**

SECTION 91.44.1 SMALL LOT, LOW-MEDIUM OVERLAY ZONE.

- a. The Small Lot, low-medium Overlay Zone shall consist of the area lying within the following boundaries:

Commencing at the intersection of the first alley east of Arlington Avenue and the first alley south of Carson Street, thence easterly to the first alley east of Andreo Avenue, thence southerly to the first alley north of Plaza Del Amo, thence westerly to Arlington Avenue, thence northerly along Arlington Avenue to 222nd Street, thence easterly along 222nd Street to the first alley east of Arlington Avenue, thence northerly along said alley to the point of beginning.

- b. The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Small Lot, Low-Medium Overlay Zone unless the requirements of this Article have been met.
- c. Nothing in this Article shall be deemed to repeal or modify any provision of Article 36 of this Chapter 1, nor Section 95.3.37 pertaining to the construction or conversion of dwellings to Multiple-Owner Occupied Residential Structures.

SECTION 91.44.2 APPLICATION OF PREEXISTING ZONE.

Nothing contained in this Article shall be deemed to repeal any provision of this Code, and the requirements of all preexisting zones in existence in the area encompassed by this Overlay Zone shall be and remain in full force and effect in addition to the requirements of the Overlay Zone, except that the requirements of the Overlay Zone shall be applied where the requirements and standards contained therein are more restrictive than those of the preexisting underlying zones.

SECTION 91.44.3 PUBLIC HEARING.

- a. Upon receipt of the complete application, the Planning Director shall set a date, time and place for a public hearing thereon as soon as practicable and shall send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll. The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.
- b. The applicant shall have the burden of proving that all the requirements of this Article have been met.

**SUBMITTED BY MEMBER OF THE PUBLIC
DURING PUBLIC HEARING
MAY 3, 2006**

- c. The Planning Commission may consider all measures which are proposed by the project proponents to be included in the project and other measures that are not included but could reasonably be expected to reduce the adverse impacts of the project, if required as conditions.

SECTION 91.44.5 PLANNING AND DESIGN.

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, or the arrangement of off-street parking spaces have been planned and designed in such a manner as to comply with the following provisions:

- a. The proposed construction or remodeling will tend to preserve the neighborhood characteristics; and
- b. The proposed construction or remodeling will be done in such a way as to minimize the need for a curb-cut for driveway purposes; and
- c. The proposed construction or remodeling will provide two off-street parking spaces for each dwelling unit; and
- d. The use intensity of the proposed construction or remodeling will be compatible with other properties in the vicinity; and
- e. The proposed construction or remodeling will provide suitable open space, both in size and configuration, for the property; and
- f. If the proposed construction or remodeling exceeds a floor area to lot area ration (F.A.R.) of .5 to 1 (using outside building dimensions), such application would not be materially detrimental to the public welfare and to other properties in the vicinity; and
- g. The proposed construction or remodeling will provide sufficient storage space for personal effects so that the occupants will be encouraged to use the garage spaces.

**SUBMITTED BY MEMBER OF THE PUBLIC
DURING PUBLIC HEARING
MAY 3, 2006**

SECTION 91.44.6**PERMITTED DEVELOPMENT.**

Notwithstanding the provisions of this Article, no Planning Commission review shall be required if the proposed development within the Small Lot, Low-Medium Overlay Zone is for the purpose of constructing or remodeling one or two dwelling units, provided the following requirements are met:

- a. The completed dwellings, whether they are new construction or remodeled or enlarged, including the area of the garages, whether attached or detached, will not exceed a floor area to lot ratio (F.A.R.) of .5 to 1 (using outside building dimensions).
- b. There will not be any substantial demolition of the main dwelling unit. For purposes of this Section, the term "substantial demolition" shall mean demolition in excess of fifty percent (50%) of the replacement value of the said structure. For purposes of this Section, the "main dwelling" shall mean the dwelling unit which was first constructed on the lot or parcel.
- c. The proposed construction or remodeling provides not less than three (3) garages, with only one (1) uncovered required parking space on the lot or parcel; provided; however, that tandem parking shall not be utilized except with the approval of the Planning Commission upon approval of a Planning Commission review.
- d. No curb cut for driveway purposes is proposed on the street.

**SUBMITTED BY MEMBER OF THE PUBLIC
DURING PUBLIC HEARING
MAY 3, 2006**

AGENDA ITEM NO. 8A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: PCR06-00004, WAV06-00003 –
Kamaren Henson

LOCATION: 1804 Andreo Avenue

This is a request for approval of a Planning Commission Review to allow the construction of a detached (replacement) second unit with a three-car garage and one open parking space on property located in the R-2 zone in the Small-lot Low-Medium Overlay District. This matter was first considered by the Planning Commission on May 3rd, 2006.

The applicant has met with members of the public in order to address some of the concerns presented at the May meeting. The applicant has requested a continuance to the June 21st Planning Commission meeting as revised plans are under development. Staff recommends that the matter be continued to June 21st 2006. Staff has notified persons who spoke in opposition to the project of this change.

Prepared by,


Steve A. Crecy, AICP
Planning Associate

Respectfully submitted,


For: Gregg D. Lodan, AICP
Planning Manager

Attachment:
Letter of request (e-mail) received 6/2/06

C.D.D. RECOMMENDATIONS – 06/07/06
AGENDA ITEM NO. 8A
CASE NOS. PCR06-00004; WAV06-00003

Crecy, Steve

From: Kamaren Henson [kamaren@animationartgallery.com]

Sent: Friday, June 02, 2006 11:43 AM

To: screcy@torrnet.com

Subject: 1804 Andreo

Hi Steve,

This morning when my I referenced your card I realized that I had wrote an email last night to you, but to the wrong address. I wanted to follow-up with you in order to up-date you as to what was going on with our project. I did email and phone the Bernhard family and we ended-up meeting this last Sunday at their home. The meeting went well and they showed me a design which they felt very strongly that my home should be modeled after- I did not like the design, but I have decided to incorporate a flat roof area into the design of the home in order to create perfect balance between the existing and proposed home. I believe this will be a fantastic compromise to a house that they showed us and the new design should satisfy any outstanding issues with the homes matching each other. The new flat area of roof also helps to nicely blend the heights of the homes as the graduate back –I feel that you'll like the view from Andreo Avenue now much better now. In order get the plans clean enough for presentation during the hearing I would like to request that the hearing date be moved to June 21st. Thanks again for your helpful communications to us through this process and for hinting that the flat roof element may bring the balance that was needed.

Please respond to my home email address at khenson1@socal.rr.com

Warm regards,

Kamaren Henson
Gallery Director
www.AnimationArtGallery.com
Wonderful World Gallery
9517 Culver Blvd.
Culver City, CA 90232
T: (310) 836-4WWA (4992) Ext. 11
F: (310) 836-9962

AGENDA ITEM NO.10E

CASE TYPE & NUMBER: Planning Commission Review- PCR06-00004, Waiver-WAV06-00003

NAME: Kamiaren Henson

PURPOSE OF APPLICATION: Request for approval of a Planning Commission Review to allow the construction of a new (replacement) dwelling unit resulting in a floor area ratio above 0.5 and a Waiver to allow a reduction of the exterior side yard setback.

LOCATION: 1804 Andreo Avenue

ZONING: R-2, Two Family Residential, Small Lot, Low-Medium Overlay Zone

ADJACENT ZONING AND LAND USE:

NORTH: R-2, Small Lot, Low-Medium Overlay Zone, single and two-family residences.
SOUTH: R-2, Small Lot, Low-Medium Overlay Zone, single and two-family residences.
EAST: R-2, Small Lot, Low-Medium Overlay Zone, single and two-family residences.
WEST: R-2, Small Lot, Low-Medium Overlay Zone, single and two-family residences.

GENERAL PLAN DESIGNATION: Low-Medium Density Residential

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan Land Use Designation of Low Medium Density Residential (9-18 dwelling units per acre) and is characterized by small lot single family, two family, and townhouse developments. The proposed construction of a second dwelling unit on this property is consistent with this designation.

The property is located in the original Torrance Tract, which is characterized by narrower streets, smaller lots, and older infrastructure than other parts of the City. Exterior alterations, additions and new development shall be compatible with the existing structures on the property and residential environment. Special consideration shall be made for the preserving the integrity of the design characteristics, such as density, scale, architectural features/details and building materials, of existing structures on the property and surrounding development.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES: The property is currently developed with two one-story 790 square foot units originally built in 1928. The lot is rectangular in shape and measures 45 feet in width, 127.5 feet in depth, and 5,737 square feet in area. The rear of the property abuts an alley.

ENVIRONMENTAL FINDINGS: The construction of a second dwelling unit in a residential zone is Categorically Exempted by section 15303 (a) of the 2003 Guidelines for Implementation of the California Environmental Quality Act (CEQA). A setback

Waiver is categorically exempted by the 2003 California Environmental Quality Act in Article 19, Class 5, Section 15305 (a).

BACKGROUND AND ANALYSIS:

The applicant requests approval of a Planning Commission Review to allow the construction of a detached (replacement) second unit at the rear of the property. A Planning Commission Review is required for this project because the project is located in the Small-Lot, Low-Medium Overlay Zone. In the Small-Lot Overlay, no Planning Commission Review is required if there is no substantial demolition of the main dwelling and if three enclosed and one open parking spaces are provided. Furthermore, no new curb cuts are proposed and the total Floor Area Ratio does not exceed .5 to 1.0. The proposed development complies with all provisions with the exception of the proposed floor area. The project under consideration contains a Floor Area Ratio of .61. In addition, the applicant seeks approval of a Waiver for the distance between the proposed unit and the exterior side yard along 218th Street.

The project involves the construction of a second dwelling unit and a three-car garage. The existing front unit is a Spanish bungalow with a flat roof and low parapet walls. The proposed rear unit would contain elements of Spanish Eclectic architecture with a pitched hip roof. The proposed dwelling unit will be 2,137 square feet in area and feature a living room, kitchen and dining room on the first floor. The second floor would contain two bedrooms, one bathroom and a master bedroom suite. The existing front 1928 one-story residence will remain. The property fronts on Andreo Avenue with alley access at the rear.

The plan includes a three-car garage and one open parking space located off the alley. The Code allows for one open parking space to count for a portion of the required spaces upon approval of the Planning Commission. Utilizing open parking for one of the required spaces would allow the applicant to provide the parking without disturbing the front unit. Staff is including a condition of approval that would require a dividing wall in the garage that would result in private parking spaces for each unit. One unit would be provided with two enclosed parking spaces and the other unit would be provided with one enclosed parking space and one open parking space.

The proposed project is generally compatible with the neighborhood and surrounding properties, although staff is recommending that the project height be lowered by two-feet. In the judgment of staff, lowering the proposed new unit would reduce the imbalance created due to the height of the existing bungalow (approximately 11'6) in relationship to the proposed structure (24' 7"). The appearance from Andreo Avenue will be preserved, as the second unit is proposed for the rear of the property. The applicant has worked with staff in order to arrive at the current site plan.

The total square footage of both dwellings and the three-car garage will be 3,549 square feet resulting in a floor area ratio of 0.61. The floor area ratio excluding the garages will be .51. The Torrance Municipal Code allows a maximum floor area ratio of 0.65 excluding the garage in the R-2 Zone, however, due to the property being located

within the Small Lot, Low-Medium Overlay Zone, a Planning Commission Review is required for development that has a floor area ratio, including the garage areas, above 0.5. This request may be approved if a finding is made that the proposed project will not be materially detrimental to the public welfare and to other properties in the vicinity.

The side yard setbacks are 10' adjacent to the existing front unit and 5' adjacent to the proposed rear unit. The garage is shown with a 5' setback off the alley, in compliance with Code. The height of the second unit will be 24' 7". As stated earlier staff is recommending that the height of the rear unit be reduced by 2' to make it more compatible in scale with the front unit. Please see the project summary below:

Statistical Information

◆ Lot Area	5,737	square feet
◆ Existing (front) unit	790	square-feet
◆ Proposed 2 nd Unit	2,137	square-feet
◆ Proposed Three Car Garage and Utility/ Storage Floor Area	622	square-feet
◆ Total Floor Area	3,549	square-feet
◆ Proposed Building Height	24' 7" (22'7" as conditioned)	
◆ Floor Area Ratio (including garage)	.61 to 1.0 (3,549 s.f./ 5,737)	
◆ Floor Area Ratio (excluding garage)	.51 to 1.0 (2,927.s.f./ 5,737)	

A Waiver to allow a reduction of the exterior side yard setback is requested. The Code states that a Waiver may be granted if the Planning Commission determines that:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

The project complies with open space, height and parking requirements of the R-2 development standards with the exception of the side yard located adjacent to the rear unit. The Code requires a 10' side yard and the applicant is requesting approval of a Waiver to allow a 5' setback for this rear area of the lot adjacent to the new unit. The original house is set back 32' from the front property line, thus pushing the bulk toward the rear. In order to provide Code sized garages and to maintain the front unit, the applicant seeks approval of the Waiver. Staff notes that the low walls shown adjacent to the rear unit are outside of the property lines and cannot be approved without an encroachment permit.

In the judgment of staff, this request meets the criteria for approving a Waiver. Due to the small lot size, placement of the original house, the required garage depth and narrow lot width, the strict application of the side yard requirement would cause an unreasonable hardship. The subject property is substandard in lot size, 5,737 square feet compared to a minimum 6,000 square feet, and lot width, 45 feet wide compared to 60 feet (typical corner lot). The second unit will not be detrimental to the public welfare or to the surrounding properties because the area is designated for two-units and the existing front 1920's era bungalow will be preserved. The proposed three-car garage and second story unit will comply with the five-foot setback requirement from the alley. An additional open parking is available off the alley.

The proposed floor area ratio, scale, design, and layout are compatible to other properties with two dwelling units in the neighborhood. The second unit will be designed with elements of Spanish architecture that will feature a hipped tile roof, and arched windows.

The proposed second unit is consistent with the R-2 Zoning and Low-Medium Density Residential General Plan land use designations. The project is consistent with the provisions of the Small Lot, Low-Medium Overlay Zone in that the existing front dwelling unit will be preserved, no curb cut is proposed and three enclosed parking spaces are provided. Therefore, based on the findings outlined above, 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

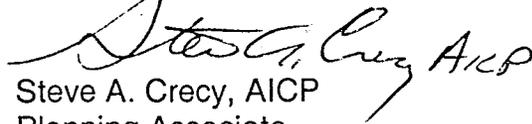
FINDINGS OF FACT IN SUPPORT OF APPROVAL OF PLANNING COMMISSION REVIEW AND WAIVER:

Findings of fact in support of approval are set forth in the attached resolutions.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Recommended conditions for the project are set forth in the attached resolutions.

Prepared by,


Steve A. Crecy, AICP
Planning Associate

Respectfully Submitted,


Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Resolutions
2. Location and Zoning Map
3. Waiver Substantiation
4. Code Requirements
5. Site Plan, Floor Plans, & Elevation

PLANNING COMMISSION RESOLUTION NO. 06-059

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW TO ALLOW THE CONSTRUCTION OF A SECOND DWELLING UNIT RESULTING IN A FLOOR AREA RATIO ABOVE 0.5 FOR PROPERTY LOCATED IN THE R-2, SMALL LOT, LOW-MEDIUM OVERLAY ZONE AT 1804 ANDREO AVENUE.

PCR06-00004: Kamaren Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006 to consider an application for a Planning Commission Review filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for the on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; 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 44 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (e); and

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

- a) That the property is located at 1804 Andreo Avenue;
- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the proposed second unit will tend to preserve the neighborhood characteristics because the existing dwelling unit will be preserved. The second unit will incorporate exterior materials that are compatible with surrounding development;
- d) That the proposed construction will provide Spanish style architecture, three enclosed parking spaces and one open parking space;
- e) That the use and intensity of the project will be compatible with the properties in the vicinity because the design and scale are similar to other properties containing two units in the neighborhood;

- f) That the project will provide suitable open space, both in size and configuration, for the property because over one-third of the lot will be provided as usable open space in the front and the yard area between the units;
- g) That the proposed floor area to lot area ratio of 0.61 to 1.0 will not be materially detrimental to public welfare and to other properties in the vicinity because the new floor area will be at the rear of the property away from the street. The project will maintain a one-story residence at the street.

WHEREAS, the Planning Commission by the following roll call votes APPROVED PCR06-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PCR06-00004, filed by Kamaren Henson to allow the construction of a second dwelling unit resulting in a floor area ratio above 0.5 for on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for two dwelling units shall be subject to all conditions imposed in Planning Commission Review 06-00004 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 Planning Commission Review 06-00004 is not used within one (1) 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 final architectural elevation drawings for the second dwelling unit shall be submitted to the Community Development Department for review and approval. The rear dwelling unit shall incorporate architectural elements that are compatible with the surrounding development to the satisfaction of the Community Development Director; (Development Review)

4. That the exterior color and material sample shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)
5. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That the proposed two-story unit shall be reduced in height by two feet to the satisfaction of the Community Development Director;
7. That electric sectional garage doors shall be installed for each garage space; (Development Review)
8. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
9. That a wheel stop shall be provided for in the open parking space; (Environmental)
10. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 3rd day of May, 2006.

Chairman, 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 3rd day of May 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-060

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK IN CONJUNCTION WITH THE CONSTRUCTION OF A SECOND DWELLING UNIT ON PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY R-2 ZONE AT 1804 ANDREO AVENUE.

WAV06-00003: Kameran Henson

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 3, 2006, to consider an application for a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; 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 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt by the 2003 California Environmental Quality Act Guidelines in Article 19, Class 5, Section 15305 (a); and

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

- a) That the property is located at 1804 Andreo Avenue;
- b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;
- c) That the project is in compliance with the Low-Medium Residential Density General Plan Designation;
- d) That there are unreasonable difficulties resulting from the strict enforcement of the setback requirements due to the small lot size, original house placement and narrow lot width. The subject property is substandard in lot size, 5,737 square feet compared to minimum 6,000 square feet, and lot width, 45 feet wide compared to 50 feet. The area by which the property can be developed is restricted by the existing residence on the property, the narrow lot width, and small lot size.

- e) The proposed second dwelling unit will not be materially detrimental to the public welfare or to the property of other persons in the vicinity because this request is to allow a reduced side yard setback for only the rear 40' of the property along the north property line. Additionally, this request will provide the required off-street parking.
- f) The project will not substantially interfere with the orderly development of the City because the proposed second unit will be compatible with the architectural character of the neighborhood and maintain the street setback along Andreo.

WHEREAS, the Planning Commission by the following roll call votes APPROVED WAV06-00003, subject to conditions:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV06-00003, filed by Kameran Henson to allow a reduction of the setback between buildings in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property with a two-family residence shall be subject to all conditions imposed in WAV06-00003 and any amendments thereto or modification 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 Waiver 06-00003 is not used within one (1) 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 exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. Exterior materials and finishes shall be compatible with the surrounding development; (Development Review)

4. That a detail of all proposed walls and fences shall be provided to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That electric sectional garage doors shall be installed for each garage space; (Development Review)
6. That the proposed two-story unit shall be reduced in height by two feet to the satisfaction of the Community Development Director; That electric sectional garage doors shall be installed for each garage space; (Development Review)
7. That 4" minimum contrasting address numerals shall be provided for front and rear units, and off alley; (Environmental)
8. That a wheel stop shall be provided for in the open parking space; (Environmental)
9. That an 8 foot wide A.C. alley with 4 foot P.C.C. center gutter shall be designed and constructed along the width of property including appropriate transition work. The alley plan, by private engineer, shall be approved prior to issuance of grading/building permit. (Permits and Mapping)

Introduced, approved and adopted this 3rd day of May 2006.

Chairman, 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 3rd day of May 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP
 1804 Andreo Ave
 PCR06-00004
 WAV06-00003

TO TORRANCE
 COMMUNITY DEVELOPMENT

GIBSON

LEGEND

- 1804 Andreo Ave
- 500 FT Notification

0 75 150 300 Feet

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

1. There are practical difficulties or unnecessary hardships from the strictness of the division:
 - A. We own two houses on this lot and we live in the front house. We are in need of improving the property for many reasons. The garage is ready to fall down and in need of replacement. Major repairs are needed to the rear house. We need more room with today's standards, and for raising a family, a one bedroom house is not enough room. We must develop the rear house for practical reasons. In order to do this we must obtain a waiver on the side yard set back. If we don't get the waiver we are unable to build, given the current code restrictions.
 - B. In order to obtain a permit to build, we ask that you could grant us this waiver. The main reason we need this waiver is to be able to satisfy the city zoning requirement for parking. Recently the city has put a moratorium on curb cuts which causes us a hardship on satisfying the parking requirements. In trying to satisfy the cities wishes, in not cutting the curb, we have designed the parking requirement to be entirely off of the alley way. We have gone to preliminary planning department meetings, and this seemed to be an agreeable solution. Putting all the parking off the alley pushes the structure slightly into the side set back. In this case it seems to work out okay, because it is more or less the same as more than half of the other structures in the neighborhood having similar side yards. We have addresses of these other homes if needed where the side set back measures from 9', 10, and 10½' to 11', 12' and 12 ½'. The side set back that we have designed on the plans is consistent with these other homes and apartments. We are asking for a side set back of 12' which is similar to the rest of the neighborhood. With the waiver being granted we can develop this property without making curb cuts and preserve the curb as the city wishes us to do. Allowing us to live in a house of decent size as should be the right of anyone or any family in our city.
 - C. We are being required to add two parking spots to the property via the current code. As of last year we were told by the engineering department that a curb cut would be fine on our property, because we have so much curb, approximately 177'. Our first design was utilizing the front yard to have the extra parking spot by cutting the curb. There was plenty of room for the parking at the side of the front house. This is our main hardship as not allowing us to have the curb cut parking access for a driveway to our front house has led us to have to design all of the parking off the alley and across the entire length of the rear of the property. In doing so we need to ask for this waiver, because of this hardship.
 - D. The extra garage and extra parking space required greatly takes away from our planned space. We had to change our plan from the original design to try to satisfy the preferred off alley parking.

- E. We are trying to build what the code is allowing for, which is the two dwellings on the lot. We have complied with all others conditions of the overlay neighborhood.
- F. If we can not build a larger house that is decent to live in, it will force us to move and turn the property back into rentals, which would be an extreme hardship for us. It is our ambition to have a nice home.
- G. The existing two single-car garages are currently unusable for two reasons. 1. The garages are dilapidated and falling over and as a result would need to be demolished and rebuilt. 2. The garages are positioned on the property so that a car must enter from the N street side and that is not possible as there is no driveway access leading to the garages.

Therefore, the four parking spaces that we will be adding to the property will decrease the amount of cars parked in the street which will benefit the neighborhood greatly.

- 2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:
 - A. Making improvements to a home could not be materially detrimental to the public welfare. This is a good thing for the community.
 - B. It will not be materially detrimental to others in the same vicinity. There is basically no change from before. A house is still a house next to a house, only it might cause the other property to increase in value which is beneficial to surrounding property owners.
- 3. It will not substantially interfere with the orderly development of the city as provided for in this division:
 - A. To my knowledge the building of our home will not interfere with the orderly City developments. This type of improvement is in keeping with what was intended for this area.
 - B. A quality single family home can only improve the surrounding area. It is much more pleasant to walk past a well cared for home than one that is let to run down.
 - C. This home was designed especially to blend in with the front house and the surrounding area to stay in keeping with the neighborhood.

We have gone to the expense of redesigning our original dream home in an effort to meet the city zoning restrictions. We will be grateful if you will waive the side yard restriction in order for us to get started on our long awaited home.

CODE REQUIREMENTS

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

Building and Safety:

- Comply with the state energy requirements.
- Provide separate utilities to each unit.
- Provide underground utilities.
- Pre-wire each unit for cable television.

Environmental:

- The front yard of any property zoned for residential use shall not be more than 50%-paved.
- The property shall be landscaped prior to final inspection.
- Open parking to be a minimum of 10' x 19'.

Engineering:

- A construction excavation permit is required from the Community Development Department for any work in the City right of way.
- New fences/walls shall not encroach into the public right of way.

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

NAKADA+ASSOCIATES INC*architecture and urban design*

523 West Sixth Street, Suite 1200

Los Angeles, CA 90014

Tel: 213.943.4680

Fax: 213.943.4681

24 February 2004

Via: Fax

City Council
 City of Torrance
 3031 Torrance Boulevard
 Torrance, California

Re: Border Avenue Condominium Development CUP03-00047 Elite Homes
 Torrance, California

Dear Council Members

I am an architect with 25 years of experience in historic preservation and the development of Historic Preservation Districts. I have served on The Angelino Heights Historic Preservation Overlay Zone Board in the City of Los Angeles for ten years and have seen a dramatic increase in the property values as a result of its historic status as well as significant new investment in the historic homes.

At the request of Gene Higginbotham and Liz Forbes from the Association to Save Historic Old Torrance, I visited the City of Torrance on Friday August 22, 2003. We toured the original town site of Torrance, which includes several residential neighborhoods that retain most of their original housing stock in a pattern of development that was typical for early twenty-century suburban cities. Also of note is the involvement of Fredrick Law Olmsted in the original plan for Torrance. Mr. Olmsted was the most prominent Landscape Architect in America' in the late 19th and early 20th Century. He was responsible for Balboa Park, Golden Gate Park and The University of Washington campus here in the west.

Given the historical significance of this area of Torrance; its high degree of retention of original historic structures and its association with a national design figure, it is an excellent candidate for creation of a historic district. The site is potentially eligible for listing on the National Register of Historic Places.

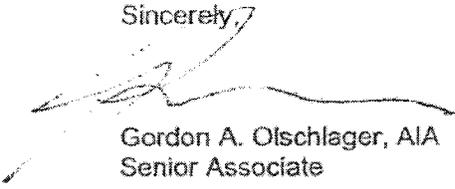
It is my understanding that a condo development is proposed for Border Avenue. Given the historic significant of this site it would seem appropriate that the City Council give consideration to the potential impact this development may have on the historic homes adjacent to it. Consideration should be given to alternative design options that could allow for development under the current site zoning that would be compatible with the single family character of the adjacent neighborhood. I recommend delaying action on this development and that the project be further analyzed to determine if there are viable alternatives to the current proposal that would respect the historic integrity of the neighborhood. The review of alternatives should

NAKADA+ASSOCIATES INC
urban architecture

Page 2

include the citizens of Torrance that have concern for preservation of the city's unique historic character.

Sincerely,



Gordon A. Olschlager, AIA
Senior Associate

GAO:cln

cc: File

SUBMITTED AT P.L. Mtg. 12/3/03
CUP03-00047

BRANDT-HAWLEY LAW GROUP

Environment/Preservation

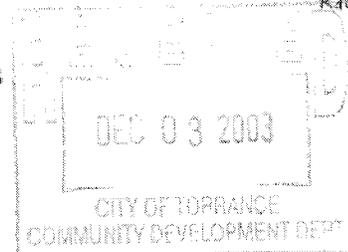
Susan Brandt-Hawley
Anne Cottrell

Chauvet House PO Box 1659
Glen Ellen, California 95442

Legal Assistants
Sara Hews
Shannen Jones

Law Clerk
Rachel Howlett

August 26, 2003



Mayor Dan Walker
and Members of the City Council
City of Torrance
by fax 310-618-5841

Re: CUP03-00022: Elite Homes (Subtec/Cheryl Vargo)
Agenda Item 12 b
Negative Declaration, Use Permit, Tentative Tract Map, Variance

Dear Mayor Walker and Councilmembers:

On behalf of the group *Save Historic Old Torrance*, I am writing to request that the Council grant the administrative appeal pending tonight and require preparation of an Environmental Impact Report (EIR) prior to further considering approval of the above-referenced housing project. By way of introduction, our law practice focuses on historic preservation cases throughout California. Among the many cases we have handled under the California Environmental Quality Act (CEQA) are *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165; *League for Protection of Oakland's Historic etc. Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) 48 Cal.App.4th 182; *Galante Vineyards v. Monterey Peninsula County Water Management District* (1997) 60 Cal.App.4th 1109; and *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307.

The Initial Study prepared for this project fails to make any mention of the historic and cultural context of the project site on Border Avenue and is thus unlawfully incomplete and inadequate. The environmental setting of this project must be evaluated in the Initial Study. In fact, thus far the City's environmental review makes no mention of the key fact that the site is part of an area containing vintage Craftsman and bungalow style homes that are part of the original Torrance

Letter to Mayor Walker and Councilmembers
August 26, 2003
Page 2

housing stock in an historic pattern of development. Historic Preservation architect Gordon A. Olschlager, AIA, has given you his opinion, following his tour of the area last week, that the site is part of an important area appearing to qualify for listing as a district on the National Register of Historic Places.

Given its incompatible mass and scale alongside the smaller historic structures in the Industrial Housing District within Old Torrance, this project may cause a substantial adverse change in its immediate surroundings that may in turn reduce the significance of a potential historic district. No City approval should be considered until an objective environmental analysis takes a look at the historic resources adjacent to the project site and considers feasible mitigation and project alternatives. Such environmental review can only help the City Council make its land use decisions. An EIR is also triggered by the requested variance, since the project is not consistent with adopted City plans and policies. Area residents may also raise other areas of project incompatibility and potentially significant impacts.

Under the "fair argument" standard of review under CEQA, the administrative record now includes sufficient evidence based on requisite facts, reasonable assumptions predicated upon facts, and expert opinion, that approval of the use permit, tentative tract map, and variances *may* have significant environmental impacts on the historic neighborhood.

As you know, Public Resources Code section 21151 requires agencies to prepare an EIR whenever a project "*may* have a significant impact on the environment." (Public Resources Code § 21151, emphasis added.) CEQA "creates a low threshold requirement for initial preparation of an EIR and reflects a preference for resolving doubts in favor of environmental review when the question is whether any such review is warranted." (*League for Protection, supra*, 52 Cal.App.4th 896, 905.)

The admittedly low threshold requires preparation of an EIR rather than a negative declaration whenever substantial evidence in the record supports a "fair argument" that significant impacts may occur, *even if* a different conclusion may also be supportable. (*Friends of "B" Street v. City of Hayward* (1980) 106

Letter to Mayor Walker and Councilmembers
August 26, 2003
Page 3

Cal.App.3d 988, 1000-1003.) This standard differs markedly from the deferential review normally applied to public agency decisions:

... if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.

(Guideline § 15064, subd. (g), subd. (l).)

Sierra Club v. County of Sonoma, supra, (1992) 6 Cal.App.4th 1307, affirmed the lower court's decision requiring an EIR, holding that

[t]he 'fair argument' test is derived from section 21151, which requires an EIR on any project which 'may have a significant effect on the environment.' That section mandates preparation of an EIR in the first instance 'whenever it can be fairly argued on the basis of substantial evidence that the project may have significant environmental impact.' [Cit.] If there is substantial evidence of such impact, contrary evidence is not adequate to support a decision to dispense with an EIR. [Cits.]

(*Id.* at 1317-1318.)

The holding in the *Sierra Club* case, including the statement that a negative declaration can be allowed only if there is no "credible evidence" of potential environmental impacts, has been repeatedly cited with approval in major CEQA cases since its publication in 1992. In *Stanislaus Audubon Society, Inc., v. County of Stanislaus* (1995) 33 Cal.App.4th 144, the Court rejected approval of a negative declaration and in requiring preparation of an EIR stressed that "[a]pplication of [the fair argument] standard is a question of law and deference to the agency's determination is not appropriate." (*Id.* at 151.)

The CEQA Guidelines define significant impact on an historic resource as including alteration of its immediate surroundings in a manner that might

Letter to Mayor Walker and Councilmembers

August 26, 2003

Page 4

materially impair its significance. (Guideline § 15064.5.) The administrative record before you includes evidence supporting a fair argument that this project may materially impair the historic integrity of the surrounding neighborhood. An EIR must therefore be prepared prior to your consideration of project approval.

Thank you very much.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Susan Brandt-Hawley". The signature is written in a cursive, somewhat stylized font.

Susan Brandt-Hawley

cc: *Save Historic Old Torrance*

ATTACHMENT J

Crecy, Steve

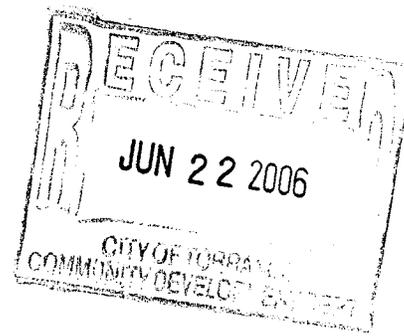
From: Lodan, Gregg
Sent: Thursday, June 22, 2006 1:28 PM
To: Crecy, Steve
Subject: FW: PCR06-00004, WAV06-00003: Kamaren Henson
Importance: High

fyi

From: Herbers, Sue
Sent: Thursday, June 22, 2006 7:30 AM
To: Lodan, Gregg
Subject: FW: PCR06-00004, WAV06-00003: Kamaren Henson
Importance: High

Received after the meeting but part of the record.

Sue



From: cweiss310@aol.com [mailto:cweiss310@aol.com]
Sent: Wednesday, June 21, 2006 6:46 PM
To: sherbers@torrnet.com
Subject: RE: PCR06-00004, WAV06-00003: Kamaren Henson

June 21, 2006

To Whom It May Concern:

I am writing in regards to the proposed construction of a new unit at 1804 Andreo Avenue. As a home owner on Andreo, and a concerned citizen of the Old Torrance Community, I would like to oppose this construction.

My husband and I purchased our 1912 California Bungalow last year. We moved from our home, and his family, in Westchester to be a part of this community. The reason we chose to buy a home in Old Torrance was because of the charm we found only in this quaint area of the South Bay. We are fearful that if allowed to continue with the construction of new units in this area it will loose its charm.

We are proud American citizens. My grandfather was a Three-Star General in the United States Army and fought for our freedom in three different wars. As such, I understand and appreciate the rights we have in this country for property ownership. However, I beg of you to take the concerns you hear from the majority of property owners and citizens of this community when making your decision on the new construction of 1804 Andreo. And, in fact, any new construction in the Old Torrance area. As a majority we do not agree with the teardown of any historical properties. Furthermore, my husband and I knew when we purchased that this was a special area. We understood when purchasing our home that any major construction would affect other people in the community. We based our final decision on that fact. There are many other areas in the South Bay a property owner can do whatever they choose to with their property. I hope that we can keep

Opponent

06/22/2006

one area sacred.

If you would like me to explain anything in this email further please feel free to contact me directly.

Thank You!

Concerned Home Owner,
Christina Weiss Bennison

Mark and Christina Bennison
1727 Andreo Ave
Torrance, CA 90501
310.897.4177

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5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

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

STATE OF CALIFORNIA

County of Los Angeles,

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

a newspaper of general circulation, printed and published _____

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

June 10, 1974

Case Number SWC7146

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

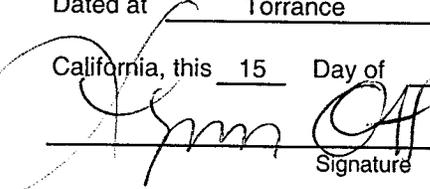
Sept. 15,

all in the year 2006

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 15 Day of Sept. 2006


Signature

This space is for the County Clerk's Filing Stamp

CITY CLERK
2006 SEP 19 AM 11:46
CITY OF TORRANCE

Proof of Publication of

DB

DB 9-106

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., **September 26, 2006**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California on the following matter:

PCR06-00004, WAV06-00003, Kamaren Henson: City Council consideration of an appeal of a denial of a Planning Commission Review and a Waiver to allow the construction of a new (replacement) dwelling unit resulting in a floor area ratio above 0.5 and a reduction of the exterior side yard setback on property located in the Small-lot Low-Medium Overlay District in the R-2 zone at 1804 Andreo Avenue. 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 (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 35.120-35.104 ADA Title II]
For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

**SUE HERBERS
CITY CLERK**

Pub: September 15, 2006.

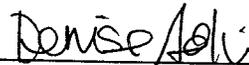
PROOF OF SERVICE BY MAIL

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 **September 14, 2006**, I caused to be mailed **131** copies of the within notification for City Council **PCR06-00004, WAV06-00003: KAMAREN HENSON** 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 **September 14, 2006**, at Torrance California.



(signature)

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

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Publish: September 15, 2006

SUE HERBERS
CITY CLERK

One hundred thirty one (131) notices mailed 09/14/06. da