

Council Meeting of  
October 3, 2006

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

**PUBLIC HEARING**

Members of the Council:

**SUBJECT: Community Development - City Council consideration of a proposal to allow the construction of first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 zone at 210 Via El Toro.**

**PRE06-00013: Miles Pritzkat (Eugene Kwon)**

**Expenditure: None**

**RECOMMENDATION**

The Planning Commission and the Community Development Director recommend that the City Council deny the appeal and adopt a RESOLUTION to approve a Precise Plan of Development (PRE06-00013) for the construction of first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 zone at 210 Via El Toro.

**Funding:** Not applicable

**BACKGROUND**

The applicant requests approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 zone. A Precise Plan of Development is required because the applicants propose additions over 14 feet in height. This matter was first considered by the Planning Commission on June 7, 2006. During the Public Hearing, members of the public expressed concern with the impacts of view, light, air and privacy of the proposed plan. After receiving testimony from four neighbors, and receiving a petition that was submitted to the Community Development Department on June 6, 2006, the Planning Commission continued the matter until June 21, 2006 to allow the Commission time to visit the properties of the signatories to the petition. The applicant, in response to concerns regarding view impacts to the neighboring property at 527 Camino De Encanto, proposed changes to the second story during the June 21, 2006 hearing that included reducing the depth of the southwesterly portion by four feet and the roofline by seven feet. One window on the front elevation and three windows facing the south were eliminated to address privacy concerns. The Planning Commission approved the project with the modifications submitted at the hearing. Surrounding property owners have appealed the Planning Commission's decision.

**Prior Hearings and Publications**

A Planning Commission Public Hearing was scheduled for June 7, 2006. On May 25, 2006 the site was posted and 102 notices were mailed to property owners within a 500 foot radius and to the Riviera Homeowners Association. On May 26, 2006 a legal

advertisement was published in the newspaper. On September 22, 2006, 102 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to the Riviera Homeowners Association, a notice of public hearing was posted at the site and a legal advertisement was published in the newspaper.

### **Environmental Findings**

Additions to single family residential properties are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Class 1, section 15301 (e).

### **ANALYSIS**

The lot is located at the end of a cul de sac, and is irregularly pie shaped, with a 51.75 foot radius street frontage. The existing residence is one story in height and was constructed in 1955. The first floor of the remodeled residence would contain an attached garage, a great room, kitchen and breakfast room, a laundry room, dining room, a study, 3 bedrooms and 3 bathrooms. The applicant proposes to add an 887 square foot second story that will consist of a master bedroom suite. A summary of the project statistics follows:

#### ***Statistical Information***

◆ Lot Area	10,451 square feet
◆ Completed Residence	4,060 square feet
◆ Lower Floor	2,773 square feet
◆ Second Floor	887 square feet
◆ Garage	400 square feet
◆ Lot Coverage	30%
◆ Floor Area Ratio	.39
◆ Building Height	23.67' (from the lowest corner)

The applicant obtained a property survey in conjunction with the proposed application and provided the Finished Floor elevations and highest ridge elevations of the surrounding properties. Houses to either side are one story in height. However, due to the topography of the lots, the highest ridge elevation of the one story residence on the south side of 210 Via El Toro is only 3.64 feet lower than the highest ridge elevation of the proposed second story addition at 210 Via El Toro. The highest ridge elevation of the one story residence on the north side of 210 Via El Toro is 7.74 feet lower than the highest ridge elevation of the proposed second story addition at 210 Via El Toro. The highest ridges of the one story residences to the east are 2.87 feet (515 Camino De Encanto), 0.69 feet (523 Camino De Encanto), and 3.97 feet (527 Camino De Encanto) higher than the highest ridge elevation of the proposed second story addition at 210 Via El Toro.

The current R-1 development standards, as applied to this request, call for 20' average front and rear setbacks, and 6.92' side yard setbacks for the new second story additions. Because the proposed additions will not increase the total floor area of the dwelling, excluding the garage, by more than 85 percent, the existing setbacks on the first story may be retained, per Code, resulting in south side setbacks at the first story level, ranging from 5 to 7 feet and north side setbacks ranging from 11 to 45 feet. All existing and proposed setbacks exceed what is required by Code.

In the judgment of the Community Development Department, the proposed structure, as

conditioned, will not have a significant impact on the view, light, air or privacy of the surrounding properties and therefore staff recommends denial of the appeal and approval of the project.

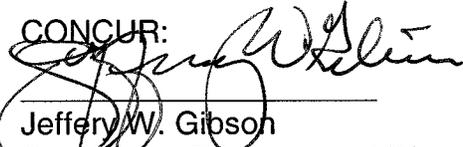
### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the current proposal on June 7, 2006. After receiving public testimony from the neighbors to the east along Camino De Encanto, and one neighbor to the west along Paseo De La Playa, citing concerns relating to light, air and privacy, and the principle of building a second story, the Planning Commission voted 6-0 (absent Chairperson Uchima) to continue the hearing to the June 21, 2006 hearing. In response to testimony and photos submitted by the property owner of 527 Camino De Encanto, the applicants prepared revised plans, illustrating a 4' reduction in the southwest portion of the proposed second story addition. Including the eaves, this resulted in a 7' reduction in the roofline of the southwest portion of the proposed second story addition, the elimination of 2 windows on the south elevation of the proposed second story, and the elimination of 1 window on the front elevation of the proposed second story addition. These revised plans were submitted to the Planning Commission and reviewed by the property owner of 527 Camino De Encanto. This property owner continued to object to the project, citing view obstruction. The Planning Commission received testimony from the neighbors to the east along Camino De Encanto and one neighbor to the west along Paseo De La Playa, objecting to the project based concerns relating to light, air and privacy. The property owner of 209 Via El Toro, voiced support for the proposed project. After hearing the public testimony and receiving the revised plans, the Planning Commission approved the project, as revised, 4-2 (absent Commissioner Horwich). Commissioner Busch and Chairperson Uchima voted against approving the project.

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

CONCUR:

  
Jeffery W. Gibson  
Community Development Director

By   
Gregg W. Loda, AICP  
Planning Manager

NOTED:

  
LeRoy J. Jackson  
City Manager

- for*
- Attachments:
- A. Resolution
  - B. Revised Silhouette Certification
  - C. Letter of Appeal
  - D. Additional Correspondence
  - E. Planning Commission hearing Minutes Excerpt 06/07/06 and 06/21/06
  - F. Previous Planning Commission staff reports and Supplementals
  - G. Proofs of Publication and Notification
  - H. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
  - I. 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 AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS FOR AN EXISTING SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 210 VIA EL TORO.**

**PRE06-00013: Miles Pritzkat (Eugene Kwon)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on June 21, 2006, to consider an application for a Planning Commission Review filed by Miles Pritzkat (Eugene Kwon) to allow first and second story additions for an existing single family residence on property located in the R-1 Zone within the Hillside Overlay District at 210 Via El Toro; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on October 3, 2006, to consider an appeal of a Planning Commission approval of an application for a Planning Commission Review filed by Miles Pritzkat (Eugene Kwon) to allow first and second floor additions for an existing single family residence on property located in the R-1 Zone within the Hillside Overlay District at 210 Via El Toro; 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 6, Article 2 of the Torrance Municipal Code; and

**WHEREAS**, single family residential properties are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 210 Via El Toro;
- b) That the property is identified as Lot 127 of Tract 18379
- c) That the proposed new residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the new residence does not appear to create a significant impact on any views and the second story portions have been sited as far away from the front, side, and rear setbacks as possible, so as to retain view corridors through the property for residences located to the north, south, and east, and more than the required rear yard setbacks have been provided, in order to be less intrusive to the neighboring properties;
- d) That the proposed new residence has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence exceeds the side and rear yard setback requirements, is well below the maximum height limit, complies with the R-1 standards

and the Hillside Overlay District, and the proposed new construction does not appear to block any significant views.

- e) That, as conditioned, the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior design elements are in keeping with the architecture of the surrounding residences, including the traditional beach/Cape Cod style and large wrap around porch;
- f) That, as conditioned, the design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high quality finishes equal to those of surrounding residences;
- g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single family residence is an appropriate use for this property, and is in compliance with the R-1 Zone and the Hillside Overlay District;
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed new construction conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance;
- i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height due to an existing ascending slope in the rear quarter of the property and the need to maintain view corridors along the side and rear of the property for residences to the north, south and east. Due to the highly irregular shape of the lot, the ability to increase floor area in the front and side yards is limited by the need to maintain the code required front and side setbacks and maintain lot coverage standards. The overall height is well below the maximum height for a two story residence;
- j) That denial of such an application would result in an unreasonable hardship to the applicant because expansion in the rear yard is limited by the ascending slope in the rear quarter of the property and expansion in the front or sides would not meet code required setbacks;
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards and there are no anticipated view impacts on neighboring properties.

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00013, filed by Miles Pritzkat (Eugene Kwon) to allow the construction of first and second story additions on property located in the R-1 Zone within the Hillside Overlay District at 210 Via El Toro, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a two story single family residence shall be subject to all conditions imposed in Planning Commission Review 06-00013 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 City Council relied in granting approval;

2. That if this Planning Commission Review 06-00013 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 23.67 feet as represented by the survey elevation of 126.70 feet based on the elevation of the lowest adjacent grade of 103.03 feet located at the northwest corner of the resulting residence, based on the assumed benchmark elevation of 100.37 feet located on the sidewalk, on the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Community Development)
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 23.67 feet as represented by the survey elevation of 126.70 feet based on the elevation of the lowest adjacent grade of 103.03 feet located at the northwest corner of the resulting residence, based on the assumed benchmark elevation of 100.37 feet located on the sidewalk, on the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Community Development)
5. That the garages shall be provided with electric, roll-up doors (Environmental);
6. That the applicant shall provide minimum 4" address numbers; (Environmental)
7. That the within 30 days of the final public hearing, the applicant shall remove the silhouette of the proposed structure to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall removed the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That any conditions of other departments received prior to or during the meeting shall be met (Community Development Department).

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

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MAYOR, of the City of Torrance

ATTEST:

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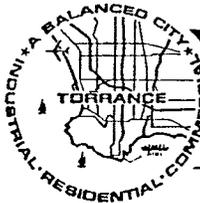
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_





**City of Torrance, Planning Department**  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829  
**Height and Location Certification**

Jeffery W. Gi

ATTACHMENT B

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

**SILHOUETTE CERTIFICATION**

I have surveyed the silhouette located at 210 VIA EL TORO  
(address)

on 7-28-06, based on plans submitted to the City of Torrance  
(date)

by \_\_\_\_\_ on \_\_\_\_\_ . The survey was taken  
(applicant/architect) (date)

from a bench mark located at N.W. PROPERTY CORNER, L&T "RCE 30826"  
(address)

(attach map) which established a base elevation of 100.36 .

The ridge line/highest point of the roof was determined to have an elevation of 127.20 .

The plans indicate that the elevation should be 126.70 .  
*my*

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

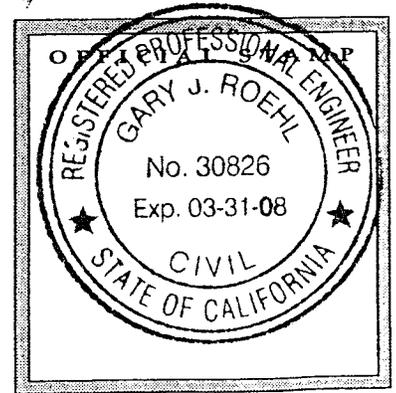
GARY J. ROEHL  
NAME (please print)

RCE 30826  
LS/RCE#

*[Signature]*  
SIGNATURE

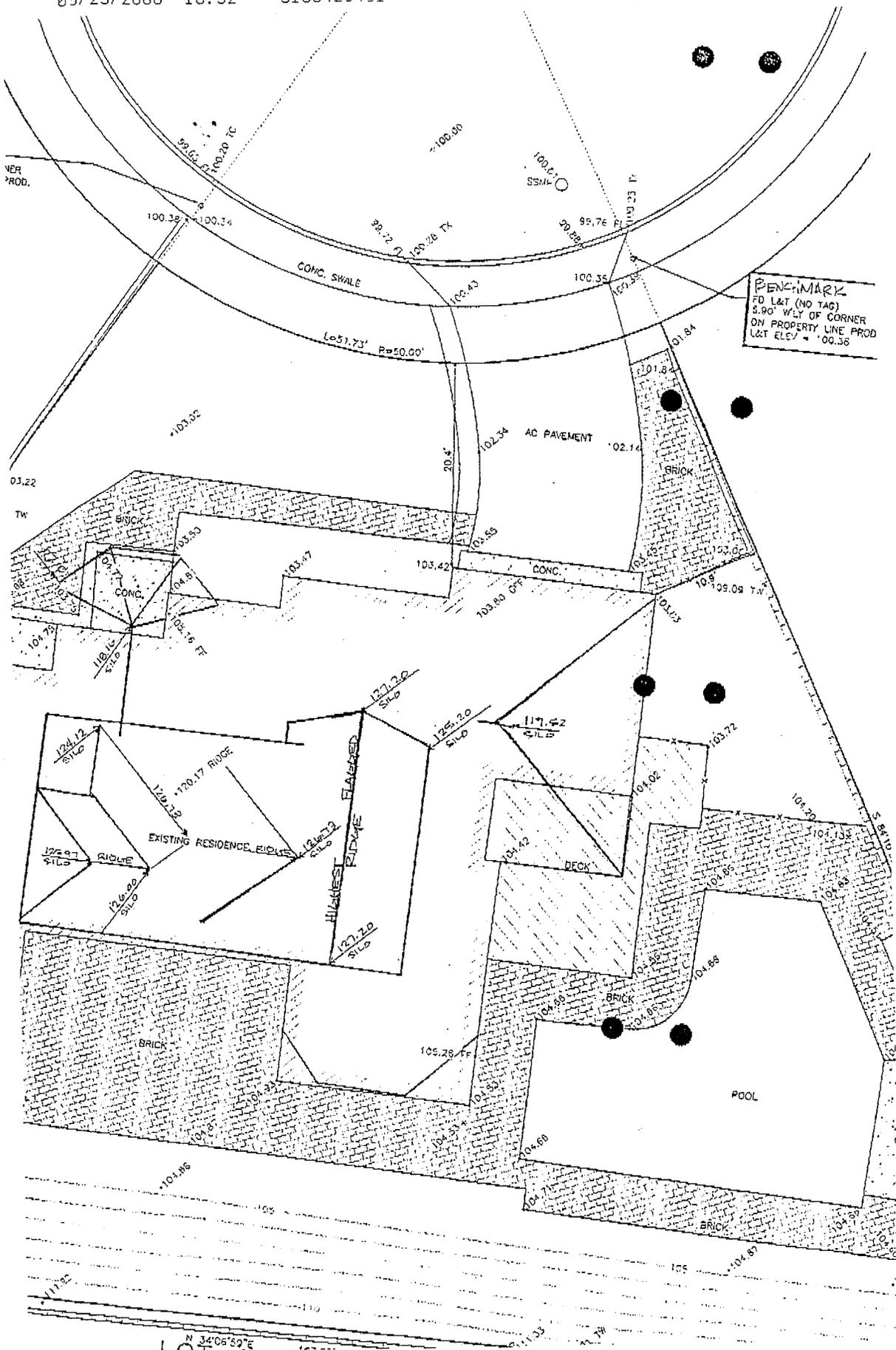
(310) 542-9433  
PHONE

7-30-06  
DATE



Notes: \_\_\_\_\_

JUL 31 2006



BENCHMARK  
 FD L&T (NO TAG)  
 8.90' WLY OF CORNER  
 ON PROPERTY LINE PROD  
 L&T ELEV = 100.36

N 34°05'59"E

**CITY OF TORRANCE****INTEROFFICE COMMUNICATION****DATE: July 3, 2006**

**TO:** Jeffery Gibson, Community Development

**FROM:** City Clerk's Office

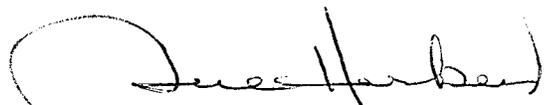
**SUBJECT:** Appeal 2006-08

Attached is Appeal 2006-08 received in this office on July 3, 2006 from Eugene L. Kusion. Attorney at Law, Kusion & Campana, 4541 Artesia Boulevard, Second Floor, Redondo Beach, CA 90278. This appeal is of the Planning Commission's approval on June 21, 2006 regarding PRE06-00013: MILES PRITZKAT (EUGENE KWON) located at 210 Via El Toro, Torrance, CA 90277. SEE ATTACHMENTS.

The appeal fee of \$160.00, paid by check, was accepted by the City Clerk.

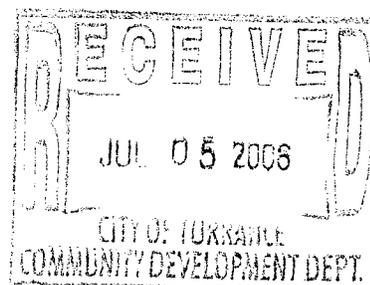
**TMC SECTION 11.5.3. PROCEDURE AFTER FILING.**

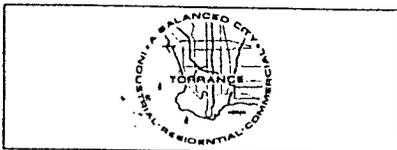
- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies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





# CITY OF TORRANCE

## APPEAL FORM

2006 JUL -3 AM 10:22

CITY OF TORRANCE

### AN APPEAL TO:

- City Council
- Planning Commission
- \_\_\_\_\_

### RETURN TO:

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

RE: PRE06-00013 - MILES PRITZKAT (EUGENE KUON)  
 (Case Number and Name)

Address/Location of Subject Property 210 Via El Toro,  
 (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 signatures.*

SEE ATTACHED

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LAW OFFICES OF  
**KUSION & CAMPANA**  
 4541 ARTESIA BOULEVARD  
 SECOND FLOOR  
 TELEPHONE 370-6164

EUGENE L. KUSION  
 ATTORNEY AT LAW  
 BAR #91669

P.O. BOX 4895  
 REDONDO BEACH, CA 90272

Name of Appellant SEE ATTACHED

Address of Appellant SEE ATTACHED

Telephone Number ( SEE ATTACHED ) 1-310-311-1111

Signature Cameron Fahn, Patricia Federick, Ronal Smith, Ken Ewert, [unclear]

For office use only:  
 Appeal Fee paid \$ 160.00      Date 7/03/06      Received by [signature]  
 Notice to: Community Development Department:       Planning       Building & Safety  
 City Council     City Manager     City Attorney     Other Department(s) \_\_\_\_\_

APPEAL

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4 The Planning Commission, as a whole and by and through each  
5 of its constituent members, abused its discretion in approving  
6 the Petition of PRITZKAT (KWON), #PRE 06-00013, on June 21, 2006,  
7 by:

8 1) Failing to properly and legally apply the provisions of  
9 the Torrance Hillside Overlay Ordinance, T.M.C. 91.41.6, Sections  
10 (a) through (e);

11 2) Adopting the "approval" recommendation of the Planning  
12 Commission "Staff" at a time when, by its own admission, Staff  
13 had in fact been prevented from making a determination, as to  
14 at least two properties affected by the Petition, as to the  
15 impact on the view to said properties by the proposed project,  
16 due to weather conditions at the time Staff had visited the two  
17 affected properties;

18 3) Failing to contact and/or visit/inspect the properties  
19 of at least two objecting property owners to determine the im-  
20 pact of the proposed project on those properties, as relates to  
21 each of the Hillside Overlay Ordinance factors (i.e. view, light,  
22 air, privacy);

23 4) Failing to have each and every member of the Planning  
24 Commission personally visit/inspect each and every property  
25 affected by the planned project to determine the impact of said  
26 project on each of said properties as relates to each of the  
27 factors set forth in the Hillside Overlay Ordinance;

28 5) Failing to continue the Planning Commission hearing of

1 June 21, 2006 for such a period of time as to allow the proposed  
2 modification of the sillohuete on the proposed second story of  
3 the project to be erected, and thereafter allow the objecting  
4 property owners and Planning Commission Staff and members time  
5 to inspect and scrutinize said modified sillohuete to then deter-  
6 mine the impact of the proposed second story addition on the  
7 surrounding properties.

8 6) Failing to properly and legally apply to the proposed  
9 project California Nuisance law as embodied in Civil Code Sec-  
10 tions 3479 and 3480, as to the impact of the project on the sur-  
11 rounding and affected properties.

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**Santana, Danny**

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**From:** Lodan, Gregg  
**Sent:** Monday, September 18, 2006 5:43 PM  
**To:** Santana, Danny  
**Subject:** FW: Appeal to City Council

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**From:** Ronald Smith [mailto:smithr527@yahoo.com]  
**Sent:** Monday, September 18, 2006 3:45 PM  
**To:** glodan@torrnet.com  
**Subject:** Appeal to City Council

In re: PRE06-00013  
Miles Pritzkat (Eugene Kwon)

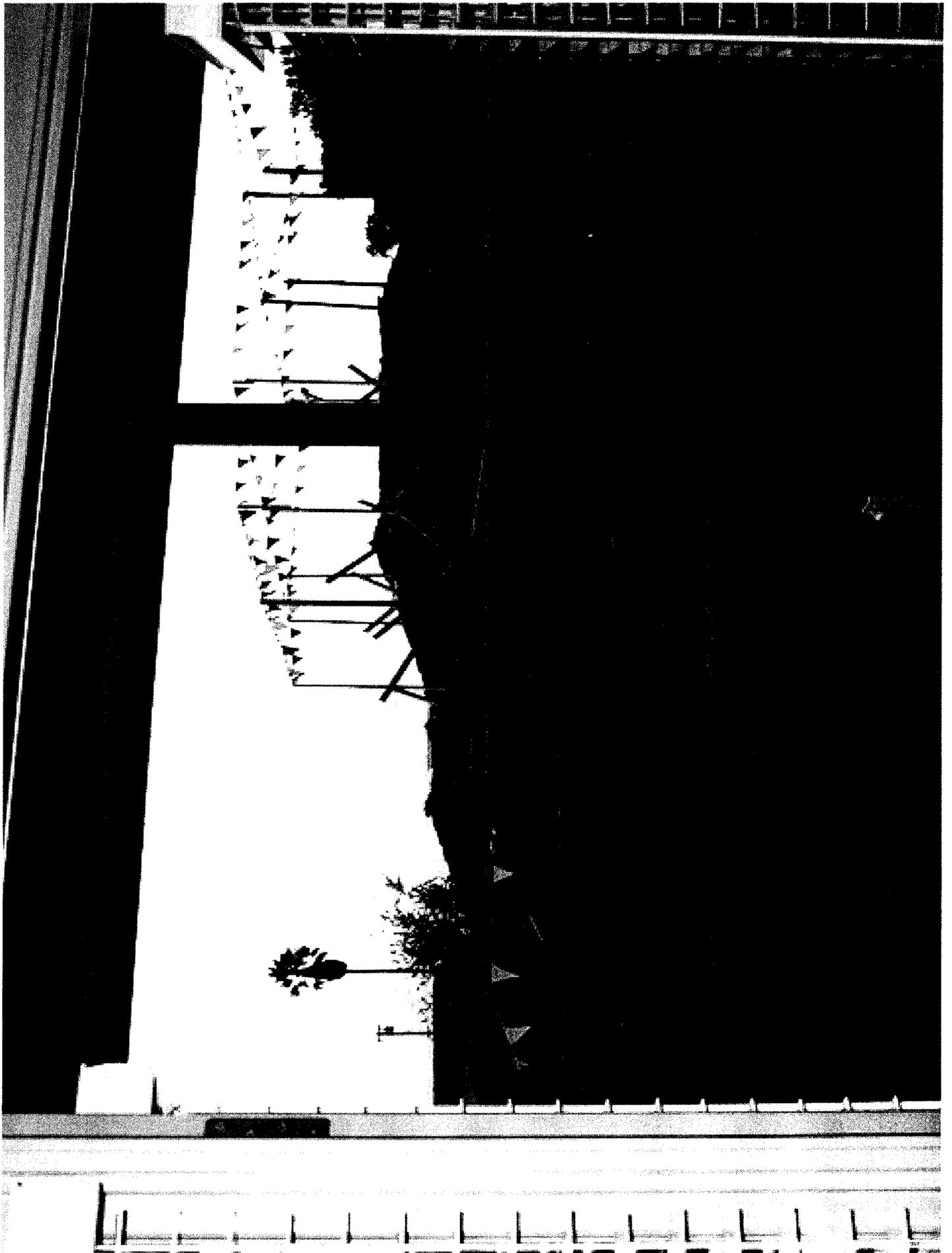
Dear Sir:

The decision of the planning commission approving the above Precise Plan of Development has been appealed to the City Council.

I am enclosing for the Council's consideration two photos showing the impact the approved plan will have on the views from my dining room and kitchen. These photos were taken after the silhouette was re flagged after the planning commission's approval of an amended design. The first photo was taken from my dining room, the second was taken from my kitchen. In both photos you see the Santa Monica Mountains across the bay and the extent that I will lose that view under the approved amended design. They also give you a sense of the light entering my home that would be shut out by the second floor.

I can be reached at 310-373-8818 should you have any questions.

Ronald Smith





**EXCERPT OF MINUTES**

√ **Minutes Approved**  
 ~~Minutes Subject to 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.

**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.

**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.

**Recommendation**

Approval.

Planning Assistant Naughton introduced the request.

Miles Pritzkat, project architect, reported that he and the Kwons (owners of the subject property) met with neighbors at 523 and 527 Camino de Encanto and 528 Paseo de la Playa to discuss their concerns, however, they were not successful in contacting neighbors at 528 and 524 Camino de Encanto. Submitting revised plans, he advised that they did observe a view impact at 527 Camino de Encanto and subsequently modified the second floor, shifting the stairwell and cutting back the roof, to restore this view. He noted that one window facing the street and three windows facing the south were also

eliminated to address privacy concerns. He stated that Mr. Kusion, 523 Camino de Encanto, indicated that he would be less concerned about the project if he could build a second story, and the Kwons have indicated that they would not oppose a reasonable second-story addition on this property. He advised that a two-story project has been approved at 439 Camino de Encanto and is currently in plan check.

At the Commission's request, Mr. Pritzkat reviewed the revisions with the owner of 527 Camino de Encanto, Ronald Smith.

Mr. Smith stated that the revisions would help, but he still would lose a portion of his view of the Santa Monica Mountains and that was not acceptable.

In response to Commissioner Browning's inquiry, Mr. Smith confirmed that, as revised, the project would not block any of his ocean view and that he did not have concerns about the project's impact on his privacy.

Cameron Faber, 524 Camino de Encanto, requested that the hearing be continued to allow commissioners an opportunity to revisit the site because weather conditions have made it impossible to determine the project's impact on views and that the silhouette be modified to reflect the new revisions. He maintained that the project would have a significant impact on both 523 and 527 Camino de Encanto and that it would block half of his view of the sunset.

Commissioner Browning noted that he made an effort to contact everyone who signed the petition in opposition to the project submitted on June 6, but the phone number listed for Mr. Faber was incorrect, so he was unable to contact him.

Commissioner Drevno noted that Mr. Faber did not respond to a message she had left so she was also unable to view the project from his home. Mr. Faber stated that he made it clear in his email that he was going to be home all weekend.

Commissioner Busch questioned which properties listed on the petition had not been visited by staff and why the staff report mentions the possibility of requiring window treatments to mitigate privacy concerns at 528 Paseo de la Playa.

Planning Assistant Naughton reported that all of the properties had been visited by staff numerous times, however, they were not able to view the project from the interior of some of the homes because residents did not return phone calls. She explained that she personally did not observe a privacy impact at 528 Paseo de la Playa due to the distance from the project and the angle of the windows, but if Commissioners believe otherwise, they do have the option of modifying windows to mitigate the impact.

Commissioner Browning indicated that he would not support requiring the applicant to re-silhouette the project because he believed the improvement to views was evident and there was no need to saddle the applicant with this additional expense.

Gene Kusion, representing his mother, the owner of 523 Camino de Encanto, voiced his opposition to the proposed project. Referring to the staff report, he questioned how staff could recommend approval of the project when the weather has made it impossible to determine the view impact at 527 and 528 Camino de Encanto and expressed concerns that there is no mention of a staff visit to 523 Camino de Encanto, which takes the brunt of the impact, or 531 Camino de Encanto. He reported that he intends to move into 523 Camino de Encanto on July 1<sup>st</sup> so he will be the person suffering the impact.

Mr. Kusion contended that at least 6 properties would be adversely impacted by the proposed second story – 523, 524, 527, 528 and 531 Camino de Encanto and 209 Via El Toro – and it makes no sense to allow a project that would benefit 1 property to the detriment of 6 properties.

Mr. Kusion maintained that the proposed project was not in compliance with the Hillside Overlay Ordinance, TMC §91.41.6, because Subsection (a) states that a project shall not have an adverse impact on the view, light, air and privacy of other properties in the vicinity and the proposed project would have an adverse impact on all four of these factors at 523 Camino de Encanto as demonstrated by photographs previously submitted.

Mr. Kusion began to detail the requirements of Subsection (b), and Chairperson Uchima noted that Commissioners were familiar with the requirements of the Hillside Overlay Ordinance and asked that Mr. Kusion conclude his remarks because he was nearing the five-minute mark.

Mr. Kusion explained that the Notice of Public Hearing states, “If you challenge the above matter in court, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice,” and he would like it on the record as to how the property at 523 Camino de Encanto is affected by the proposed project.

Resuming his discussion of the Hillside Overlay Ordinance, Mr. Kusion stated that the proposed project does not comply with Subsection (b) as it was not designed to cause the least intrusion because the square footage could be added on the first floor where the existing pool is located without impacting neighbors. He noted that Subsection (c) requires that the project be designed to be in harmony with other properties in the vicinity and maintained that the project would not be in harmony with the six properties adversely affected.

Chairperson Uchima interrupted Mr. Kusion to ask legal counsel to comment on Mr. Kusion’s claim that he must detail his concerns about the project in order to preserve his legal rights.

Deputy City Attorney Whitham advised that it would be sufficient for Mr. Kusion to make a general statement that the project, in his opinion, does not comply with TMC §91.41.6 in order to preserve his right to challenge the Commission's decision based on the findings he was now detailing. She further advised that the Commission does have the right to impose a five-minute time limit on speakers and it is incumbent on speakers to use that time wisely.

Based on the Deputy City Attorney's advice, Chairperson Uchima asked Mr. Kusion to conclude his remarks, offering him one minute to raise any additional concerns.

Mr. Kusion noted that in order to approve a second story, the Hillside Overlay Ordinance requires that denial of the application would constitute an unreasonable hardship, but contended that it would not be a hardship for the applicant in this case because he was told by the Kwons' architect that the only reason they were seeking a second story was to gain a view. He reviewed the definition of "nuisance" and "public nuisance" as defined under California Civil Code §3479 and 3480, and voiced his opinion that the proposed second story would be a nuisance and a detriment to the neighborhood.

Commissioner Gibson voiced support for the five minute time limit and urged that it be enforced consistently.

Commissioner Browning reported that he visited 528 Camino de Encanto on a clear day and observed absolutely no view impact. Mr. Kusion noted his disagreement with Commissioner Browning's assessment.

Jim Delurgio, 209 Via El Toro, reiterated his support for the project, voicing his opinion that it would be a significant improvement over the current structure and increase property values for everyone in the area.

Eugene Kwon, owner of the subject property, clarified that he was proposing to add a second story so that he could meet the needs of his family, not just to obtain a view. He reported that a preliminary silhouette was erected in January, after which he visited neighbors at 515, 523, 527 and 531 Camino de Encanto, and Mr. Smith at 527 Camino de Encanto was the only one to express concerns about the view impact, therefore, the petition in opposition to project submitted the day before the last meeting had taken him by surprise. He stated that immediately after the meeting, he visited 528 Paseo de la Playa and 523 and 527 Camino de Encanto to better understand their concerns, and he also left messages at 528 and 524 Camino de Encanto that were not returned. He voiced his opinion that the revisions were a reasonable compromise and asked that the Commission make a decision on the project this evening because of time constraints. He explained that he did not want to expand his home in the area of the pool because he would like the option of renovating the pool in the future. He stated that a lot of time and research had gone into the plans and that he tried to be as exact as possible and didn't leave any "wiggle room" in order to

speed the process. He disputed the idea that the project was a monstrosity, noting that his lot is almost 11,000 square feet on which he was proposing to build a 3,600 square-foot home.

Commissioner Busch questioned whether the applicant would be willing to eliminate the four windows on the east elevation of the second floor in order to address privacy concerns.

Mr. Pritzkat stated that he believed privacy issues had been mitigated by the raising the sill height of the windows and using obscured glass.

Commissioner Faulk noted that the windows are only 18 inches by 18 inches.

Commissioner Browning stated that he did not believe the windows would have any impact on privacy because of their six-foot sill height, and the fact that they will be stationary and constructed of obscured glass.

Mr. Kusion wanted to clarify that the owner of 523 Camino de Encanto first voiced her objections to the project in a letter to the Planning Department dated January 29, 2006. He stated that in addition to the privacy impact, the project would block light and sea breezes.

Cristi Quesada-Costa, 528 Paseo de la Playa, expressed concerns about the project's impact on her privacy, explaining that the whole back of her house is French doors and windows and the proposed project would have a direct view into her living room, master bedroom and backyard.

Commissioner Busch requested that Ms. Quesada-Costa be shown the revisions.

Asked to estimate the distance between her house and the proposed project, Ms. Costa indicated that she could not and conceded that there is another property (209 Via El Toro) between her property and the subject lot.

**MOTION:** Commissioner Busch, seconded by Commissioner Gibson, moved to close the public hearing; voice vote reflected unanimous approval.

Chairperson Uchima indicated that he favored continuing the hearing because he would like an opportunity to revisit the site in light of the proposed modifications.

**MOTION:** Commissioner Busch moved to continue the hearing to July 19, 2006, and discussion continued.

Commissioner Faulk stated that he was prepared to make a decision this evening, and a show of hands indicated that a majority of commissioners were prepared to vote on the project. Commissioner Busch withdrew his motion.

**MOTION:** Commissioner Faulk moved for the approval of PRE06-00013, as conditioned, including all findings of fact set forth by staff, with the modifications submitted at this hearing. The motion was seconded by Commissioner Drevno and passed by a 4-2 roll call vote, with Commissioner Busch and Chairperson Uchima dissenting (absent Commissioner Horwich).

Commenting on his vote, Commissioner Busch stated that he voted against the project because he had wanted to take another look at the site.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-069.

**MOTION:** Commissioner Browning moved for the approval of Resolution No. 06-069. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner Horwich).

###

**EXCERPT OF MINUTES**

√ **Minutes Approved**  
 ~~Minutes Subject to Approval~~

**June 7, 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 7:02 p.m. on Wednesday, June 7, 2006, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Drevno, Gibson, Horwich, and Vice Chair Fauk.

Absent: Chairperson Uchima.

Also Present: Planning Manager Lodan, Planning Associate Santana, Deputy City Attorney Whitham, Plans Examiner Nishioka, Fire Marshal Kazandjian, and Associate Civil Engineer Symons.

**MOTION:** Commissioner Browning, seconded by Commissioner Drevno, moved to grant Chairperson Uchima an excused absence from this meeting; voice vote reflected unanimous approval.

**10. FORMAL HEARINGS**

**10A. 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 located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro.

**Recommendation**

Approval.

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

Miles Pritzkat, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, explaining that the design was confined by the extreme pie-shaped lot, the rear slope and the existing pool at the northeast corner. He noted that the project has an FAR of .39 and a height of 23.67 feet, which is considerably under the maximum allowed and that the second-floor setbacks are larger than required to minimize the intrusion on privacy and allow more sunlight to adjacent properties. He reported that before designing the project, he and the property owner, Eugene Kwon, determined that neighbors to the rear at 523 Camino de Encanto do not currently have a view over the existing ridgeline, and decided to locate the mass of the addition in front of them in order to preserve view corridors at 515, 527 and 531 Camino de Encanto. He explained that a preliminary silhouette was erected in January and the Kwons met with several neighbors on Camino de Encanto to review the impact and view blockage did not seem to be an issue. Noting that the comprehensive silhouette has been in place since April 15, he stated that the petition had taken him by surprise because up until today only one neighbor had submitted a letter in opposition. He voiced his opinion that the proposed project was very reasonable and urged approval as submitted.

Patricia Roderick, 528 Camino de Encanto, stated that it was not uncommon for silhouettes to be erected and stay in place for months at a time, so she was not concerned about the project until she received the notice of this hearing. She reported that her residence has a view corridor between 527 and 523 Camino de Encanto, which would be blocked by the proposed project, and voiced objections to any project that would exceed the height of the existing roofline. She suggested that the Kwons should have known the limitations when they purchased the pie-shaped lot and that they might have to consider eliminating the existing pool in order to obtain the square footage they want.

Responding to questions from the Commission, Ms. Roderick reported that her single-story home was built in 1954 and the impacted view is a view of hills and a tip of the ocean from her living room and front yard.

Cameron Faber, 524 Camino de Encanto, voiced objections to the proposed project, stating that it would block a portion of the ocean view from his porch and driveway; that it would also affect his light and air; and that he believed it was an eyesore. He indicated that he purchased his home in 1989 and expressed concerns about the cumulative impact of massive additions.

Vice Chair Faulk questioned how the project could block light from Mr. Faber's home, which is some distance away, and Mr. Faber clarified that it would not shadow his property, but it would block the sky from view.

Ronald Smith, 527 Camino de Encanto, recalled that he did raise concerns about the view impact when he spoke to Kwons after the first silhouette was erected in January. He contended that the second story addition would greatly affect the view from his living room and dining room, as well as block sunlight from these rooms, and decrease the value of his property. He reported that he already lost a portion of his view to the south due to a roofline extension at 524 Paseo de la Playa and this project would block a substantial portion of his northerly view. He related his understanding that the pool on the subject property is fenced in for the safety of the children and suggested that the home could be enlarged on the first level by filling in the pool.

Gene Kusion, representing his mother Maria Kusion, owner of 523 Camino de Encanto, reported that his sister presently lives on the property and that he intends to move in within the next 30 days. He stated that 523 Camino de Encanto is the property most affected by the project and voiced objections to the addition of a second story, relating his understanding that it would span 167 feet and be 14 feet higher than the existing roofline. He contended that the project would have a very significant adverse impact on the view, light, air and privacy of his mother's home.

Submitting photographs to illustrate, including ones in which he filled in the silhouette, Mr. Kusion detailed his concerns about view impact. He maintained that the project would also have a detrimental impact on the views from 527, 524 and 528 Camino de Encanto, but the brunt of the impact would be on 523 Camino de Encanto where the loss would be at least 80% of the backyard sky view. He voiced his opinion that the proposed project was a monstrosity and should not be approved because there are alternatives to building a second story, such as filling in the pool. He commented on the recent election in which over-development was a major issue.

Vice Chair Faulk requested that Mr. Kusion confine his remarks to the project under consideration.

Mr. Kusion stated that he believed this project would be detrimental to the neighborhood as a whole and specifically to the property at 523 Camino de Encanto.

Commissioner Horwich noted that the staff report mentions that the second story would span 38 feet, not 167 feet as Mr. Kusion has represented and expressed concerns that the photographs submitted were inaccurate.

Mr. Kusion reported that he simply took photographs of the silhouette and filled it in to demonstrate the impact once the building has been constructed.

Jim Delurgio, 209 Via El Toro, stated that he strongly supports the project and believes it will be a significant improvement to the neighborhood. He noted that before the Kwons purchased the property, it was a rental inhabited by drug users, which was detrimental to home values and the safety of the community.

Alfredo Costa, 528 Paseo de la Playa, reported that he recently remodeled his property, but chose not to add a second floor and instead concentrated on the front and back yards. Submitting photographs to illustrate, he contended that the project would intrude on the privacy of his living room, bedroom and pool area.

Mr. Kusion invited commissioners to visit 523 Camino de Encanto so they could personally observe the impact.

Commissioner Browning stated that he had visited the Kusion residence, but his observations were somewhat different than the photographs submitted. He indicated, however, that he would like an opportunity to visit the properties listed on the petition in the supplemental material.

Mr. Pritzkat wanted to clarify that the new ridge height would be 6 feet higher than the existing ridge height, not 14 feet as mentioned by Mr. Kusion.

Commissioner Busch, echoed by Vice Chair Faulk, voiced support for a continuance.

**MOTION:** Commissioner Busch moved to continue the hearing to June 21, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Chairperson Uchima).

Vice Chair Faulk announced that the hearing would not be re-advertised as it was continued to a date certain.

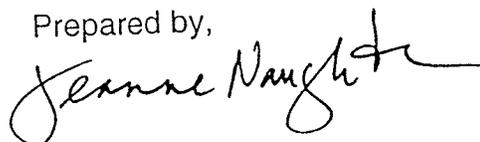
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## SUPPLEMENTAL #2 TO AGENDA ITEM NO. 8B (LIMITED DISTRIBUTION)

TO: Members of the Planning Commission  
FROM: Development Review Division  
SUBJECT: PRE06-00013—Miles Pritzkat (Eugene Kwon)  
LOCATION: 210 Via El Toro

The following photos were provided to staff on Tuesday, June 20, 2006, as taken from the property at 527 Camino De Encanto.

Prepared by,



Jeanne Naughton  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Photos

**Naughton, Jeanne**

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**From:** Ronald Smith [smithr527@yahoo.com]  
**Sent:** Tuesday, June 20, 2006 1:54 PM  
**To:** jnaughton@torrnet.com  
**Subject:** PRE06-00013: Miles Pritzkat (Eugene Kwon)  
**Attachments:** pat1825716854; pat591882308; pat1960904590; pat855824601

Ms. Naughton:

Attached are some photos taken from my home at 527 Camino de Encanto.  
Photos IMG\_080 and IMG\_084 were taken from my living and dining rooms. Photo IMG\_087 was taken from my bedroom.

Ron



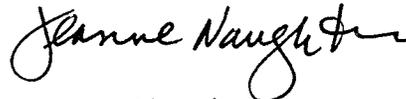


**SUPPLEMENTAL TO AGENDA ITEM NO. 8B (LIMITED DISTRIBUTION)**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**SUBJECT:** PRE06-00013—Miles Pritzkat (Eugene Kwon)  
**LOCATION:** 210 Via El Toro

This is a list of speakers that were present at the June 7, 2006 hearing that provided their contact information for staff and the Planning Commission.

Prepared by,



Jeanne Naughton  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Contact List

**Speakers at the June 7, 2006 Planning Commission Hearing**

- Patricia Roderick  
528 Camino De Encanto  
310.387.6881 (cell)  
310.375.6478
- Cameron Faber  
524 Camino De Encanto  
213.712.3002 (cell)  
310.378.5890
- Ronald Smith  
527 Camino De Encanto  
310.373.8818
- Alfredo Costa  
528 Paseo De La Playa  
310.791.6286
- Eugene L. Kusion  
523 Camino De Encanto  
310.370.6164

**APPLICANT**

- Eugene & Linda Kwon  
210 Via El Toro  
310.375.5396 (home)  
310.750.7142 (cell)

**AGENDA ITEM NO. 8B**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**SUBJECT:** PRE06-00013—Miles Pritzkat (Eugene Kwon)  
**LOCATION:** 210 Via El Toro

This case is a request for approval 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. This item was continued to the June 21, 2006 hearing in order to allow staff and Commission adequate time to visit the properties of neighbors who voiced concerns at the June 7, 2006 hearing.

Staff was able to visit the following properties since the June 7, 2006 hearing:

**527 Camino De Encanto**

The weather conditions have prevented staff from making a determination as to whether there are significant view impacts.

**528 Camino De Encanto (exterior of residence)**

Staff's phone calls have not been returned and the property owner has not submitted any photos or their concerns in writing. Staff has been unable to determine impacts from the interior of the residence and weather conditions have prevented staff from observing any significant impacts to view from the exterior of the residence.

**524 Camino De Encanto**

The property owner has been unable to meet with staff on site but has submitted his concerns in writing. Staff has determined, based on visits and observations made from the exterior of the residence, that there are no significant impacts in terms of view, due to heavy landscaping at the front of the residence.

**528 Paseo De La Playa**

In staff's determination, there are no significant impacts to privacy however, window treatments may mitigate privacy concerns if the Commission feels it would be appropriate to condition the project in this manner.

Staff continues to recommend approval of the project, as conditioned. Staff will continue to attempt to visit 527 Camino De Encanto prior to the June 21, 2006 hearing, weather conditions permitting.

Prepared by,



Jeanne Naughton  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Original Staff Report
2. Supplemental #1 and Supplemental #2 provided at the June 7, 2006 hearing
3. Correspondence submitted on June 16, 2006

**AGENDA ITEM NO. 10A**

**CASE TYPE & NUMBER:** Precise Plan of Development – PRE06-00013

**NAME:** Miles Pritzkat (Eugene Kwon)

**PURPOSE OF APPLICATION:** Request for approval 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.

**LOCATION:** 210 Via El Toro

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

**ADJACENT ZONING AND LAND USE:**

NORTH: R-1 Hillside Overlay District, One Story Single Family Residences

SOUTH: R-1 Hillside Overlay District, One Story Single Family Residences

EAST: R-1 Hillside Overlay District, One Story Single Family Residences

WEST: R-1 Hillside Overlay District, One and Two Story Single Family Residences

**GENERAL PLAN DESIGNATION:** Low-Density Residential

**COMPLIANCE WITH GENERAL PLAN:** The site has a General Plan Land Use Designation of Low Density Residential allowing up to nine dwelling units per acre. The proposed construction of first and second story additions to an existing single family residence on this property is consistent with Low Density Residential designation.

**EXISTING IMPROVEMENTS AND /OR THE NATURAL FEATURES:** The subject property contains a one story single family residence consisting of 2,542 square feet of living area and an attached, 400 square foot garage constructed in 1956. The lot is relatively level, with an ascending slope in the rear quarter of the property.

**ENVIRONMENTAL FINDINGS:** Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet to a single family residence in a residential zone is Categorically Exempted by the 2004 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e)(2).

**BACKGROUND AND ANALYSIS:**

The applicant requests approval to construct first and second story additions to an existing one story single family residence with an attached garage. A Precise Plan is required because the property is located within the Hillside Overlay District and the new construction is over 14 feet in height.

The lot is located at the end of a cul de sac, and is irregularly pie shaped, with a 51.75 foot radius street frontage. The rear lot line has a length of 167 feet, the northern lot line has a length of 116.56 feet, and the southern lot line has a length of 121.04 feet. The required setbacks were determined to be 6.92 feet for this property for two story construction. Because the proposed additions will not increase the total floor area of the dwelling, excluding the garage, by more than 85 percent, the existing setbacks on the first story may be retained, per Code. The resulting residence will maintain south side setbacks at the first story level, ranging from 5 to 7 feet, north side setbacks ranging from 11 to 45 feet, and 20 foot average rear and front yard setbacks. The second story additions will be significantly setback from the front, side, and rear lot lines, maintaining 28 foot south side setbacks, 42 to 47 foot north side setbacks, and 36 foot rear setbacks. All of the provided setbacks meet or exceed what is required by code.

The applicants are proposing to add 321 square feet to the first floor, resulting in a lower floor plan that will contain a 400 square foot garage and 2,773 square feet of living area. The lower floor will consist of a great room, kitchen and breakfast room, a laundry room, dining room, a study, 3 bedrooms and 3 bathrooms. The applicant proposes to add an 887 square foot second story that will consist of a master bedroom suite.

The highest ridge of the proposed residence as measured from the lowest adjacent grade (103.03 feet) is 23.67 feet at an elevation of 126.7 feet.

The project proposes lot coverage of 30% with a 0.39 floor area ratio.

A project summary is provided below:

***Statistical Information***

◆ Lot Area	10,451	square feet
◆ First Floor	2,773	square feet
◆ Second Floor	887	square feet
◆ Garage	400	square feet
◆ New Residence	4,060	square feet
◆ Building Height	23.67	feet

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #3). The applicant was required to construct a silhouette to demonstrate potential impacts. A licensed civil engineer (Attachment #4) has verified that the height of the silhouette has been constructed accurately. Staff made a field inspection to the site.

Based on staff observations, the proposed development will not significantly adversely impact the view, light, air and privacy of other properties in the vicinity. Properties located to the east, along Camino De Encanto are at a higher elevation and there do seem to be view corridors through the property at 210 Via El Toro. The design of the second story has retained these view corridors by setting the massing toward the center of the existing one story residence. Based on plans submitted by the applicant, ridge elevations of two of the three existing one story residences along the west side of Camino De Encanto, that are adjacent to 210 Via El Toro to the rear, are higher than the ridge elevation of the proposed second story at the subject site. Staff received two letters from the property owner at 523 Camino De Encanto (Attachments #6 and #7), citing concerns regarding view, air and privacy. The silhouette does not block any mountain, city lights, or ocean view. In terms of concerns regarding air and light, the second story is 38 feet in width, along a rear property line that is 167 feet in length and is proposed to be located 36 feet from the rear property line. The proposal includes four 1.5 foot by 1.5 foot, obscured glass windows along the second story east elevation. All 4 windows will maintain 6 foot sill heights and are intended to provide light into the master bedroom. The Commission may consider eliminating these windows from the proposal, if in its determination, it would adequately resolve the neighbor's privacy concerns.

Staff has not received correspondence from any other properties in the vicinity, and must therefore assume that the proposed residence will not cause significant impacts in terms of view, light, air or privacy to properties in the surrounding vicinity. Properties located to the north and south are at approximately the same elevation and it does not appear that there are any views that occur across the roof of the existing residence. All the properties located to the west are two story single family residences and are at a lower elevation and there do not appear to be any adverse impacts in terms of view, light, air or privacy.

The proposed residence will have a slightly larger footprint than the existing one story residence however the second story will be significantly setback from the massing of the first story and will maintain more than the required front, side and rear setbacks. Therefore the project as proposed should not create new view impacts for residences to the north, south, or west of the property.

The applicants have submitted plans for a project that complies with the R-1 standards, Hillside Overlay District regulations, exceeds the open space requirements and is well within the maximum lot coverage and Floor Area Ratio limits. Based on these criteria, staff has determined that the new residence with the proposed floor area ratio would provide an orderly and attractive development in harmony with other properties in the vicinity. The residence incorporates premium architectural finishes that are compatible with the surrounding homes and does not appear to cause any significant intrusion on the view, light, air or privacy of adjacent properties. For these reasons, 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

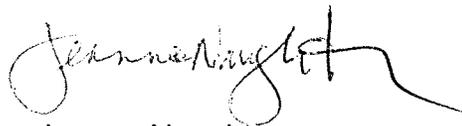
**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:**

Findings of fact in support of approval of the precise plan are set forth in the attached Resolution.

**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:**

Recommended conditions of the proposed project are set forth in the attached Resolution.

Prepared By,

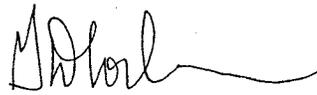


Jeanne Naughton  
Planning Assistant

**ATTACHMENTS:**

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Silhouette Verification
5. Code Requirements
6. Correspondence from 523 Camino De Encanto
7. Site Plan, Floor Plans, & Elevations

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**PLANNING COMMISSION RESOLUTION NO. 06-069**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT AT 210 VIA EL TORO

**PRE06-00013: MILES PRITZKAT (EUGENE KWON)**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on June 7, 2006 to consider an application for a Precise Plan of Development filed by Miles Pritzkat (Eugene Kwon) to allow the construction of first and second story additions to an existing one story single family residence with an attached garage on property located in the R-1 Zone within the Hillside Overlay District at 210 Via El Toro; 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 6, Article 2 of the Torrance Municipal Code; and

**WHEREAS**, Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet to a single family residence in a residential zone is Categorically Exempted by the 2004 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e)(2); and

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

- a) That the property is located at 210 Via El Toro.
- b) That the property is identified as Lot 127, Tract 18379.
- c) That the proposed new residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the new residence does not appear to create a significant impact on any views and the second story portions have been sited as far away from the front, side, and rear setbacks as possible, so as to retain view corridors through the property for residences located to the north, south, and east, and more than the required rear yard setbacks have been provided, in order to be less intrusive to the neighboring properties;

- d) That the proposed new residence has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence exceeds the side and rear yard setback requirements, is well below the maximum height limit, complies with the R-1 standards and the Hillside Overlay District, and the proposed new construction does not appear to block any significant views.
- e) That, as conditioned, the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior design elements are in keeping with the architecture of the surrounding residences, including the traditional beach/Cape Cod style and large wrap around porch;
- f) That, as conditioned, the design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high quality finishes equal to those of surrounding residences;
- g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single family residence is an appropriate use for this property, and is in compliance with the R-1 Zone and the Hillside Overlay District;
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed new construction conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance;
- i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height due to an existing ascending slope in the rear quarter of the property and the need to maintain view corridors along the side and rear of the property for residences to the north, south and east. Due to the highly irregular shape of the lot, the ability to increase floor area in the front and side yards is limited by the need to maintain the code required front and side setbacks and maintain lot coverage standards. The overall height is well below the maximum height for a two story residence;
- j) That denial of such an application would result in an unreasonable hardship to the applicant because expansion in the rear yard is limited by the ascending slope in the rear quarter of the property and expansion in the front or sides would not meet code required setbacks;
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards and there are no anticipated view impacts on neighboring properties.

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED PRE06-00013, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00013, filed by Miles Pritzkat (Eugene Kwon) to allow the construction of a first and second story additions to an existing one story single family residence with an attached garage on property located in the R-1 Zone within the Hillside Overlay District at 210 Via El Toro, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 06-00013 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 06-00013 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 23.67 feet as represented by the survey elevation of 126.70 feet based on the elevation of the lowest adjacent grade of 103.03 feet located at the northwest corner of the resulting residence, based on the assumed benchmark elevation of 100.37 feet located on the sidewalk, on the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Community Development)
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 23.67 feet as represented by the survey elevation of 126.70 feet based on the elevation of the lowest adjacent grade of 103.03 feet located at the northwest corner of the

resulting residence, based on the assumed benchmark elevation of 100.37 feet located on the sidewalk, on the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Community Development)

5. That the garages shall be provided with electric, roll-up doors (Environmental);
6. That the applicant shall provide minimum 4" address numbers; (Environmental)
7. That any conditions of other departments received prior to or during the meeting shall be met (Community Development Department).

Introduced, approved and adopted this 7th day of June 2006.

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Chairman, Torrance Planning Commission

ATTEST:

---

Secretary, Torrance Planning Commission

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

I, Gregg Lodan, AICP, 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 7th day of June, 2006 by the following roll call vote:

AYES: COMMISSIONERS:

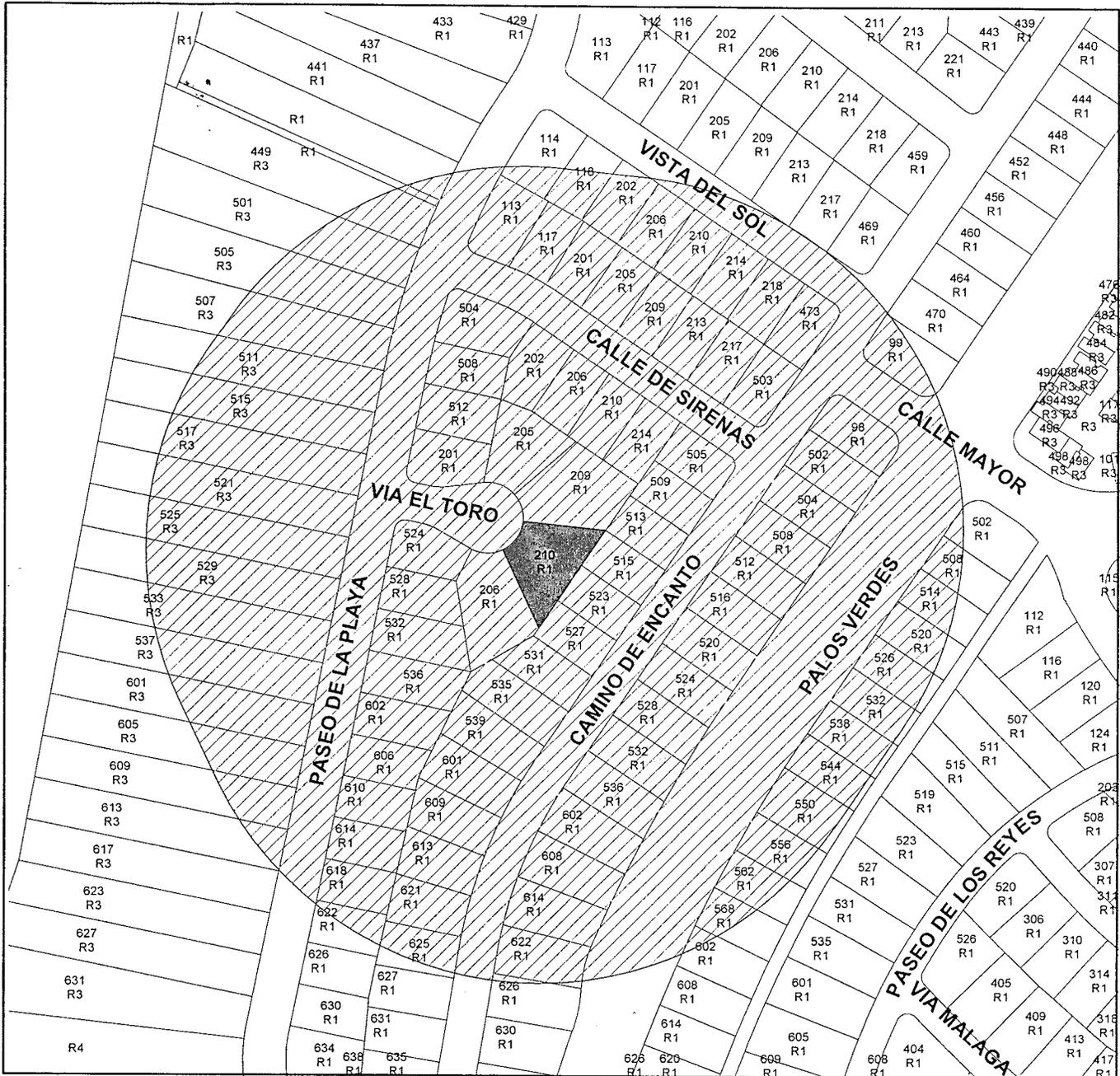
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission



**LOCATION AND ZONING MAP**

210 Via El Toro  
PRE06-00013

**LEGEND**

- 210 Via El Toro
- 500-ft Notification Area

0 60 120 240 Feet

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

**CITY OF TORRANCE – PLANNING DEPARTMENT**

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE \_\_\_\_\_

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

- a. Planning and Design (91.41.6)
- a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

Response:

Due to the pie shape of the lot, the location of the existing building and pool on the lot the option for expansion is to go up.

The second story addition is directly in front of the rear neighbor at lot 112. Currently they have no ocean view since the applicant's existing roof mass is higher than the neighbor's view line.

The second story as proposed would maintain view corridors for the other rear property owners.

The new second story is set back from the first floor massing on all sides, providing 20' setback on the south, 37' on the north and 35'-8" to the rear. This will minimize any effects on light and air.

Rear and side facing windows have been minimized to maintain privacy.

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

Response:

The new second story element is situated over the area of the existing house where the roof mass is the highest. The existing ridge height in this area is 120.17' with the proposed being 126.7' at the master bedroom (8'-1" plate, 3:12 pitch) stepping down to 126.10' at the master bath area (3:12 with 7'-1" plate).

Again, the second story has been set in from the existing first story building to provide increased setback to maintain light and air and privacy.

The building pad is situated approximately 7'-8' below the upslope neighbors and there is existing vegetation which creates privacy for both parties.

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

Response:

The traditional/beach/Cape Cod style is consistent with a number of homes along in the area. The front setback line of the existing garage and house, which is found throughout the neighborhood has been respected to maintain an orderly development. A large wrap around porch is proposed to create a welcoming effect.

The new second story has been set back from the first floor to create a tiered massing, similar to the existing massing.

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

Response:

The proposed addition to the existing property will enhance the "curb appeal" to both the subject property and the neighborhood. In addition, the proposed alterations will increase the continuity of design style within the neighborhood, increasing the land value and enhance the monies invested by adjoining property owners.

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

Response:

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) As indicated above view impacts are minimal.

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

Response:

The proposed alterations will result in a structure of mass and size that is similar to the existing and the surrounding structures. The proposed structure also conforms to all City ordinances. As such, neither the project nor the precedent established by approval of the Precise Plan of Development will result in adverse cumulative impacts to the neighborhood.

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

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

The lot has a unique pie-shape. It is narrow at the front and wide at the rear. The rear portion of the property is occupied by 5'-6' slope which when combined with slope setback criteria further limits the area of development.

The existing pool further limits the ability to expand on the ground level.

With the exception of minor one-story additions in three areas, the second story is located within the existing building footprint.

- b. Denial of this application would constitute an unreasonable hardship for the following reasons:

The proposed new home conforms to all basic zoning requirements. The applicants wish to enjoy the same property rights utilized by neighbors in the same general area (201 Via El Toro, 517,521,524 Paseo de la Playa to name a few)--the ability to develop their property with a two-story structure.

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

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) and as indicated above, minimal view impact to neighbors is anticipated. Furthermore, the new structure will upgrade an old tract house with an upgraded structure. This will add value to properties in the neighborhood.

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

- a. Denial of this application would constitute an unreasonable hardship for the following reasons:

**Not applicable**

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

**Not applicable**



City of Torrance, Planning Department  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Jeffery W. Gibson, Planning Director

# Height and Location Certification

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

## SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 210 VIA EL TORO RD  
(address)

\_\_\_\_\_ on \_\_\_\_\_, based on plans submitted to the City of Torrance  
(date)

by MILES PRITZKAT on \_\_\_\_\_  
(applicant/architect) (date). The survey was taken

from a bench mark located at LET @ N.W. PROPERTY CORNER  
(address)

(attach map) which established a base elevation of 100.31.

The ridge line/highest point of the roof was determined to have an elevation of 127.20.

The plans indicate that the elevation should be \_\_\_\_\_.

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

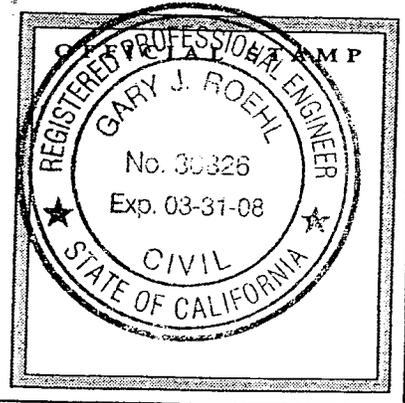
GARY J. ROEHL  
NAME (please print)

30826  
LS/RCE#

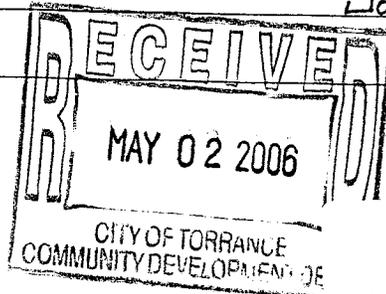
[Signature]  
SIGNATURE

542-9433  
PHONE

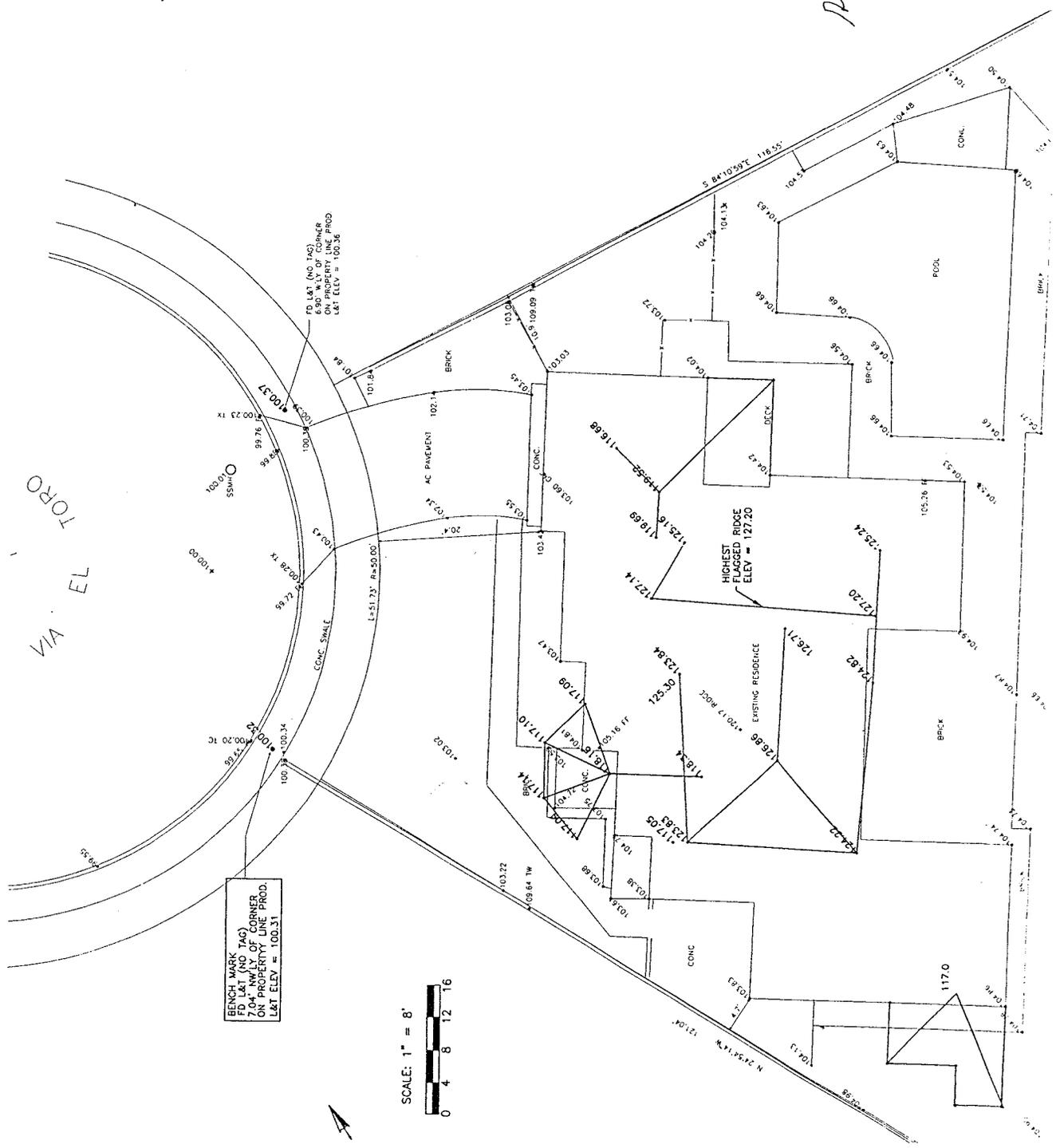
5-02-06  
DATE



Notes: \_\_\_\_\_ Job # 05-521



*My Pond*



BENCH MARK  
 7.04' NWLY OF CORNER  
 ON PROPERTY LINE PROD.  
 L&T ELEV = 100.31



VIA EL TORO

## **CODE REQUIREMENTS**

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

### **Building and Safety:**

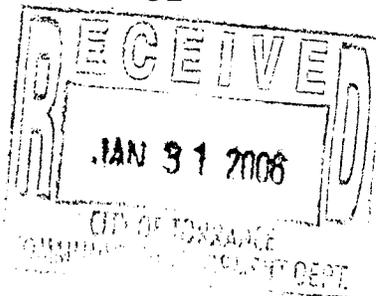
- Comply with the State Energy Requirements.
- Provide underground utilities.

### **Environmental Division:**

- The front yard of any property zoned for residential use shall not be more than 50%-paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).

### **Mapping and Permits Division:**

- Install a street tree in the City parkway every 50' for the width of this lot. (City code sec. 74.3.2) Contact the Torrance Public Works Dept. at 310.781.6900 for information on the type and size of tree for your area.



M.L.Kusion for  
The Kusion Trust  
P.O.Box 874  
Palos Verdes Est.  
CA. 9)274.

City of Torrance  
Planning Department  
Attn: Danny Santana  
3031 Torrance Blvd.  
Torrance, CA. 90503

1/ 29/06

REF: 210 Via El Toro, Hollywood Riviera

Dear Mr. Santana:

Per our telephone conversation on 1/26/06 we respectfully like to reiterate our concerns about the framing silhouette at 210 via El Toro.

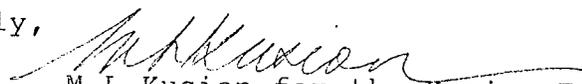
From the livingroom, bedroom and back yard at 523 Camino de Encanto looks like a great nuisance and we would like to have it removed as soon as possible.

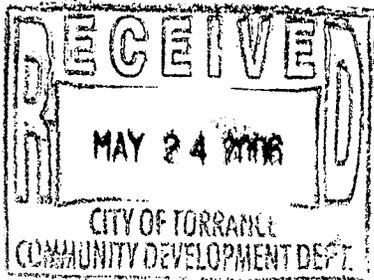
A second story at 210 Via El Toro will affect our view of foliage and trees, sky and the sun, light, it will block the sea breeze and finally and worst, deprive the right of privacy from the back of the house.

We also like to mention that an eight year old child at Camino de Encanto is seriously ill and undertaking chemotherapy at a hospital. She is very prone to infections and cannot be exposed at any kind of construction toxic air pollution.

Please keep us informed of any development on these matters.

Sincerely,

  
M.L.Kusion for the Kusion Trust



M.L.Kusion for  
 The Kusion Trust  
 P.O.Box 874  
 Palos Verdes Est.  
 CA. 90274

City of Torrance  
 Planning Department  
 Attn: Danny Santana  
 3031 Torrance Blvd.  
 Torrance, CA. 90503

5/21/06

REF: 210 Via El Toro, Hollywood Riv.

Dear Mr. Santana:

This is my second letter in reference to the intended construction as a second floor at the address mentioned above.

They added another framing silhouette the the first one making the situation worst. We oppose such addition for the reasons given before.

It seems to us the construction of such second floor at that property is illegal because it invades the privacy of our back yard, living room and bedroom and diminishes the value and enjoyment of the house at 523 Camino de Encanto.

We already mentioned the situation of the child with cancer living at that property, who in undergoing chemotherapy and radiation and who is very prone to infections.

Would the City of Torrance allow a second story at 523 Camino de Encanto?????????

Sincerely,

M.L.Kusion



EUGENE L. KUSION  
 ATTORNEY AT LAW  
 BAR #91669

LAW OFFICES OF  
**KUSION & CAMPANA**  
 4541 ARTESIA BOULEVARD  
 SECOND FLOOR  
 TELEPHONE 370-6164

P.O. BOX 4895  
 REDONDO BEACH, CA 90271

**SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10A**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**SUBJECT:** PRE06-00013—Miles Pritzkat (Eugene Kwon)  
**LOCATION:** 210 Via El Toro

Staff recommends that the following conditions be added to this project:

- That the within 30 days of the final public hearing, the applicant shall remove the silhouette of the proposed structure to the satisfaction of the Community Development Director; (Development Review)
- That within 30 days of the final public hearing, the applicant shall removed the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

Prepared by,



Jeanne Naughton  
Planning Assistant

Respectfully submitted,



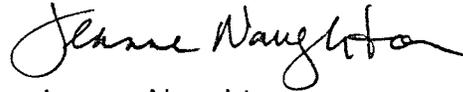
Gregg Lodan, AICP  
Planning Manager

**SUPPLEMENTAL #2 TO AGENDA ITEM NO. 10A**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**SUBJECT:** PRE06-00013—Miles Pritzkat (Eugene Kwon)  
**LOCATION:** 210 Via El Toro

Staff received the following correspondence after the staff reports were distributed.

Prepared by,



Jeanne Naughton  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Correspondence



618-5829

ATTENTION

PLANNING COMMISSION

RE: PROPERTY @ 210 VIA EL TORO  
PROPOSED 2<sup>ND</sup> STORY ADDITION

FROM: KEN EVERHART 201 VIA EL TORO.  
IMPACT OF ANY 2<sup>ND</sup> STORY ADDITION  
WOULD RESULT IN LOSS OF ALL  
PRIVACY TO REAR OF HOME, BACK YARD  
& SIDE YARD OF OUR PROPERTY.  
CONTACT # 310-766-2737.

SINCERELY,  
KEN & STELLI  
EVERHART



**Naughton, Jeanne**

---

**From:** CameronFaber@aol.com  
**Sent:** Friday, June 16, 2006 12:43 AM  
**To:** jnaughton@torrnet.com  
**Cc:** cfaber@knrlaw.com  
**Subject:** 210 Via El Toro

Dear Jeanne,

As discussed with you this morning, as a 16 year residence at 524 Camino De Encanto, I strongly object to the construction of a two story residence at 210 Via El Toro.

The proposed project adversely impacts the view, light and air from my property. The proposed project would partially obstruct the view from my home to the coast, particularly the skyline, including palm trees and my view towards the ocean.

This evening when I came home I observed a beautiful sunset which would have been partially obstructed had the proposed second story addition been in place. The addition would also block ocean breezes. I think it is unfair for someone to move into the neighborhood and obstruct the views of those of us who have lived here for so long.

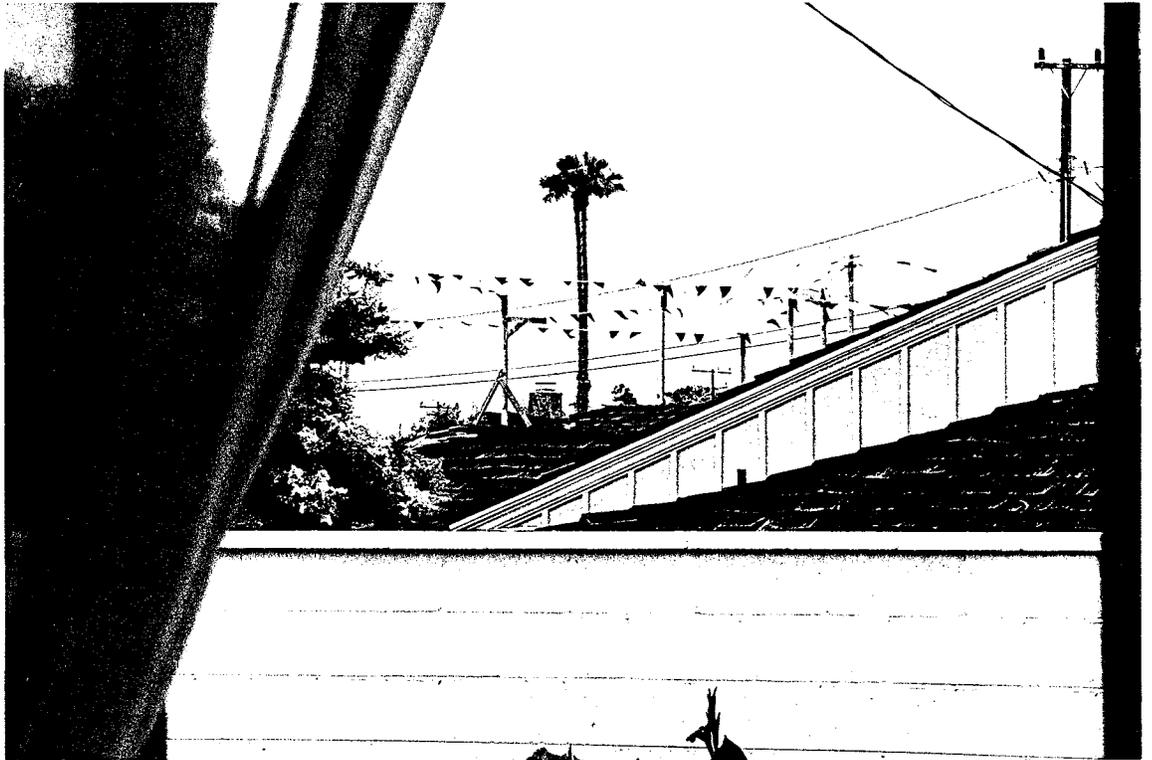
I have no objection to a construction project that does not exceed the current roof line.

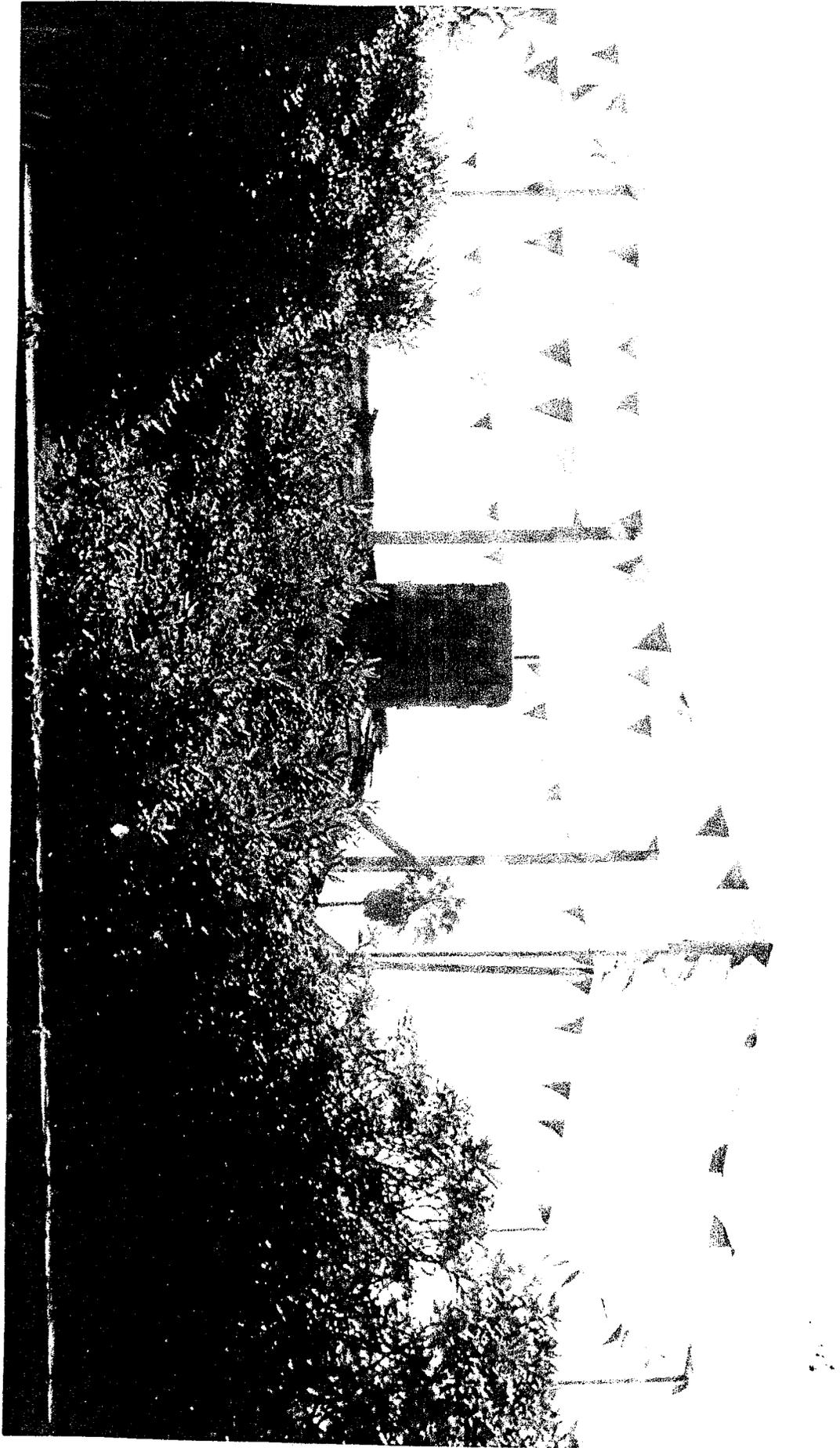
I am around this weekend if any of the Planning commissioners wish to visit with me. Sunday is the best day for me. In order to appreciate the scope of the problem, the best time to visit is after the fog cover has lifted.

Thank you for your attention to this matter.

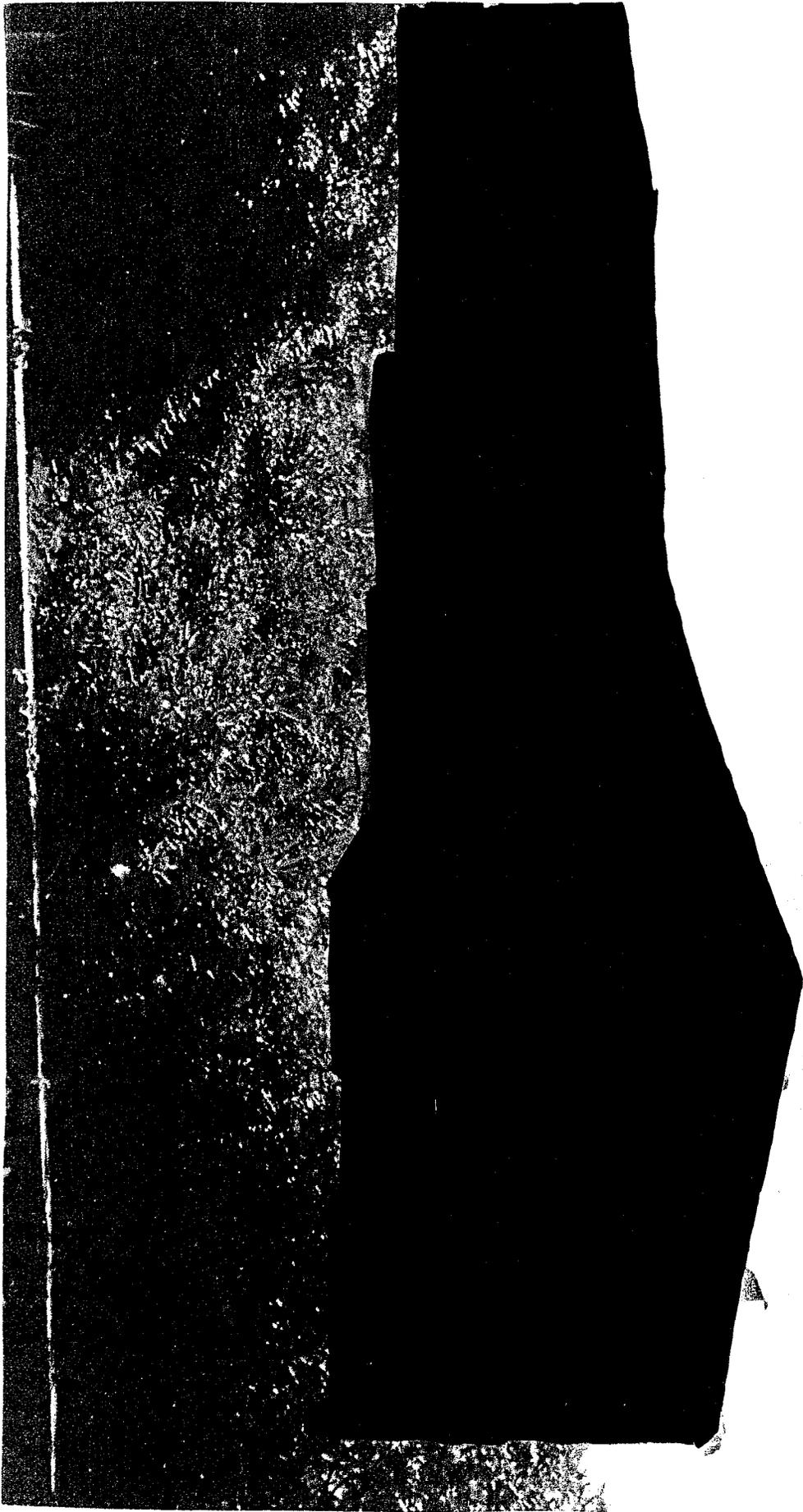
Best regards,  
Cameron Faber

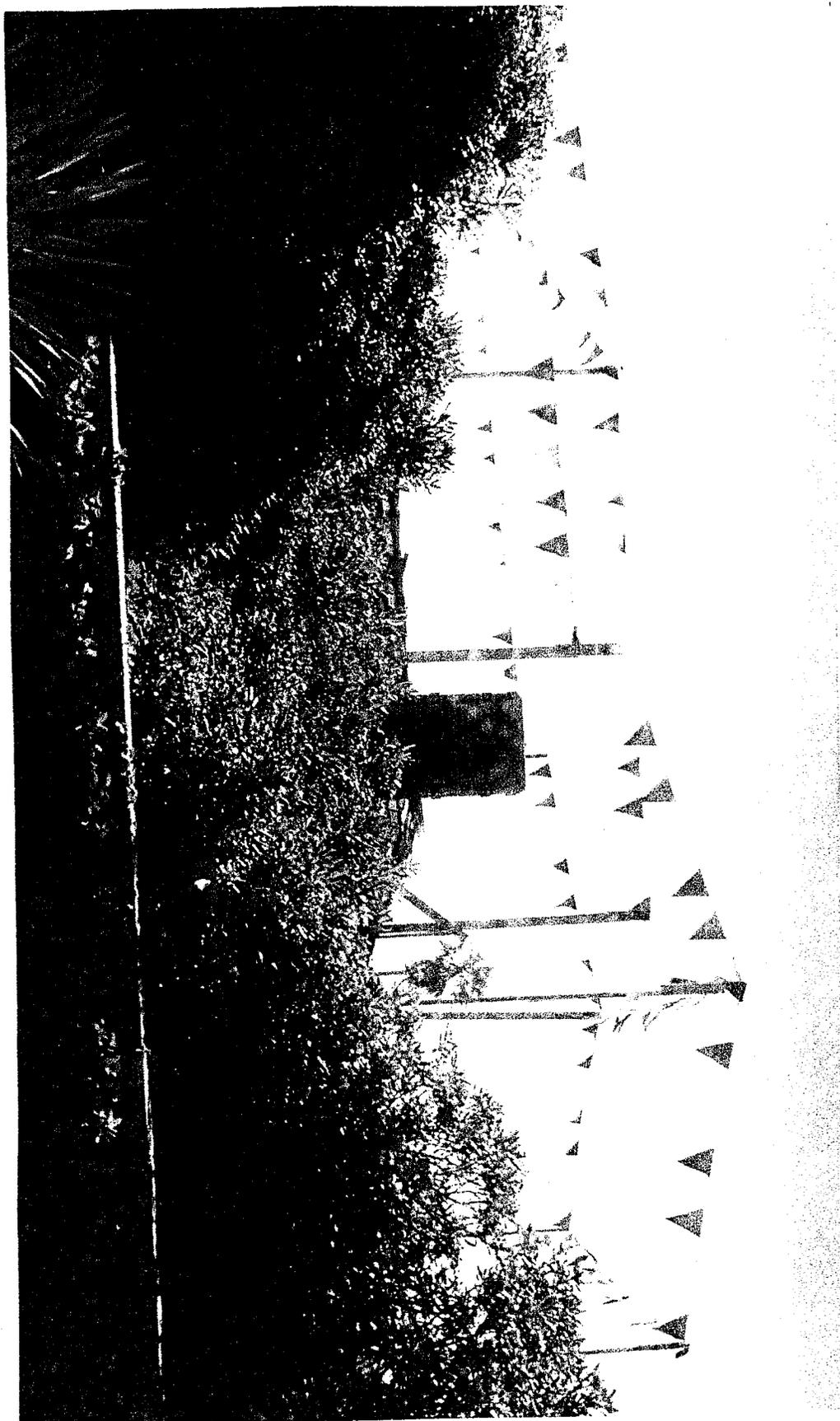


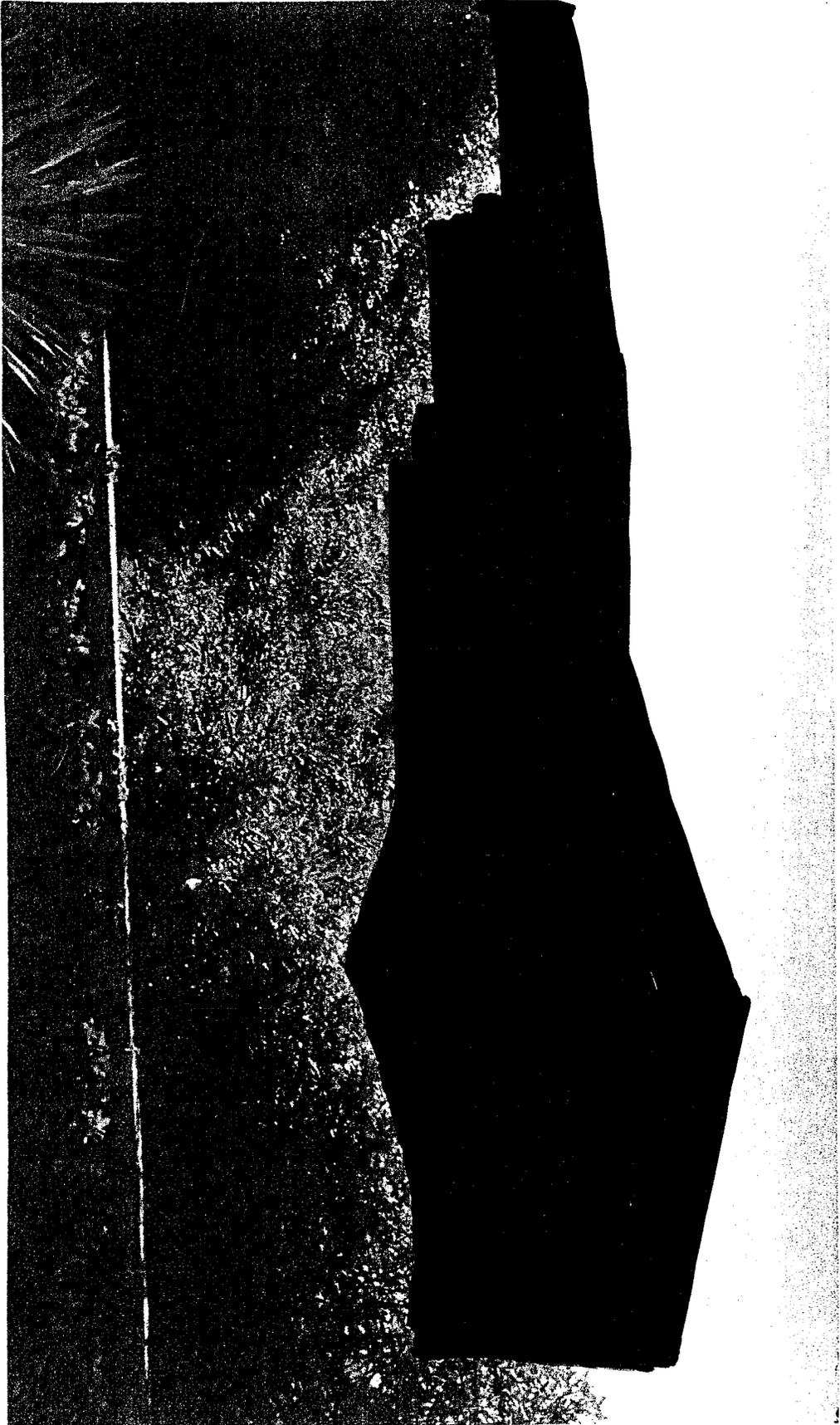




Submitted by Kusione @ 10/17/06 hearing.







# Daily Breeze

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

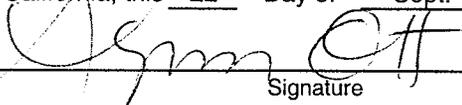
Sept. 22,

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 22 Day of Sept. 2006

  
Signature

ATTACHMENT G

This space is for the County Clerk's Filing St

Proof of Publication of

DB

DB 9-148

**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., October 3, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE06-00013, Miles Pritzkat

(Eugene Kwon): City Council consideration of an appeal of a Planning Commission of a Precise Plan of Development (PRE06-00013) to allow the construction of first and second-story additions to an existing one-story residence on property located in the Hillside Overlay District in the R-1 zone at 210 via el Toro.

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 a special assistance to participate in this meeting, please contact the Community Development Department at 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerks office 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

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

**SUE HERBERS**  
**CITY CLERK**

Pub.: September 22, 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 22, 2006**, I caused to be mailed **102** copies of the within notification for **PRE-06-00013: MILES PRITZ (EUGENE KWON)** 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 22, 2006**, at Torrance, California.

*Adela M. Castro*  
(signature)

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

### NOTICE OF PUBLIC HEARING

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**PRE06-00013, Miles Pritzkat (Eugene Kwon)**: City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE06-00013) to allow the construction of first and second-story additions to an existing one-story residence on property located in the Hillside Overlay District in the R-1 Zone at 210 Via el Toro.

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.

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

Publish: September 22, 2006

**SUE HERBERS  
 CITY CLERK**



**NOTICE**  
**Of Public Hearing**

CITY COUNCIL

will hear a request for a Precise Plan of Development (PRE06-00013) to allow the construction of first and second-story additions to an existing one-story residence on property located in the Hillside Overlay District in the R-1 Zone at 210 Via el Toro.

Applicant: Miles Pritzkat (Eugene Kwon) Case Type: PRE06-00013

Location: 210 Via el Toro

Hearing date: October 3rd, 2006 Time: 7:00 PM

Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990

APPROVED BY  
*Guillermo Hernandez*  
 9/22/06



**NOTICE**  
**Of Public Hearing**

CITY COUNCIL

NOTICE IS HEREBY GIVEN that the \_\_\_\_\_ will hear a request for a Precise Plan of Development (PRE06-00013) to allow the construction of first and second-story additions to an existing one-story residence on property located in the Hillside Overlay District in the R-1 Zone at 210 Via el Toro.

Applicant: Miles Pritzkat (Eugene Kwon) Case Type: PRE06-00013

Location: 210 Via el Toro

Hearing date: October 3rd, 2006 Time: 7:00 PM

Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990

**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 May 25, 2006, I caused to be mailed 102 copies of the within notification for Planning Commission PRE06-00013: MILES PRITZKAT (EUGENE KWON) 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 May 25, 2006, at Torrance California.



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(signature)

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

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Torrance Planning Commission at **7:00 P.M., JUNE 7, 2006**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**PRE06-00013:** Petition of **MILES PRITZKAT (EUGENE KWON)** for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro.

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 Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

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 City Council 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.

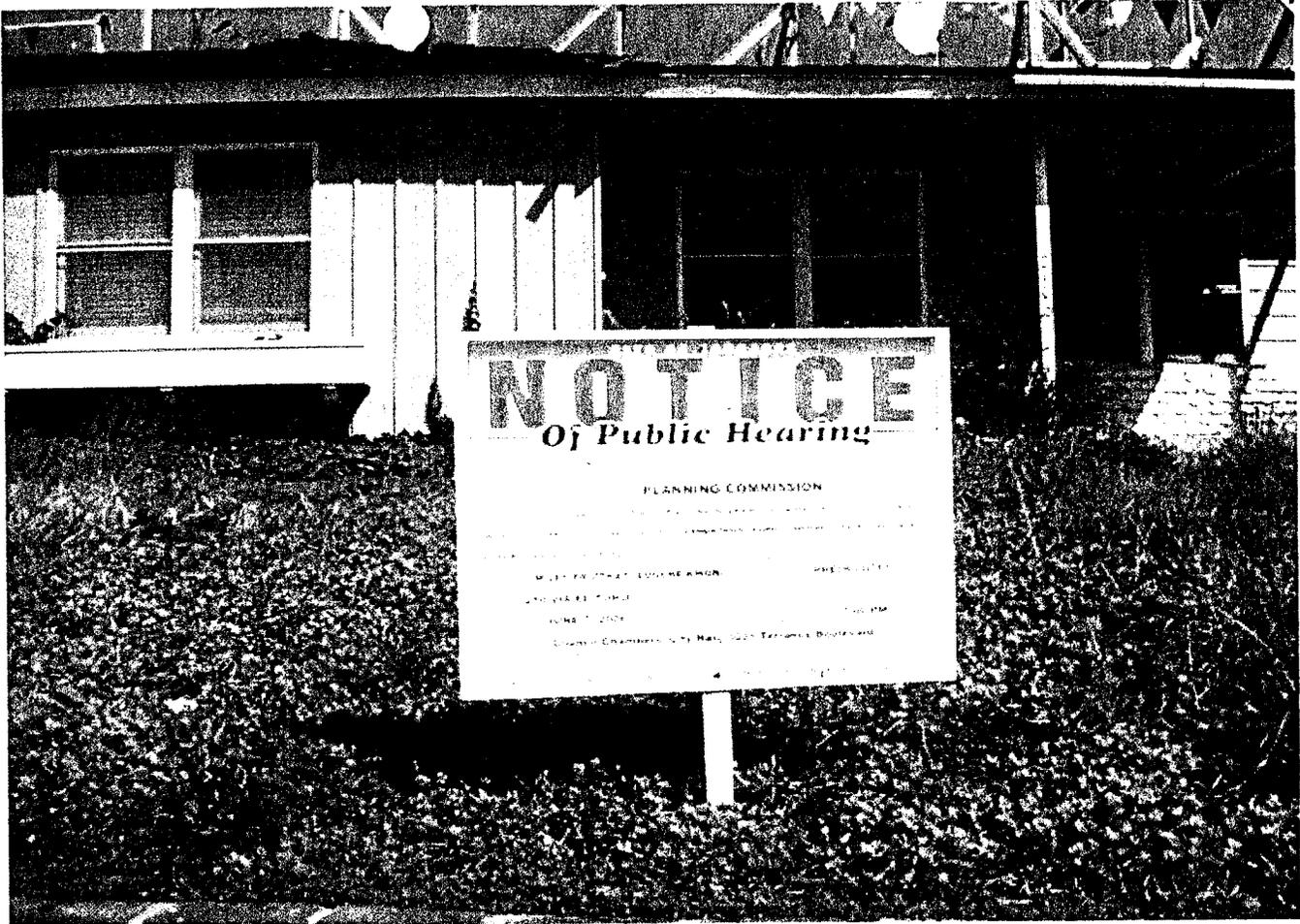
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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

JEFFERY W. GIBSON  
 Community Development Director

Publish: May 26, 2006

One hundred two (102) notices mailed 05/25/06. da



CITY OF TORRANCE

# NOTICE

## Of Public Hearing

**PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION

will hear a request for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence located in the Hillside Overlay in the R-1 Zone at 210 Via El Toro

Applicant: MILES PRIZTKAT (EUGENE KWON) Case Type & Case No: PRE06-00013

Location: 210 VIA EL TORO

Hearing date: JUNE 7, 2006 Time: 7:00 PM

Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIFOR 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 333

## 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

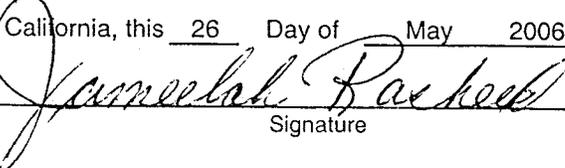
May 26,

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 26 Day of May 2006

  
Signature

This space is for the City Clerk's Filing Stamp

2006 JUN 10 10:05 AM  
CLERK

Proof of Publication of

DB

DB 5-188

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M., JUNE 7, 2006, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

PRE06-00006, WAV06-00006: Petition of JOHN AND SHARI BUKOWSKI for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5117 Carol Drive.

PRE06-00008, PRE06-00009: Petition of JEFFREY A DAHL for approval of two Precise Plans of Development in conjunction with the demolition of an existing single family residence and accessory structure 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.

PRE06-00013: Petition of MILES PRITZKAT (EUGENE KWON) for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro.

DIV06-00007: Petition of CITY OF TORRANCE for approval of a Division of Lot to allow a lot line adjustment between Lots 14 & 27, Block 3, Tract 15397 as a result of the sale and quitclaim of a portion of City property adjacent to property located in the Hillside Overlay District in the R-1 Zone at 5104 Zakon Road.

CU06-00010, TM66754: Petition of 23015 SAMUEL LLC (TOMAS M. CUMMINGS, ART ASHAI) for approval of a Conditional Use Permit to allow the construction of a 10-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 23015 Samuel Street. Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

If you challenge any of the above matters 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.

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