

Council Meeting of  
October 10, 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 demolition of an existing single family residence located on 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.**

**PRE06-00008 and PRE06-00009: Jeffrey A. Dahl (Steve & Deidre Nordel)**

**Expenditure: None**

**RECOMMENDATION**

The Planning Commission and the Community Development Director recommend that the City Council deny the appeal and adopt RESOLUTIONS to approve Precise Plan of Development (PRE06-00008) and Precise Plan of Development (PRE06-00009) for the construction of two new two-story residences on two existing lots on property located in the Hillside Overlay District in the R-1 zone at 3874 Newton Street.

**Funding:** Not applicable

**BACKGROUND**

The applicant requests approval of two Precise Plans of Development to allow the removal of an existing residence and accessory structure to allow the construction of two new two-story residences on the two existing lots on property located in the Hillside Overlay District in the R-1 zone. A Precise Plan of Development is required because the applicants propose construction over 14 feet in height.

**Prior Hearings and Publications**

A Planning Commission Public Hearing was scheduled for May 3, 2006. On April 21, 2006 a legal advertisement was published in the newspaper and 135 notices were mailed out to property owners within the 500 foot radius and to the Riviera and WALTERIA Homeowners Association. The item was continued indefinitely. On May 25, 2006 the site was posted and 135 notices were mailed to property owners within a 500 foot radius and to the Riviera and WALTERIA Homeowners Association. On May 26, 2006 a

legal advertisement was published in the newspaper. On July 6, 2006, the site was posted and 132 notices were mailed to property owners within a 500 foot radius and to the Riviera and Walteria Homeowners Association. On September 28, 2006, 131 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to the Riviera and Walteria Homeowners Association. On September 29, 2006 a legal advertisement was published in the newspaper and on October 2, 2006 a notice of public hearing was posted at the site.

### **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 15303 (a).

### **ANALYSIS**

The existing property consists of two existing legal lots located along the south side of Newton Street, between Ocean Avenue and Los Codona Avenue. The existing residence is one story in height and was constructed in the 1950s. The detached accessory structure was constructed in the 1940s. Each lot has a width of 50 feet, however, the southeasterly lot has a depth of 122.5 feet for a total area of 6,125 square feet, while the northwesterly lot has a depth of 117.5 feet for a total area of 5,875 square feet. The proposed residences have each provided Code required setbacks for the front and side yards and provide rear yard setbacks between 39 and 44 feet.

The first floors will be comprised of a large front porch or a covered entry, a living room, a dining room, a kitchen, a family room, one bedroom, and one bathroom. The second floors will feature a utility room, two bedrooms, one bathroom and the master suite. The southeasterly residence would also contain a 1,010 square foot basement. A summary of the project statistics follows:

Statistical Information	Southeasterly Lot	Northwesterly Lot
Lot Size	6,125.00 sq. ft.	5,875.00 sq. ft.
Proposed First Floor	1,576.00 sq. ft.	1,576.00 sq. ft.
Proposed Second Floor	1,192.00 sq. ft.	1,204.00 sq. ft.
Volume Area	94.00 sq. ft.	94.00 sq. ft.
Proposed Total Living Area	2,862.00 sq. ft.	2,874.00 sq. ft.
Proposed Garage	427.00 sq. ft.	427.00 sq. ft.
New Residence w/ Garage	3,289.00 sq. ft.	3,301.00 sq. ft.
Proposed Basement	(1,010.00) sq. ft.	0.00 sq. ft.
Calculations		
Lot Coverage	33%	34%
Floor Area Ratio w/ Garage	0.54	0.56
Maximum Building Height	23.28 ft	25.12 ft

The applicants have revised the silhouettes for both structures to reflect the Planning Commission's approval including the conditions added by the Commission (Attachment

The applicants have revised the silhouettes for both structures to reflect the Planning Commission's approval including the conditions added by the Commission (Attachment B). The further reduction in second floor plate heights and roof pitches resulted in a 1.7 foot reduction in height for the southeasterly residence and 1.5 feet for the northwesterly residence.

Both applicants and appellants have submitted information regarding Floor Area Ratios for the area. Both represent figures based on information obtained from the County Assessor. Whereas, the applicants' submittal is focused specifically on residences within the notification area constructed within the last thirty years, the appellants submittal covers a greater number of residences within the notification area and has included a 400 square foot estimate for each residence to account for garages. This was done since the County Assessor does not include garage square footages in their property tax information.

In the judgment of the Community Development Department, the proposed structures, as conditioned, will not have a significant impact on the view, light, air or privacy of the surrounding properties. They are well below the maximum height allowed by the zone and have met or exceeded all setback requirements, including rear setbacks that are nearly twice the minimum required. The applicants have justified the proposed FARs of 0.54 and 0.56. The proposals conform to the 0.60 FAR requirement for the R-1 zone. Therefore, staff recommends denial of the appeal and approval of the project.

### **PLANNING COMMISSION RECOMMENDATION**

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, the Planning Commission denied the project. At the same meeting, upon request by the applicant under orals, the Planning Commission decided to reconsider the item at a future date. On June 21, 2006, the Planning Commission voted that the reconsideration of the subject items be re-noticed and re-advertised so that the items could be presented before the Planning Commission on July 19, 2006. On July 19, 2006, the Planning Commission reconsidered a revised proposal that was submitted by the applicants to address concerns raised by surrounding property owners during the June 7, 2006 Planning Commission hearing. The applicants modified their proposal by eliminating the roof decks previously proposed over both residences to address privacy concerns. The applicants also reduced the grade for the northwesterly residence by 1.5 feet to reduce the scale and mass of the structure and reduced and reconfigured the basement proposed for the southeasterly residence to allow for greater separation from 3868 Newton Street and address slope stability concerns. After receiving public testimony from neighbors that continued to raise concerns relating to privacy, view, and floor area ratio, the Planning Commission voted 6-0 (abstaining Commissioner Faulk) to approve the project with additional conditions. The several conditions added included a roof-pitch reduction from 4 in 12 to 3½ in 12 for both residences, a floor plate reduction from 9 feet to 8 feet in both residences, a 2 foot building pad reduction for the southeasterly

residence, the elimination of the second-floor deck proposed for the northwesterly residence and that the 2 trees at the southeast corner of the property shall be retained. The matter comes before the City Council on appeal by a neighbor to the south.

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

CONCUR:



Jeffery W. Gibson  
Community Development Director

By 

Gregg D. Lodan, AICP  
Planning Manager

NOTED:



LeRoy J. Jackson  
City Manager

Attachments: A. Resolutions

- B. Revised Silhouette Certifications
- C. Letter of Appeal
- D. Additional Correspondence
- E. Planning Commission hearing Minutes Excerpt 05/03/06, 06/07/06, 06/21/06 and 07/19/06
- 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 PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00008: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006;

**WHEREAS**, the Planning Commission denied the matter on June 7th, 2006;

**WHEREAS**, upon the request of the applicant, the Planning Commission voted to reconsider the matter on June 7th, 2006;

**WHEREAS**, on June 21st, 2006 the Planning Commission voted to place the reconsideration of the matter on agenda for July 19th, 2006;

**WHEREAS**, on July 19th, 2006 the Planning Commission voted to approve the subject request;

**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 Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code;

**WHEREAS**, the project is determined to be Categorically Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 100 feet of a portion of Lot 28, Block 16 of the Walteria Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- D) The proposed residence will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential light and air impairments, the roof deck has been eliminated to avoid significant privacy impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.
- E) That proposed residence will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Spanish design feature combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height

because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.

- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.
- N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00008, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 06-00008 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 06-00008 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 23.25 feet as represented by the survey elevation of 128.08 feet

based on the elevation of the lowest adjacent grade of 104.80 feet (located at the southeastern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (MODIFIED BY THE PLANNING COMMISSION)

4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 128.08 feet for the residence based on the benchmark of 101.50 feet located at the northeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (MODIFIED BY THE PLANNING COMMISSION)
5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
7. That 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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)

- 15. That the second floor plate height shall be reduced to 8 feet; (ADDED BY THE PLANNING COMMISSION)
- 16. That the maximum roof pitch shall be reduced to 3.5/12; (ADDED BY THE PLANNING COMMISSION)
- 17. That the existing two trees located at the rear of the property shall be retained; (ADDED BY THE PLANNING COMMISSION)

Introduced, approved and adopted this 10th day of October, 2006.

\_\_\_\_\_  
MAYOR, of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



**RESOLUTION NO. 2006**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00009: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006;

**WHEREAS**, the Planning Commission denied the matter on June 7th, 2006;

**WHEREAS**, upon the request of the applicant, the Planning Commission voted to reconsider the matter on June 7th, 2006;

**WHEREAS**, on June 21st, 2006 the Planning Commission voted to place the reconsideration of the matter on agenda for July 19th, 2006;

**WHEREAS**, on July 19th, 2006 the Planning Commission voted to approve the subject request;

**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 Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categorical Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 95 feet of a portion of Lot 29, Block 16 of the Walteria Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- D) The proposed residence will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential light and air impairments, the roof deck has been eliminated to avoid significant privacy impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.
- E) That proposed residence will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Normandie design features combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height

because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.

- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.
- N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00009, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 06-00009 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 06-00009 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 25.17 feet as represented by the survey elevation of 128.25 feet

based on the elevation of the lowest adjacent grade of 103.13 feet (located at the northwestern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (MODIFIED BY THE PLANNING COMMISSION)

4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 128.25 feet for the residence based on the benchmark of 101.50 feet located at the southeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (MODIFIED BY THE PLANNING COMMISSION)
5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)

15. That the second floor plate height shall be reduced to 8 feet; (ADDED BY THE PLANNING COMMISSION)

16. That the maximum roof pitch shall be reduced to 3.5/12; (ADDED BY THE PLANNING COMMISSION)

17. That the second floor rear yard deck shall be removed; (ADDED BY THE PLANNING COMMISSION)

Introduced, approved and adopted this 10th 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. ATTACHMENT B

SEP 27 2006

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 3872 NEWTON ST  
(address)

on 9/26/06, based on plans submitted to the City of Torrance  
(date)

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

from a bench mark located at NW LAT "RCE 30826"  
(address)

(attach map) which established a base elevation of 101.50.

The ridge line/highest point of the roof was determined to have an elevation of 128.15.

The plans indicate that the elevation should be 128.25.

*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.*

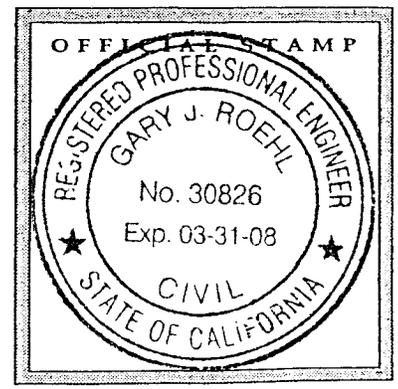
GARY J. ROEHL  
NAME (please print)

RCE 30826  
LS/RCE#

[Signature]  
SIGNATURE

(310) 542-9433  
PHONE

9-26-06  
DATE



Notes: \_\_\_\_\_ JOB # 02-209





City of Torrance, Planning Department

Jeffery W. Gibson, Planning Director

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Height and Location Certification

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

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 3874 NEWTON ST  
(address)

on 9-26-06, based on plans submitted to the City of Torrance  
(date)

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

from a bench mark located at NW L&T "RCE 30826"  
(address)

(attach map) which established a base elevation of 101.50.

The ridge line/highest point of the roof was determined to have an elevation of 128.21.

The plans indicate that the elevation should be 128.08.

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#

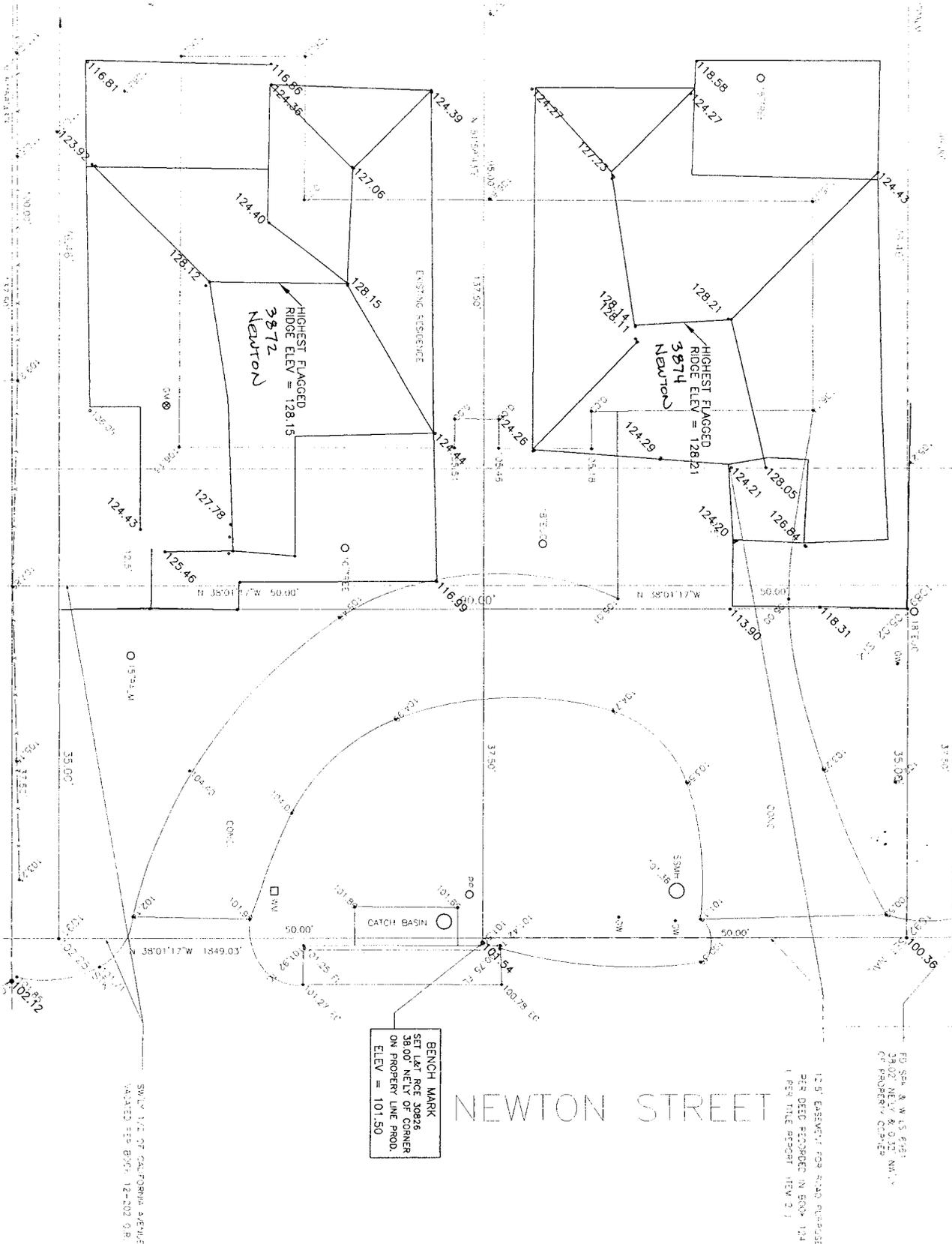
[Signature]  
SIGNATURE

(310) 542-9433  
PHONE

9-26-06  
DATE



Notes: \_\_\_\_\_ JOB # 02-209



# NEWTON STREET

**BENCH MARK**  
 SET LAST RICE 30926  
 39.00' N.E. 1/4 OF CORNER  
 ON PROPERTY LINE PROD.  
 ELEV = 101.50

12.5' BASEMENT FOR ROAD GRADINGS  
 PER DEED RECORDED IN BOOK 10414-25  
 1 PER FILE REPORT NEW 2.1

S.W. 1/4 OF CALIFORNIA LOTS 6 & 7  
 ADJACENT TO B-7-12-202 G.R.

FD 504 & W 43 415  
 23022 NEELY & O'NEILL  
 CIVIL ENGINEERS

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

**TO:** Jeffery Gibson, Community Development  
**FROM:** City Clerk's Office  
**SUBJECT:** Appeal 2006-09

Attached is Appeal 2006-09 received in this office on August 3, 2006 from Cheryl Gutierrez, 3869 Bluff Street, Torrance, CA 90505. This appeal is of the Planning Commission's approval on July 19, 2006 regarding PRE06-00008, PRE06-00009: JEFFREY A. DAHL located at 3874 Newton Street, Torrance, CA 90505. SEE ATTACHMENTS.

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

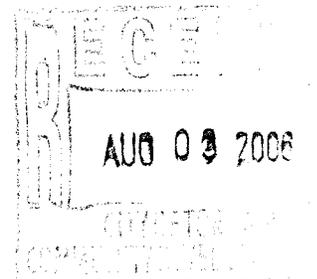
**TMC SECTION 11.5.3. PROCEDURE AFTER FILING.**

- 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 AUG - 3 BILL: 17  
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: Case No. PRE06-00008 + PRE06-00009  
 (Case Number and Name)

Address/Location of Subject Property 387 1/2 Newton Street, Torrance, CA 90505  
 (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 July 19, 2006    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.*

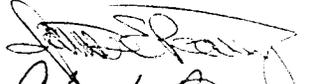
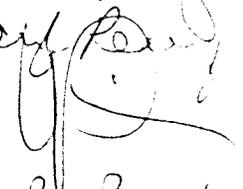
See attached document

Name of Appellant Cheryl Gutierrez  
 Address of Appellant 3869 Bluff Street, Torrance, CA 90505  
 Telephone Number (310) 791-7038  
 Signature Cheryl Gutierrez *(Filing as spokesperson for neighbors in our community - see attached signature pages.)*

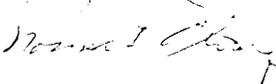
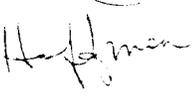
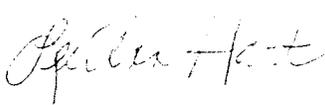
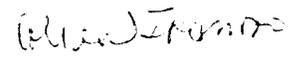
For office use only:  
 Appeal Fee paid \$ 160.00    Date 8-3-06    Received by [Signature]  
**Notice to:** Community Development Department:  Planning     Building & Safety  
 City Council     City Manager     City Attorney     Other Department(s) \_\_\_\_\_

RECEIVED  
 AUG 03 2006  
 CITY OF TORRANCE  
 COMMUNITY DEVELOPMENT

Appeal to the Torrance City Council on Planning Commission DecisionCase No. PRE06-00008 & PRE06-00009Location: 3874 Newton Street

<u>Name of Appellant</u>	<u>Address</u>	<u>Phone#</u>	<u>Signature</u>
1. John F. Hewer, Jr.	3855 Bluff St.	(310) 791-4820	
2. Heidi Heuce	3855 Bluff St	(310) 791-4820	Heidi Heuce
3. James E. Pearey	4009 Bluff St	310-375-8441	
4. Cheryl M. Pearey	4009 Bluff St.	"	Cheryl Pearey
5. Lori Sena	3944-Bluff St.	310/378-1856	
6. Peter Richardson	3952 Bluff St	(310) 375-8480	Peter Richardson
7. Hector Gutierrez	3869 Bluff St.	(310) 791-7038	
8. GARY HART	3868 Newton St	310 378-1763	
9. NIKI MCFARLANE	3832 Bluff St	310 373-8051	Niki McFarlane
10. Cheryl Gutierrez	3869 Bluff St.	310-791-7038	Cheryl Gutierrez
11. Sue Richardson	3952 Bluff	310 375 8480	S Richardson
12. Suzanne Schuman	3900 Bluff St	310 375 0964	Suzanne Schuman
13. FRED SCHUMAN	3900 Bluff St	310-375-0964	
14. Harvey Nash	3888 Bluff St	310-373-2552	Harvey Nash
15. Cal B	3854 Bluff St	310 373-1029	Cal B
16. Elaine Bines	3854 Bluff St.	(310) 373 1029	Elaine Bines
17. Dorothy S. Kusano	3850 Bluff St	(310) 375-8259	Dorothy S. Kusano

Appeal to the Torrance City Council on Planning Commission DecisionCase No. PRE06-00008 & PRE06-00009Location: 3874 Newton Street (continued)

<u>Name of Appellant</u>	<u>Address</u>	<u>Phone#</u>	<u>Signature</u>
<u>18.</u> GINA SUNKARD	3859 Bluff ST	(310) 378-0999	
<u>19.</u> Nimm J Chen	3998 Bluff ST	310-575-3217	
<u>20.</u> Kanny McFarlane	3832 Bluff ST	310-373-8051	
<u>21.</u> JOANNE HOFFMAN	3831 BLUFF	310-375-8922	
<u>22.</u> <del>LEON</del> YIN Ho	3847 Bluff ST	310-375-2222	
<u>23.</u> Joe Luttrell	3858 Bluff ST	310 373-3934	
<u>24.</u> Adele Luttrell	3855 Bluff ST	310 373-3934	
<u>25.</u> Kee Ann Hart	3868 Newton	310 378 1763	
<u>26.</u> Jane F Aull	3908 Newton St.	310/375-6215	
<u>27.</u> Colleen Ikemoto	3897 Bluff ST	310/375-0515	
<u>28.</u>			
<u>29.</u>			
<u>30.</u>			
<u>31.</u>			
<u>32.</u>			
<u>33.</u>			
<u>34.</u>			

**Reason for Appeal to the Torrance City Council**  
**Precise Plan 06-00008 and 00009**

The reason for this appeal to the Torrance City Council is due to a proposed development of two structures in the Hillside Overlay District of Torrance- (Exhibit A). This property is located on the south side of Newton Street and is illustrated on the Zoning and Location Map by the black square in the middle of the page (Exhibit B).

This proposed project required a precise plan as the height and floor area ratio (FAR) were outside of the values called out in the Hillside Overlay District (Exhibit C). The undersigned to this appeal have from the beginning of the Precise Plan 06-00008 & 00009 process believed that the height and FAR were excessive and not in harmony with the neighborhood and that there were attendant privacy and view issues.

Via the Planning Commission meetings, the height, view, and privacy issues have been mitigated. However, most of the height reductions were accomplished by additional excavation of the pads of the two structures. Excavation in general have been a concern to the surrounding properties due to historical soil instability and slides in the area—one as recently as two years ago at 3868 Bluff Street. During the Planning Commission process neighbors stated their concerns with regard to the excavation of a full basement for the southeasterly structure.

The following paragraphs will highlight in more detail the specific concerns of the undersigned to the appeal.

❖ **Procedural Issue**

At the Planning Commission meeting on July 19, 2006, the public was not invited to comment after the applicant and architect agreed to several verbal changes in the above Precise Plan. The forum had additional concerns that they wanted to raise before the commissioners were polled for voting.

❖ **Precise Plan in Relation To Article 41 of the Hillside Overlay Zone (Exhibit C)**

This has been a concern of surrounding properties with the above Precise Plan since the beginning of the Planning Commission meetings.

**Section 91.41.6 Planning and Design.**

**Item c)** the design provides an orderly and attractive development in harmony with other properties in the vicinity.

The undersigned believe the size of the structures is not in harmony with the neighborhood due to size that is excessive compared to surrounding structures.

**Section 91.41.7 Permitted Development-Residential.**

**Item a)** the net interior area of the completed dwelling will not exceed fifty percent (50%) of the area of the lot on which the dwelling is located.

Although the homeowner made various changes to the Precise Plan that addressed **Items (a, & b)** of this section (that related to height and light, air and privacy issues), we believe that the proposed structures are of such a massive size that they are not in harmony with nearby

properties. Changes that the applicant incorporated do not relate to the over .50 % FAR situation.

Although there are cases in the surrounding region of homes that have exceeded the .50 % FAR called out in the Hillside Overlay, we believe that individual location and topography of the lots have resulted in those homes being in harmony with the neighborhood.

The three homes, in the immediate Hillside Overlay that are over the .50% FAR, that the Planning Department used in their justification for recommending approval of this project are on the following table. It is our contention that these homes are in harmony with the neighborhood and therefore the FAR over .50% was not an issue in these cases. Photographs of these three homes are shown in Exhibit (D).

<b>Address</b>	<b>Square Footage*</b>	<b>FAR</b>	<b>Explanation</b>
3855 Bluff Street	2824 sq. ft.	.56	Appears as one story from Bluff
3915 Bluff Street	2692 sq. ft.	.60	Exposed Basement Lower than 2 <sup>nd</sup> story next door
3916 Newton St.	2695 sq. ft.	.60	Similar Design as above home

\* County Assessor's figures with an estimate of 400 square feet for a garage added in the total square footage

As a comparison, the figures for the two proposed structures are as follows: (Photos of the silhouettes are provided in Exhibit (E)).

<b>Address</b>	<b>Square FT *</b>	<b>FAR</b>	<b>Explanation</b>
3872 Newton	3,289* (without full basement of 1, 010 square feet)	.54	Structure appears quite large to surrounding homes
3874 Newton	3, 301* (this home does not have a basement)	.56	This structure at the corner of the stop sign appears very large next to one story home.

\*Square Ft. in Precise Plan

It is our belief that although the proposed structures have similar FAR's to the three other homes the proposed structures appear to be too massive due partly to the configuration of the lot and the location of this particular site on Newton Street. We believe that the FAR of the proposed structures should be kept within the .50% restriction. The undersigned believe that this it is especially important to maintain the restrictions of the Hillside Overlay due to the progression of development and the prospects of future possible development across the street on the north side of Newton Street.

On Exhibit C, the number of R-2 homes that could potentially become two new homes on a lot, in the area of Newton and Ocean Avenue alone is significant. We believe that the four new homes at 24245 and 24251 Ocean have impacted the harmony of the area. This area of course is not in the Hillside Overlay so there are not the same restrictions available in that case.

To further illustrate the square footage size and FAR's of surrounding properties, Exhibit F is provided. In Exhibit F, there are only 5 properties on Bluff over 50% FAR. In every case there are extenuating circumstances, such as, the houses on the even side of Bluff back up against a very high hill. The homes above are on Mesa and Paseo de las Tortugas and the homes on Bluff Street are not blocking any views and are harmonious with the other homes. On the odd side of Bluff Street, many of the homes are one story from the street, or if two story, are similar in size and in harmony with the neighborhood. There are no homes on Newton in Exhibit F over the .50% FAR. There are numerous instances on the odd address side of Bluff of homeowners not being able to add a second story due to view concerns of Bluff Street neighbors on the even side of Bluff Street.

Several surrounding neighbors met with the applicant subsequent to the July 19 Planning Commission meeting to better understand the verbal changes that were made. We also indicated that the size of the structures were still a concern and asked if he could lower their size to under the .50% FAR called out in the Hillside Overlay. He said that he was unable to do this. We would like to ask if the Torrance City Council would address this concern.

#### ❖ Preservation of Large Eucalyptus Tree

If the square footage of the northwesterly structure at 3874 Newton could be reduced, would it be possible to preserve the large tree that has been a subject of many comments at the Planning Commission meetings. This tree may have been a city tree before the 22.5 feet were vacated by the City due to the easement previously held for the construction of California Avenue. This tree can be seen in the photos on Exhibit F.

The undersigned also would like to know if sidewalks would be required when this property is developed since pedestrian safety is such an issue on Newton Street.

#### ❖ Additional Concerns Regarding Excavation On The Lot

This general area has experienced instances of slides and soil instability. Due to the excavation of a full basement for the southeasterly structure at 3872 Newton, and the additional reduction of the pad of 18 inches, the surrounding properties remain concerned about excavation plans. This concern relates to:

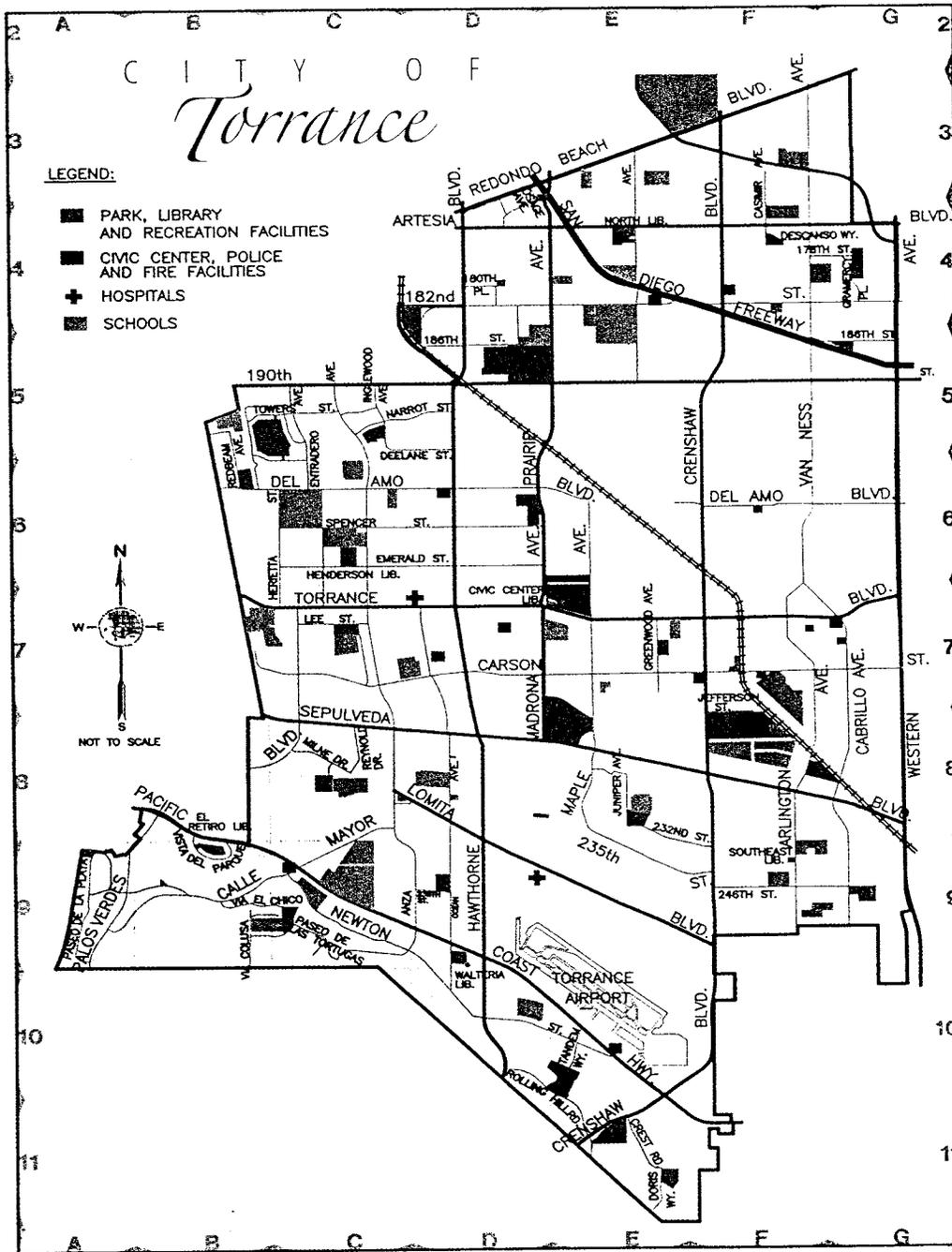
**Section 91.41.6 Planning and Design, Item f)** The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

#### ❖ Summary

We do appreciate the consideration that the applicant has incorporated up to this point in time to the Precise Plan and also appreciate the time and effort the Planning Commission devoted to this case. We do however, submit for your review our remaining concerns and believe there is sufficient public controversy surrounding this proposed development to explore additional solutions.

We believe that with the number of R-2 lots across the street and the current traffic and safety issues on Newton it is prudent to maintain a more modest development on the south side of Newton that is governed by the Hillside Overlay and stay within the .50 %FAR parameters.

# Exhibit A Hillside Overlay Zone



Approximate Hillside Overlay District



**LOCATION AND ZONING MAP**  
Area Map/  
Not to be used as  
a Notification Map

**LEGEND**

- 3874 Newton St.
- 500 Ft Notification Area
- R-2 Lots

0 105 210 420 Feet

- R-2 Lots w/ 2 Homes on lots

**Excerpt from the Torrance Municipal Code....  
(Amended by O3477 18 JAN 2000)**

**ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE**

**(Added by O-2747; Amended by O-2760; O-2961; O-2982; O-3027;**

**SECTION 91.41.1. HILLSIDE AND COASTAL ZONE.**

- a) The Hillside and Local Coastal Overlay Zone shall consist of the area designated in the maps attached following this Article, marked Exhibits A, B and C to this section, which are incorporated in this Code by this reference.
- b) The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Hillside and Coastal Zone unless the requirements of this Article have been met.

**SECTION 91.41.2. APPLICATION OF PREEXISTING ZONE.**

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

**SECTION 91.41.3. LOT DIMENSIONS.**

**(Amended by O-3283)**

Residential lots within the Overlay Zone shall provide a minimum lot width of fifty (50) feet for interior lots or sixty (60) feet for exterior lots, plus one (1) foot for each one percent (1%) slope in excess of fifteen percent (15%) based on existing grade or finished grade, whichever is more restrictive.

**SECTION 91.41.4. PUBLIC HEARING.**

- a) Upon receipt of the complete application, the Planning Director shall set a date, time and place for a public hearing thereon as soon as practicable and shall send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll. The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.
- b) The applicant shall have the burden of proving that all the requirements of this Article have been met.
- c) The Planning Commission may consider all measures which are proposed by the project proponents to be included in the project and other measures that are no:

included, but could reasonably be expected to reduce the adverse impacts of the project, if required as conditions.

#### **SECTION 91.41.5. PRECISE PLAN.**

- a) Any development on a lot within the Hillside and Coastal Zone shall be subject to approval by the Planning Commission of a Precise Plan in accordance with Chapter 6 of this Division 9, except as provided in Sections 91.41.7, 91.41.8, and 91.41.14 of this Article.
- b) Nothing in this chapter shall be construed to permit the restrictions which are less restrictive than those established in the this Code, or in the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined by the California Coastal Act.
- c) Nothing in this Article shall be construed to authorize the Planning Commission to impose conditions more restrictive than the express provisions of this Code or the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act when so doing would render construction on any lot impossible where such construction would be possible in accordance with the Code as written.
- d) The requirements, restrictions and conditions of the California Coastal Act, commencing at Section 30000 of the Public Resources Code of the State of California and any implementing regulations authorized by law, are incorporated by this reference as to the properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act.

#### **SECTION 91.41.6. PLANNING AND DESIGN.**

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

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

#### **SECTION 91.41.7. PERMITTED DEVELOPMENT - RESIDENTIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay Zone is for the

purpose of constructing, remodeling or enlarging a dwelling, provided the following requirements are met:

- a) The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage, whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located;
- b) The dwelling (or in the case of remodeling or enlargement, will be one (1) story; and provided further that no portion of the roof of the dwelling (or in the case of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof or protrude through the roof (except for ordinary plumbing or heater vents) nor extend above the roof eave line; provided further that a chimney will be permitted if the portion extending above the roof eave line is no larger than the minimum dimensions required by the Torrance Building Code.
- c) Except as provided in this subsection, no portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed the height of the lowest portion of the remainder of the dwelling, or fourteen (14) feet measured from the ground at finished grade, but not including any berm, whichever is less. In the case of a down-sloping lot, no portion of the dwelling shall exceed fourteen (14) feet in height, measured from the top of the curb at the center point of the front property line. Vents and a chimney, as provided in subsection b) of this section, shall not be considered in the height measurements.
- d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **SECTION 91.41.8. PERMITTED DEVELOPMENT - COMMERCIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay zone is for the purpose of constructing, remodeling or enlarging a commercial building, located in a commercial zone, if the following requirements are met:

- a) In the case of remodeling or enlargement of a building, the net interior area of the resulting building will not be increased by more than fifty percent (50%) as a result of the remodeling or enlargement;
- b) The commercial building (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided, further, that in the event the commercially zoned lot adjoins any lot used for residential purposes, no portion of the roof (or in the event of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof, protrude through the roof, or extend above the roof, or extend above the roof eave line (except for ordinary plumbing or heating vents);
- c) No portion of the building, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any

berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed fourteen (14) feet in height, measured from finished grade, but not including any berm, or shall not exceed the height of the lowest portion of the remainder of the building, whichever is less. Ordinary plumbing or heating vents, as provided for in subsection b) of this section shall not be considered in the height measurement;

d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **SECTION 91.41.9. DEVELOPMENT STANDARDS.**

a) For slope control:

1) All structures shall have roof drainage directed to the street or other approved drainageways by approved methods;

2) All excavations, paving, hillside and slope earthwork construction, landscaping and grading, including fills and embankments, shall meet building and grading Code requirements;

b) For safety, general welfare, aesthetic control, and to help stabilize land values and investments;

1) Stilt-type structures shall be constructed in such a way that there is no exposure to public view of plumbing, electrical, mechanical equipment, ducts, pipes or other construction appurtenances normally associated with a residential or commercial structure;

2) Swing-in garages and circular driveway are encouraged on wide lots to allow vehicles to enter the public way in a forward manner when such drives are landscaped appropriately;

3) There shall be a level setback of not less than five (5) feet on that portion of a hillside lot between the wall of any structure on such lot and any adjacent slope of greater than 15% of such lot;

4) The proposed development will not result in a substantial change in the physical conditions which exist in the area affected by the proposed project.

#### **SECTION 91.41.10. LIMITATION ON INCREASES IN HEIGHT.**

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height;

b) If such lack of feasibility is proved:

1) Denial of such application would result in an unreasonable hardship to the applicant; and

2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity.

**SECTION 91.41.11. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE.**

a) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:

1) Denial of such application would constitute an unreasonable hardship to the applicant; and

2) Granting of such application would not be materially detrimental to the public welfare, and to other property in the vicinity.

b) For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted, or are permitted with a Conditional Use Permit.

**SECTION 91.41.12. WAIVERS.**

Waivers may be granted pursuant to the provisions of Chapter 4, Article 2, of this Division; provided, however, that the building height requirements of this Article may be changed only pursuant to a Precise Plan. Where both a Waiver and a Precise Plan are necessary, both may be processed as a single matter.

**SECTION 91.41.13. GUIDELINES FOR REVIEW OF COASTAL DEVELOPMENT.**

a) The following factors, in addition to the California Coastal Act, related State regulations and the other provisions of this Article, shall be considered by the Planning Commission when reviewing any development regardless of zone as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act:

1) Multiple-family dwellings should not exceed thirty-five (35) feet above existing grade elevation;

2) Roof signs should not be permitted; and

3) Ground signs should be limited to monument-type signs with a maximum height of eight (8) feet above the front property line.

b) The following factors should be considered during review of any development proposed for the coastal bluffs or adjacent to the sandy beach areas:

1) No improvements will be allowed west of the safe building line established by the Department of Building and Safety for Lots 184 through 164, Tract 18379;

2) No construction will be allowed between the safe building line and the west side of Paseo de la Playa, or on any lots north of Lot 184, Tract 18379, without a soils and geologic investigation being filed with the Department of Building and Safety;

3) No development will be allowed without supporting data showing proof of bluff and supporting soils stability being filed with the Department of Building and Safety;

4) Whether the proposed development impairs access to the beach areas for use by the general public;

- 5) . . . Whether the proposed development is incompatible with recreational usage by the general public; and
- 6) . . . Whether the proposed development will result in blockage of coastal views from public rights-of-way.

**SECTION 91.41.14. EXEMPTIONS.**

- a) Unless in the opinion of the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, such improvements may have a significant adverse effect on surrounding properties, the following shall be exempt from review under Section 91.41.9 of this Code, regardless of the valuation of improvements: retaining walls three (3) feet or less in height, interior modifications, maintenance or replacement of existing improvements, fences six (6) feet or less in height, grade walls, architectural appurtenances and nonoccupied areas, including but not limited to, uncovered decks, swimming pools, jacuzzis and open patios and those developments exempted by the California Coastal Act where applicable.
- b) The Planning Director may exempt the following from review under Section 91.41.5 of this Article upon determining that there is no significant public controversy thereon unless in the opinion of the Planning Director or the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, the improvements may have a significant adverse effect on such surrounding properties, regardless of the value of such improvements: retaining walls over three (3) feet in height, balconies, patios, covered decks or any other occupied areas or solar panels; and those developments exempted by the California Coastal Act where applicable.

**EXHIBITS A, B AND C GO HERE (MAP)**

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Exhibit D

Three Homes Used By Planning Department as Justification to Recommend Approval of the Precise Plan at 3874 Newton Street.

3855  
BLUFF Street



2824  
sq. ft.



3915  
BLUFF STREET



2692  
sq. ft.



3916  
Newton Street



2695  
sq. ft.



**Exhibit F**  
**Floor Area Ratios (FAR) on Bluff and Newton in**  
**the Hillside Overlay District**

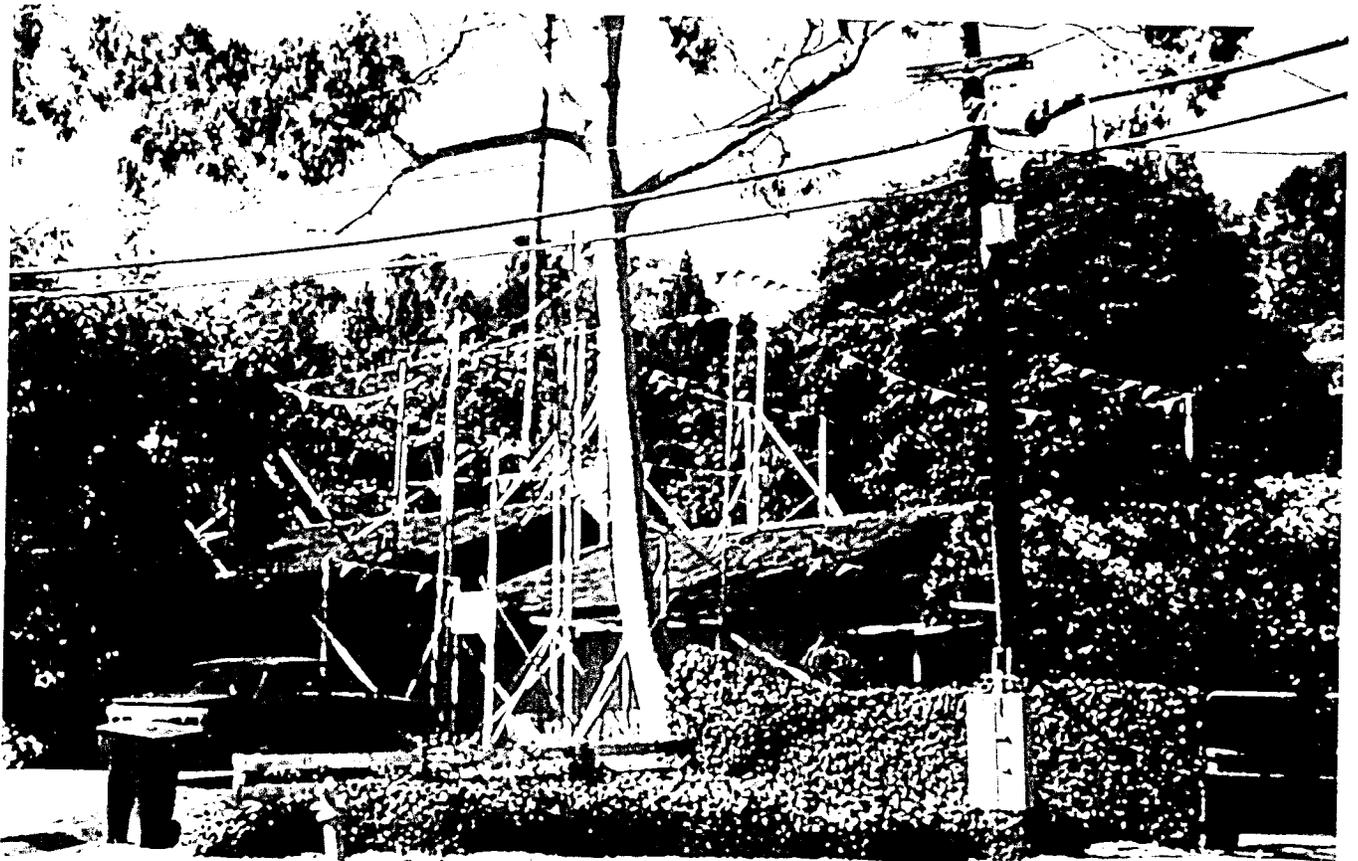
<u>ADDRESS</u> <u>FAR</u>	<u>SQUARE FT *</u>	<u>LOT-SQ.FT.</u>	
4001 Bluff St.	1680 sq. ft.	5,000	.34
3955 Bluff St.	2501 sq. ft.	6,140	.41
3951 Bluff St.	1853 sq. ft.	5,890	.31
3945 Bluff St.	2327 sq. ft.	7,695	.30
3903 Bluff St.	2240 sq. ft.	5,000	.45
3897 Bluff St.	2240 sq. ft.	5,000	.45
3889 Bluff St.	2524 sq. ft.	5,000	.50
3883 Bluff St.	1640 sq. ft.	5,250	.31
3875 Bluff St.	2763 sq. ft.	5,000	.55
3869 Bluff St.	3745 sq. ft.	7,500	.50
3855 Bluff St.	2834 sq. ft.	5,000	.56
3847 Bluff St.	2947 sq. ft.	5,000	.59
3862 Bluff St.	2057 sq. ft.	7,000	.29
3858 Bluff St.	3284 sq. ft.	6,000	.55
3823 Bluff St.	3387 sq. ft.	6,000	.56
3858 Newton St.	2420 sq. ft.	15,000	.16
3868 Newton St.	2864 sq. ft.	7,500	.38
3898 Newton St.	2011 sq. ft.	10,000	.20
3974 Newton St.	1670 sq. ft.	5,000	.33
3966 Newton St.	1936 sq. ft.	5,400	.35
3954 Newton St.	2602 sq. ft.	5,400	.48
3950 Newton St.	1450 sq. ft.	8,475	.17
3932 Newton St.	2240 sq. ft.	8,100	.28
3908 Newton St.	1487 sq. ft.	5,005	.30
3904 Newton St.	2159 sq. ft.	5,000	.43
<b>3872 Newton St.</b>	<b>3289 sq. ft.</b>	<b>6,125</b>	<b>.54</b>
<b>3874 Newton St.</b>	<b>3301 sq. ft.</b>	<b>5,875</b>	<b>.56</b>

**Average FAR (25 Properties --without 3872/3874 Newton St.) = .39**

**Average Square Footage of Above 25 Homes**

—without 3872/3874 Newton = **2462 sq. ft.**

Exhibit E  
Silhouettes of Proposed Structures at 3874 Newton Street



Santana, Danny

---

From: Stephen D Nordel [sdnordel@raytheon.com]  
Sent: Tuesday, August 01, 2006 2:04 PM  
To: dsantana@torrnet.com  
Cc: snordel@socal.rr.com; jeffrey.a.dahl@aol.com  
Subject: Comparables for 3872/3874 Newton Street



3872 & 3874  
Newton Comparables.

AUG 01 2006

Danny-

Here is the long promised data for houses that surround our project. I ended up having to type it back in (computer crash lost the electronic copy).

As we discussed, I collected the data from the LA County Assessor's parcel viewer and tax records located at <http://assessormap.co.la.ca.us/mapping/viewer.asp>  
The data is for all addresses in the hillside overlay within the 500' notification radius the city published.

I talked with the City Clerk's office, and as you know, they have not received an appeal at this point. As the office suggested, I will call them this Thursday at 5:30 p.m. (the end of the appeal period).

(See attached file: 3872 & 3874 Newton Comparables.pdf)

Cheers, Steve

Stephen D. Nordel  
Director, Raytheon Space and Airborne Systems Office (310) 334-0352 Cell (310) 760-1106

### 3872 3874 Newton Street Comparables

Lot Number	Street	Taxable Living Area for FAR*			Stories	Bedrooms	Baths	Year Built	Lot Width	Lot Depth	FAR (wo/garage)**	FAR with Garage
3869	Bluff	3,345		2	5	4	1979	75	100	0.45	Unknown	
3824	Bluff	3,311		3	3	3	1982	60	130	0.42	Unknown	
3858	Bluff	2,884		2	5	3	1982	50	125	0.46	Unknown	
3875	Bluff	2,303		2	3	3	1985	50	100	0.46	Unknown	
3847	Bluff	2,547		2	3	3	1986	50	100	0.51	Unknown	
3820	Newton	2,543		2	4	3	1988	75	127.5	0.27	Unknown	
3827	Bluff	3,414		2	4	3	1989	50	115	0.59	Unknown	
3850	Newton	3,312		2	4	4	1990	50	122.5	0.54	Unknown	
3822	Bluff	3,240		3	4	5	1991	60	130	0.42	Unknown	
3823	Bluff	2,987		2	4	4	1997	60	100	0.50	Unknown	
3855	Bluff	2,434		2	4	4	2002	50	100	0.49	Unknown	
3824	Newton	1,600		1	3	2	2003	50	127.5	0.25	Unknown	
<b>Average</b>		<b>2,827</b>		<b>2</b>	<b>4</b>	<b>3</b>						
3872	Newton	2,780		2	4	3	Plan	50	122.5	0.45	0.52	
3874	Newton	2,768		2	4	3	Plan	50	117.5	0.47	0.54	

Notes:

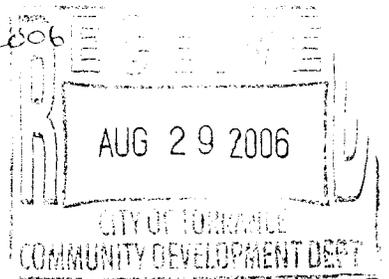
- 1 Data are for ALL addresses with structures built in the last 30 years in the hillside overlay within the 500 foot notification radius of 3872/3874 Newton
- 2 All structure data was downloaded from the official LA County Assessor's website as of June 22, 2006
- 3 All lot size data was estimated from the LA County Assessor's parcel maps on the internet as of June 22, 2006
- 4 The size of garages and the existence of basements (or lack thereof) is not on public record.
- 5 \* Assessor living area does not include the garages
- 6 \*\* The actual structure to lot Floor Area Ratios (FAR) are greater as these ratios do not include the garages

3888 L BLUFF ST.  
TORRANCE, CA 90505

AUG. 28, 2006

HONORABLE MAYOR  
& CITY COUNCIL MEMBERS  
TORRANCE, CA.

DEAR SIRS:



MY LATE WIFE & I BOUGHT OUR NEWLY BUILT BLUFF ST. HOME 33 YEARS AGO - A BETTER PLACE TO RAISE OUR CHILDREN THAN IN OUR PREVIOUS, MORE MASSIVELY BUILT NEIGHBORHOOD

AT ITS 7/1/06 MEETING, THE PLANNING COMMISSION (PRESSED FOR TIME BY NUMEROUS IMPORTANT ITEMS ON ITS AGENDA) REACHED A RELATIVELY QUICK COMPROMISE AGREEMENT WITH THE GENTLEMAN WHO PROPOSED PLANS TO BUILD 2 ADJACENT HOMES, AT 3872 & 3874 NEWTON ST. I, AS WELL AS MY HILLSIDE OVERLAY ZONE NEIGHBORS ON BLUFF & NEWTON STREETS, ARE CONCERNED ABOUT ISSUES THAT WERE NOT RESOLVED BY THE COMPROMISE, & THAT WERE NOT DISCUSSED AT THE MEETING, AFTER THE COMPROMISE WAS PROPOSED

FOR EXAMPLE, WE FEEL THAT THE PROPOSED EXCAVATION CALLS FOR A GEOLOGICAL STUDY, AT LEAST. THE HILLSIDE OVERLAY ZONE HAS EXPERIENCED NUMEROUS SLIDES, ONE BIG SLIDE 2 YEARS AGO AT 3868 BLUFF ST. & BEFORE MY 3888 BLUFF ST. HOME WAS BUILT, A BIG SLIDE ON THE ~~PROPERTY~~ <sup>PROPERTY</sup> -- A LOCAL NEWSPAPER PUBLISHED A PHOTO OF THIS SLIDE ON ITS FRONT PAGE.

WE ARE CONCERNED NOT ONLY ABOUT SHORTER-TERM ISSUES POSED BY THE PROPOSED STRUCTURES, BUT ALSO ABOUT LONGER-TERM ISSUES. A PRINCIPAL CONCERN IS THE LACK OF HARMONY <sup>SIZE-WISE</sup> BETWEEN THE 2 PROPOSED HOMES & THE NEARBY HILLSIDE OVERLAY ZONE HOMES ON NEWTON & BLUFF STS. YOU HAVE RECEIVED DETAILED QUANTITATIVE DATA ON THE CONSIDERABLE SIZE DISPARITY BETWEEN THE 2 PROPOSED STRUCTURES & THE NEARBY HILLSIDE OVERLAY ZONE STRUCTURES (ON THE EVEN (NORTH) SIDE OF NEWTON, & THE ODD (SOUTH) SIDE OF BLUFF). THE HILLSIDE OVERLAY ORDINANCE (ARTICLE 41) EXPLICITLY INDICATES

(CONTINUED)

(CONTINUED)

PAGE 2

THAT DESIGNS FOR NEW DEVELOPMENTS SHALL BE IN HARMONY WITH OTHER PROPERTIES IN THE VICINITY. THE 2 PROPOSED MASSIVE STRUCTURES ARE CLEARLY NOT IN HARMONY, SIZE-WISE, WITH THE HILLSIDE OVERLAY ZONE STRUCTURES ON THE NEARBY PROPERTIES.

WE ARE CONCERNED THAT THE 2 PROPOSED STRUCTURES WOULD NOT ONLY BE DISCORDANT, SIZE-WISE, WITH THE NEARBY HOMES, BUT WOULD ALSO PROVIDE A PRECEDENT AND A STANDARD -- RATHER, TWO PRECEDENTS & STANDARDS -- WHICH WOULD LATER ALLOW APPROVAL OF PLANS FOR OTHER EQUALLY (IF NOT MORE) MASSIVE & TOWERING STRUCTURES.

WE ARE THUS CONCERNED THAT THE PROPOSED STRUCTURES WOULD HAVE NOT ONLY AN IMMEDIATE IMPACT ON THE NEARBY PROPERTIES, BUT COULD ALSO WELL BE A TURNING POINT IN THE CHARACTER OF OUR NEIGHBORHOOD. WE HAVE SEEN OTHER NEIGHBORHOODS (E.G., NORTH REDONDO BEACH) TURN, & WE DON'T WANT TO SEE A SHARP TURN IN THE MASSIVENESS, & ULTIMATELY, IN THE CHARACTER, OF OUR NEARBY HILLSIDE ORDINANCE ZONE NEIGHBORHOOD.

SINCERELY YOURS,  
HARVEY NASH  
Harvey Nash

October 5, 2006

OCT 05 2006

Honorable Mayor and Torrance City Council Members  
 City Hall  
 3031 Torrance Blvd.  
 Torrance, CA 90503

Subject: PRE-00008- & PRE-00009 /Jeffrey A. Dahl (Steve & Deidre Nordel)

Dear Mayor and City Council Members,

I am writing regarding the proposed development of two new homes at 3874 & 3872 Newton Street. I have observed the recent silhouette and still have concerns with the proposed plans of this project.

During the Community Development Department Planning Commission meetings, we, along with many neighbors have expressed concerns with respect to the massiveness of the two structures and our desire to have these proposed structures reduced below a 50% FAR. During this process, these structures have not been reduced in size.

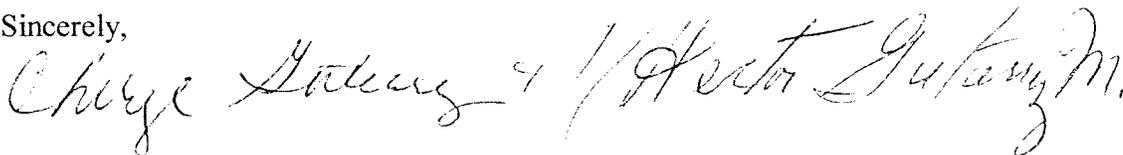
There has been considerable attention in the last two months in the Los Angeles Times, Daily Breeze, and segments on various news channels on television regarding neighborhood's desires to limit the size of new homes. Two recent articles in the Los Angeles Times entitled, "Curbing the big, the bad, and the ugly", (August 27, 2006, Section K) and "Marvel or Monster", (September 13, 2006, Section F), address problems with some large structures currently being built in many neighborhoods. These articles discuss citizen's desires to preserve the character of their streets and to prevent large structures that block sunlight, eliminate views, and destroy mature trees and to prevent sightlines that invade the privacy of bedrooms and backyards.

We believe that the proposed structures, although they have been reduced in height, still are of a massive size that would result in built homes that would not be in harmony with the neighborhood and would still affect, view, light, privacy to surrounding properties.

We believe that these proposed structures should be limited to the 50% FAR that is listed as a part of the Hillside Overlay Ordinance. This limitation has been one of the main concerns since the beginning of the process and of primary concern in this appeal. We ask that you evaluate the potential impact of these structures, exceeding the 50% FAR, both with respect to these homes but also what this would mean for the future on even-numbered side of the Newton Street. We have an ordinance that helps protect all of the items that are currently of concern. Let's stick with the parameters of our ordinance.

Also, proposed excavation of the southeasterly structure remains a major concern to us as our properties meet in the southeast corner and any potential slippage on this hillside would affect our property.

Sincerely,



Cheryl and Hector Gutierrez  
 3869 Bluff Street  
 Torrance, CA 90505

**Appeal to the Torrance City Council  
Precise Plan 06-00008 and 00009**

**The following page is a revised copy of Exhibit D. This copy provides information that was omitted on the original Exhibit D.**

Three Homes Used By Planning Department as Justification to Recommend Approval of the Precise Plan at 3874 Newton Street.

10/09/06



55  
Bluff Street  
→  
2824  
sq. ft.  
.56 FAR

House appears  
as one  
story from  
BLUFF ST.



3915  
Bluff Street  
→  
2692  
sq. ft.  
.60 FAR

Home is  
lower than  
pre-existing  
Two story  
Home next  
door  
exposed basement  
adds to  
FAR



3916  
Newton Street  
→  
2695  
sq. ft.  
.60 FAR

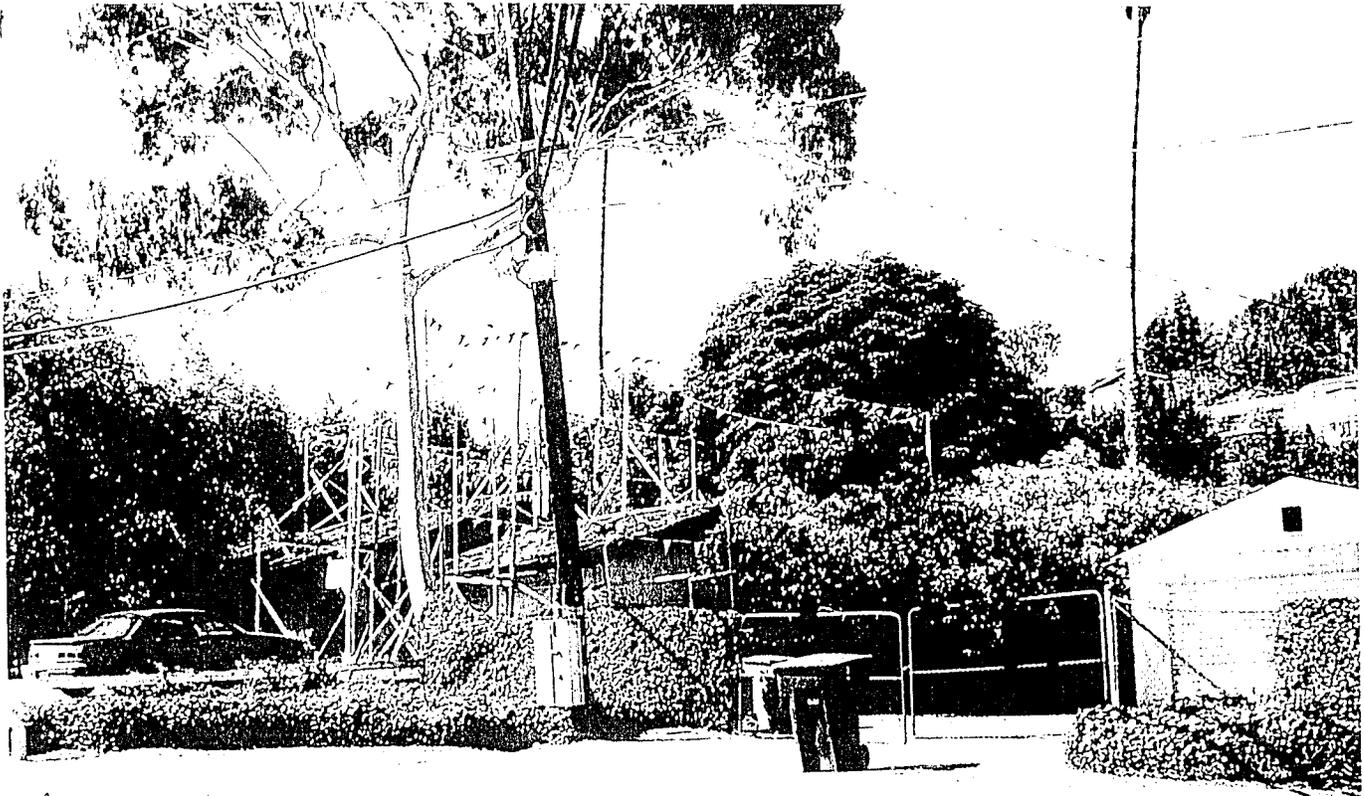
This home  
is directly  
below above  
home. Built  
at same time  
by same  
builder.

**Appeal to the Torrance City Council  
Precise Plan 06-00008 and 00009**

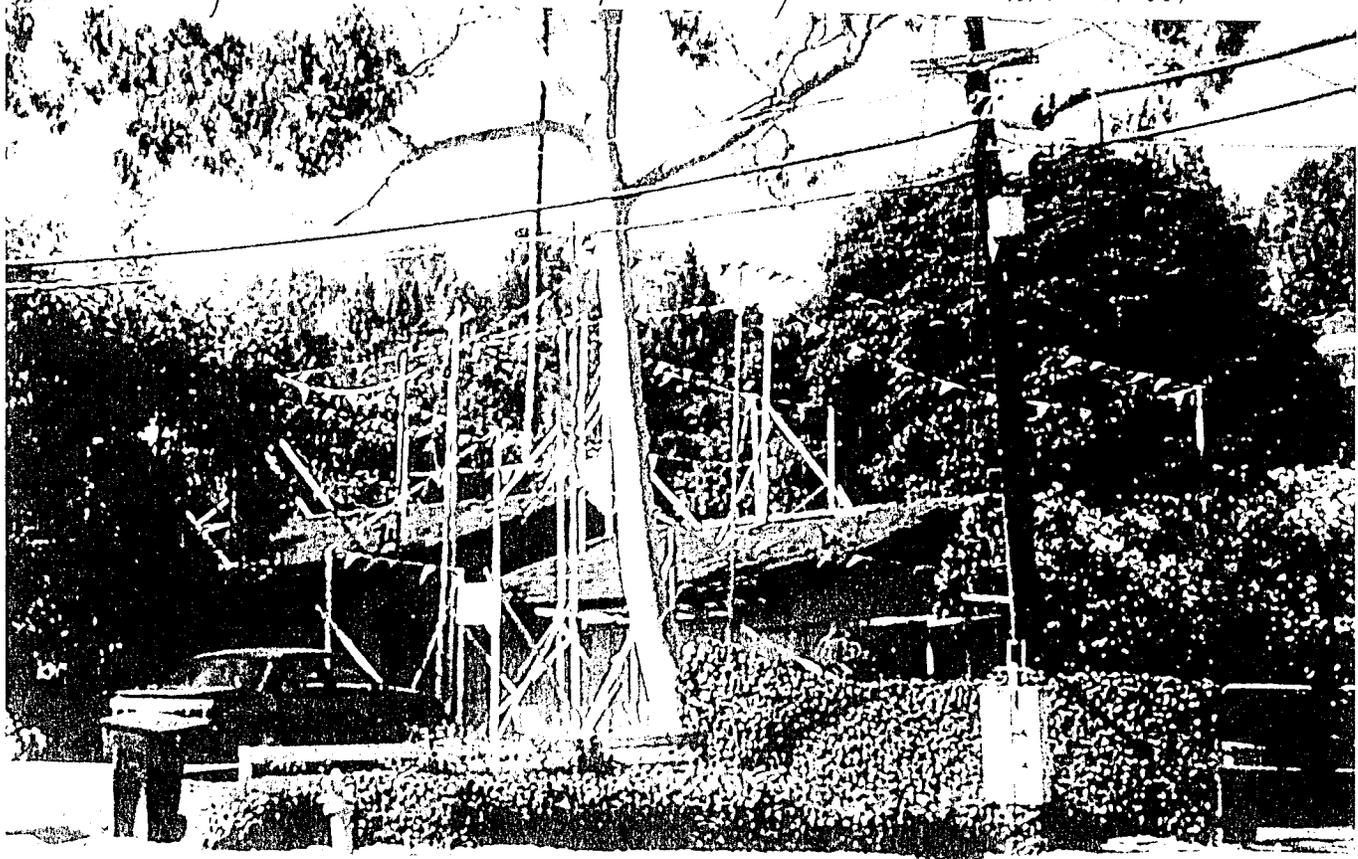
**The following page is a revised copy of Exhibit E. This copy provides information that was omitted on the original Exhibit E.**

Exhibit E (Revised)

Silhouettes of Proposed Structures at 3874 Newton Street



*Approaching proposed structures proceeding east on Newton Street*



*Proposed structures from intersection at Ocean and Newton Street*

AUG 09

**Appeal to the Torrance City Council  
Precise Plan 06-00008 and 00009**

**The following page is a revised copy of Exhibit F. This copy provides information that was omitted on the original Exhibit F.**

10 30 2006

**Exhibit F (Revised)**  
**Floor Area Ratios (FAR) on Bluff and Newton in the**  
**Hillside Overlay District**

<u>ADDRESS</u>	<u>SQUARE FT *</u>	<u>LOT-SQ.FT.</u>	<u>FAR/Reason</u>
4001 Bluff St.	1680 sq. ft.	5,000	.34
3955 Bluff St.	2501 sq. ft.	6,140	.41
3951 Bluff St.	1853 sq. ft.	5,890	.31
3945 Bluff St.	2327 sq. ft.	7,695	.30
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3883 Bluff St.	1640 sq. ft.	5,250	.31
3875 Bluff St.	2763 sq. ft.	5,000	.55--Text Pg.3
3869 Bluff St.	3745 sq. ft.	7,500	.50
3855 Bluff St.	2834 sq. ft.	5,000	.56--Exhibit D
3847 Bluff St.	2947 sq. ft.	5,000	.59--Text Pg.3
3862 Bluff St.	2057 sq. ft.	7,000	.29
3858 Bluff St.	3284 sq. ft.	6,000	.55--Text Pg.3
3823 Bluff St.	3387 sq. ft.	6,000	.56--Text Pg.3
3858 Newton St.	2420 sq. ft.	15,000	.16
3868 Newton St.	2864 sq. ft.	7,500	.38
3898 Newton St.	2011 sq. ft.	10,000	.20
3974 Newton St.	1670 sq. ft.	5,000	.33
3966 Newton St.	1936 sq. ft.	5,400	.35
3954 Newton St.	2602 sq. ft.	5,400	.48
3950 Newton St.	1450 sq. ft.	8,475	.17
3932 Newton St.	2240 sq. ft.	8,100	.28
3908 Newton St.	1487 sq. ft.	5,005	.30
3904 Newton St.	2159 sq. ft.	5,000	.43
<b>3872 Newton St.</b>	<b>3289 sq. ft.</b>	<b>6,125</b>	<b>.54</b>
<b>3874 Newton St.</b>	<b>3301 sq. ft.</b>	<b>5,875</b>	<b>.56</b>

\*Includes 400 sq. ft. estimate for garages

**Average FAR (25 Properties --without 3872/3874 Newton St.) = .39**

**Average Square Footage of Above 25 Homes**

—without 3872/3874 Newton = **2462 sq. ft.**

July 19, 2006

**Information regarding our house plans for 3872 & 3874 Newton Street**

To our neighbors-

Deidre and I have been living at 3874 Newton Street since 1998 with our 3 boys. We bought our home on Newton Street after completion of my service as an active duty naval officer /F-14 flight test aircrew.

Since living here we have been very active in the community. I was the Cub Master of Pack 718 for several years (and enjoyed building 15 pine wood derby cars with my boys). I continue as an outdoor leader in Boy Scout Troop 191. Deidre was a on the Riviera Little League Board of Directors for three years and is currently serving her fourth year as the Chairwoman for Adventures in Art (Riviera Elementary and subsequently Richardson Middle School). Deidre is also a Stephen minister with Rolling Hills United Methodist Church.

My oldest son, David, has got a great start in life as he achieved Eagle Scout and is now the President of the El Camino Community College Student body. David has ambitions to go to UCLA as an engineering student and eventually go to USC law school.

As to our neighborhood, we were vocal supporters of the Newton traffic calming study. Despite our need for less traffic on Newton Street, I spoke against the barrier plan at the City Council. We still need a better solution. We also worked closely with many of you to petition the city for vacation of the Newton Street easement. As you know, we succeeded in getting a large part of this easement back last year.

My family and I look forward to many more years living on Newton Street with each of you but we have far outgrown our 1,270 square foot, 2 bedroom 50 year old house. We also need an affordable mortgage after construction; thus, the project to build a new home on each of the two lots we own.

In considering the impact to you, Deidre and I started with a plan several years ago that did not maximize the home square footage. A developer would have tried to get maximum profit by trying to build a 5,287 square foot and a 5,512 square foot home (legal maximums with full basements). According to LA County tax records the average home built in the last 30 years in the hillside overlay within a 500 foot radius of us on Bluff and Newton Street is a 2-story, 4 bedroom, 3 bath, and 2,830 square feet home.

Additionally, we designed the homes to be fully compliant with all city ordinances and the hillside overlay – we are not requesting any variances or waivers to existing codes. As such, we believe our designs are very compatible with comparable tax assessor living areas of 2768 square feet and 2,780 square feet for 3872 and 3874 Newton, respectively.

We love our trees so we planned a layout which keeps as many as possible – 11 of the 20 mature trees. We were able to do this by providing an 8' side yard set back behind the east garage (versus the 5' required). Finally, we plan to replace the 9 trees we are removing to preserve both your and our privacy.

Since our initial conceptual design, we have made a number of changes based on conversations with you (attachment 1). We believe we have made a large number of changes (some of which were tough for us). These changes are shown in attachment 2. Deidre and I have enjoyed the many hours of conversation with you on this project and look forward to living here for many years.

Your neighbors,

Handwritten signatures of Deidre and Steve, written in cursive script. The word "Deidre" is on the left, followed by a small ampersand "&", and the word "Steve" is on the right.

Steve & Deidre Nordel

## Newton Neighborhood Support for the Nordel Home Project

To: Members of the Planning Commission, City of Torrance

From: Neighbors of 3874 Newton Street

Subject: Precise Plan of Development PRE06-00008 & PRE06-00009 (Steve & Deidre Nordel)

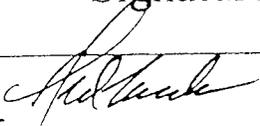
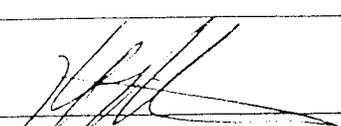
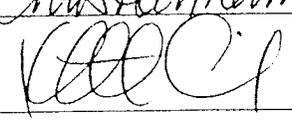
I have reviewed the subject plans as modified on July 11, 2006. As currently designed, these plans will not affect the view, light, air or privacy of my home. These custom home designs are in keeping with our neighborhood's character and they will improve the value of our neighborhood. I support this project.

Name	Address	Signature	Comments
1 Robert S. Wagner	3898 NEWTON ST	Robert S. Wagner	no reservation about the plans as owner attempts to accommodate neighbors
2 Steve Shepard	3854 Newton St	Steve Shepard	Improve Neighborhood Sounds Great. Build Build.
3 Jana Shepard	3854 Newton St.	Jana Shepard	100% support
4 TED HENRY	3826 NEWTON AVE	Ted Henry	LOOKS FINE
5 Debbie Singer	3959 Newton	Debbie Singer	Looks OK
6 Christy Singer	3959 Newton St.	Christy Singer	Looks good.
7 Dustin Singer	3959 Newton St	Dustin Singer	Looks good
8 JOSE CASTILLO	24255 OCEAN	Jose Castillo	July August
9 Janet Beckman	24239 Ocean	Janet Beckman	Total Support Looks good.
10 Janet Beckman	24239 Ocean Ave	Janet Beckman	Total support Looks Good
11 Alliana S. Torres	24255 Ocean Ave.	MARIA TORRES	supportive
12 Michelle Hanna	24255 Ocean Ave	Michelle Hanna	Looks good

## Newton Neighborhood Support for the Nordel Home Project

Name	Address	Signature	Comments
13 Jo Antonio	24295 Ocean Ave	Jo Antonio	Looks Good
14 John Shepard	24250 Ocean Ave	John Shepard	AFTER EXPLANATION LOOKS FINE.
15 Cindy Sheppard	24250 Ocean Ave	Cindy Sheppard	" "
16 NARINDER PAUL SINGH / CHRISTINA RIETZEL	3838 NEWTON ST.	Narinder Paul Christina Rietzel	Very supportive
17 " "	" "	Christina Rietzel	" "
18 Steve Paula	24264 Ocean Sachs	Steve Paula	" "
19 Hsun / Sherry	24254 Ocean Jong	Hsun / Sherry	Supports
20 Sunhee / Chung	24260 Ocean AVE	Sunhee / Chung	I like it.
21 Claire Goldhammer	3901 Mesa St.	Claire Goldhammer	Good luck
22 ANDRÉ ASMAR	3911 MESA ST.	André Asmar	<u>BLESSINGS!!</u>
23 Nadia Dimo	3911 Mesa St.	Nadia Dimo	Good Luck
24 Hedwig Japple	3933 Mesa St.	HEDWIG JAPPLE	Good luck
25 LEILANI SUGATANI	4001 Mesa St.	Leilani Sugatani	Supports
26 Scott Schneider	3916 Mesa St	Scott Schneider	Supports
27 Diane Brown	3912 Mesa St	Diane Brown	OK
28 Melody Wai	3934 Mesa St	Melody Wai	I hope you'll be happy!
29 ERIEBE BEER	4005 MESA ST. TORRANCE, CA.	Eriebe Beer	

## Newton Neighborhood Support for the Nordel Home Project

	Name	Address	Signature	Comments
2x	30 HERB & FUMI TASAKA	3908 MESA ST TORRANCE CA 90505		NEIGHBOR LOOKS GREAT
2x	31 Marelle + Steve Ballard	3865 Paseo de Las Tortugas	Marelle Ballard	
2x	32 KURT & LAURA ROBINSON	3855 PASEO DE LAS TORTUGAS		
	33 Betty Kohler	3858 Newton St	Betty Kohler	
	34 Chris Kochheim	3916 Newton Torrance 90505	Chris Kochheim	Plans look Great.
	35 Kette Collier	3916 Newton St Torrance 90505		Time w/ me
	36 Janice Tyke	24244 Ocean Ave	Janice Tyke	WELCOME ☺
	37 CULLEN BEBECK	3950 NEWTON TORRANCE 90505	Cullen Bebeck	ØRB DEVELOPER. LOCAL HOMEOWNER
	38 STEVE BEBECK	3950 NEWTON TORRANCE 90505		GOOD LUCK
	39 Kristi Sault	24246 Ocean Ave Torrance, 90505	Kristi Sault	Can't wait to see your house ☺
	40 Rodney Pugh	24246 Ocean Ave Torrance 90505	Rodney Pugh	GOOD LUCK
	41			
	42			
	43			
	44			
	45			
	46			

**ATTACHMENT 2 -- Changes incorporated to 3872 and 3874 Newton street plans  
based on neighbor requests.**

First set of changes (included in first silhouette and certified survey):

- Dug the east home into the hillside 4 feet (air / light for Bluff street and Hart residents);
- Right sized square footage for average home size built in the last 30 years (neighborhood character);
- Placed rear of buildings as far as possible away from Bluff homes (~70 feet from the nearest home immediately behind us); and,
- Kept 10 of 30 mature trees with 8 foot side yard setback (privacy for all rear/side properties).

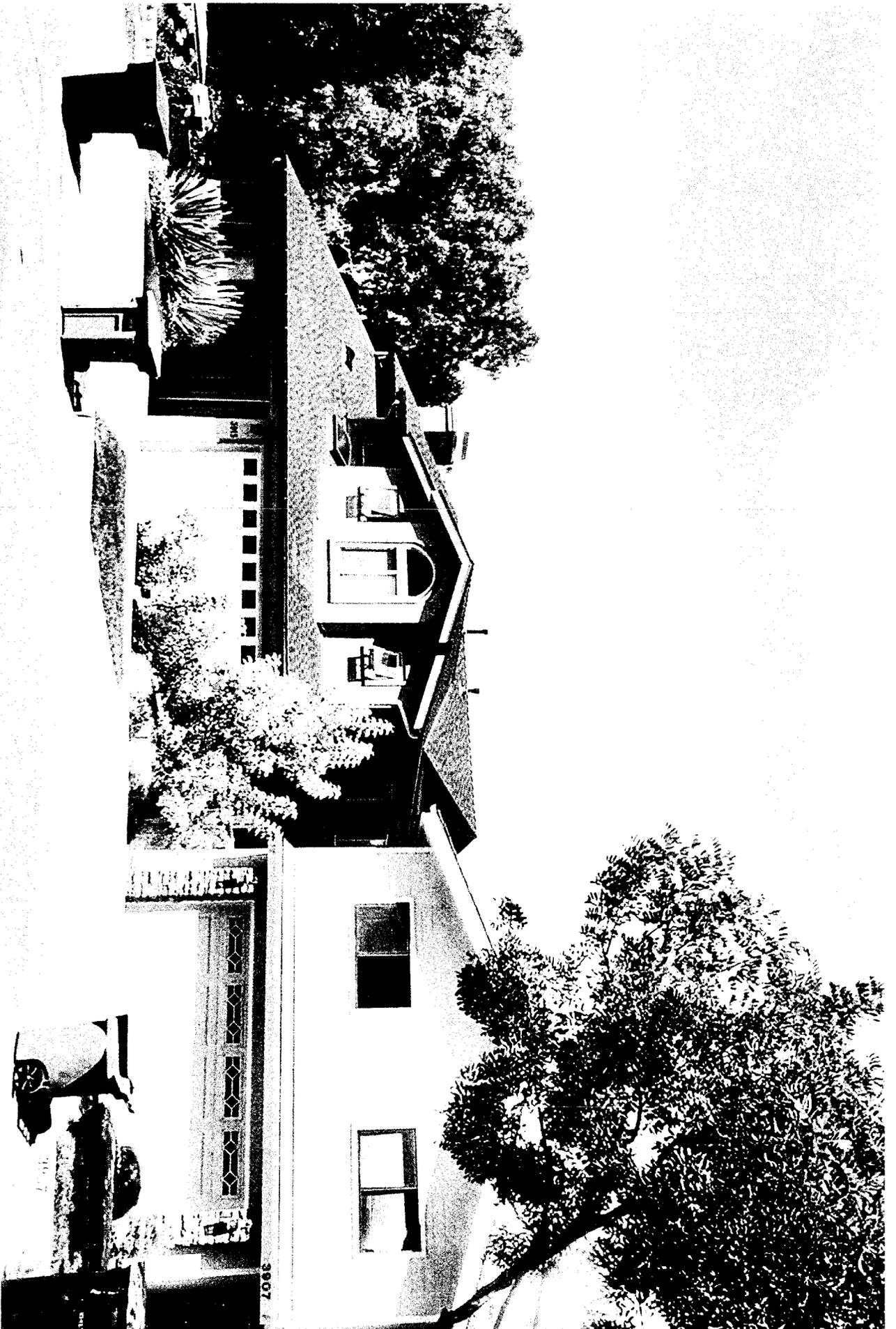
Second set of changes (included in second silhouette change, certified survey and presented at the 9 June 2006 Torrance City Planning Commission hearing)

- Added privacy wall on east house to shield view of Hart residence;
- Moved master bedroom 5 feet to the west (added light & air for Hart residence);
- Eliminated east facing master bedroom windows (Hart residence privacy);
- Added tinted glass to master bathroom for Hart privacy); and,
- Decided to keep 1 additional mature tree (Gutierrez privacy).

Third set of changes (included in the third silhouette change and certified survey).

- Eliminated top roof top decks and associated stairs (privacy for Bluff Street and the Hart resident);
- Eliminated skylight which enabled an even lower roof pitch (Bluff street and Hart residence air / light); and,
- Dug the west home into the hillside 1.5 feet (air / light for west Bluff Street).





**3915 Bluff Street (31 feet • 6 FAR)**

The 31 feet is because the basement wall behind residence is taken into account. This basement *was* included in square footage which affected FAR. Notice there is a vacant lot next door 3915 is actually slightly lower than 3907.



**3916 Newton Street (26 feet • 6 FAR)**

Owned and developed by same individual as 3915 Bluff Street.

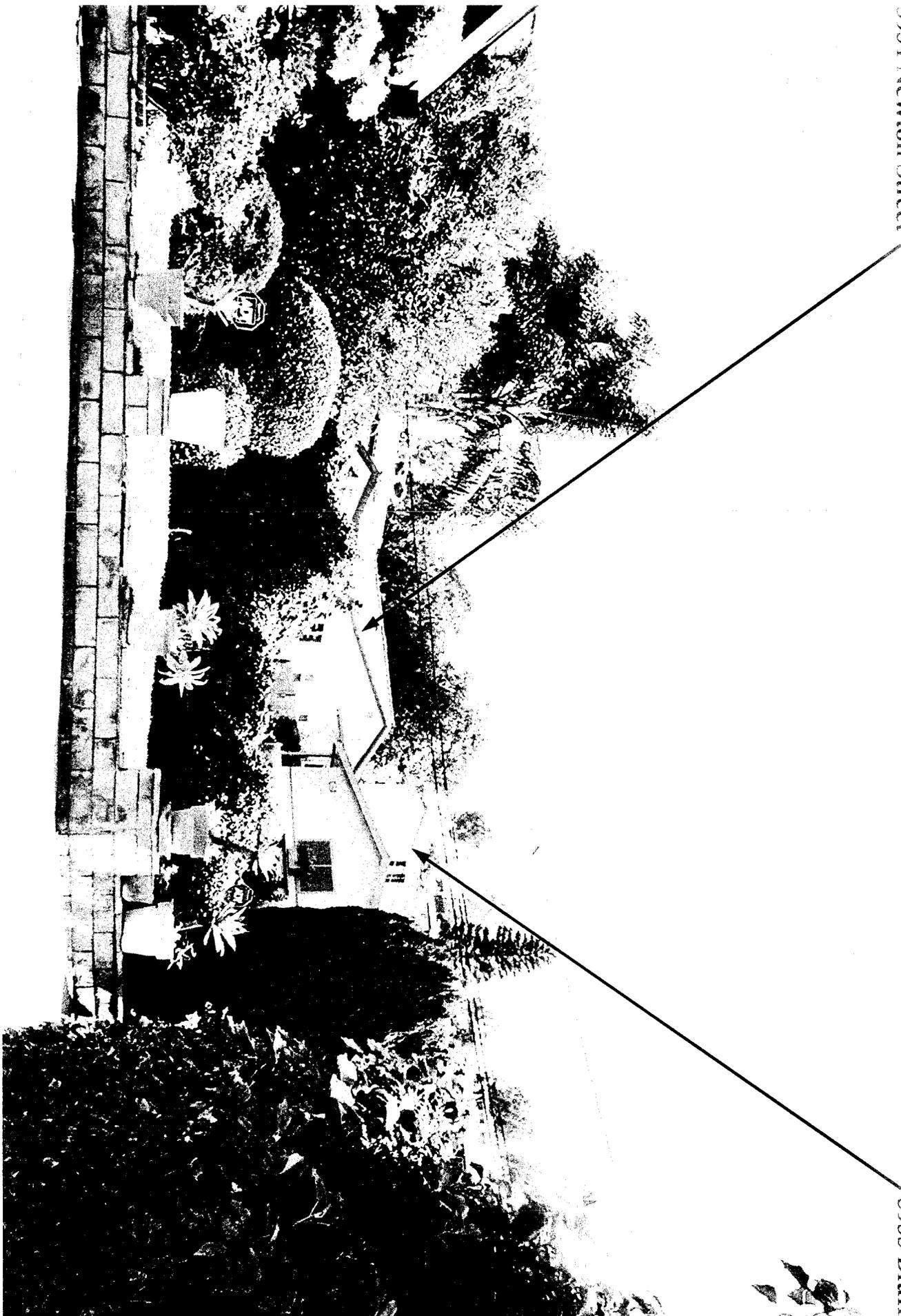


**3954 Newton Street (26 feet • 6 FAR)**

Home was reduced in height at Planning Commission level due to 3955 Bluff Street concerns.

3954 Newton Street

3955 Bluff



3955 Bluff above the 3954 Newton Home

Possible Heritage Tree



**View from Deck of 3889 Bluff Street**

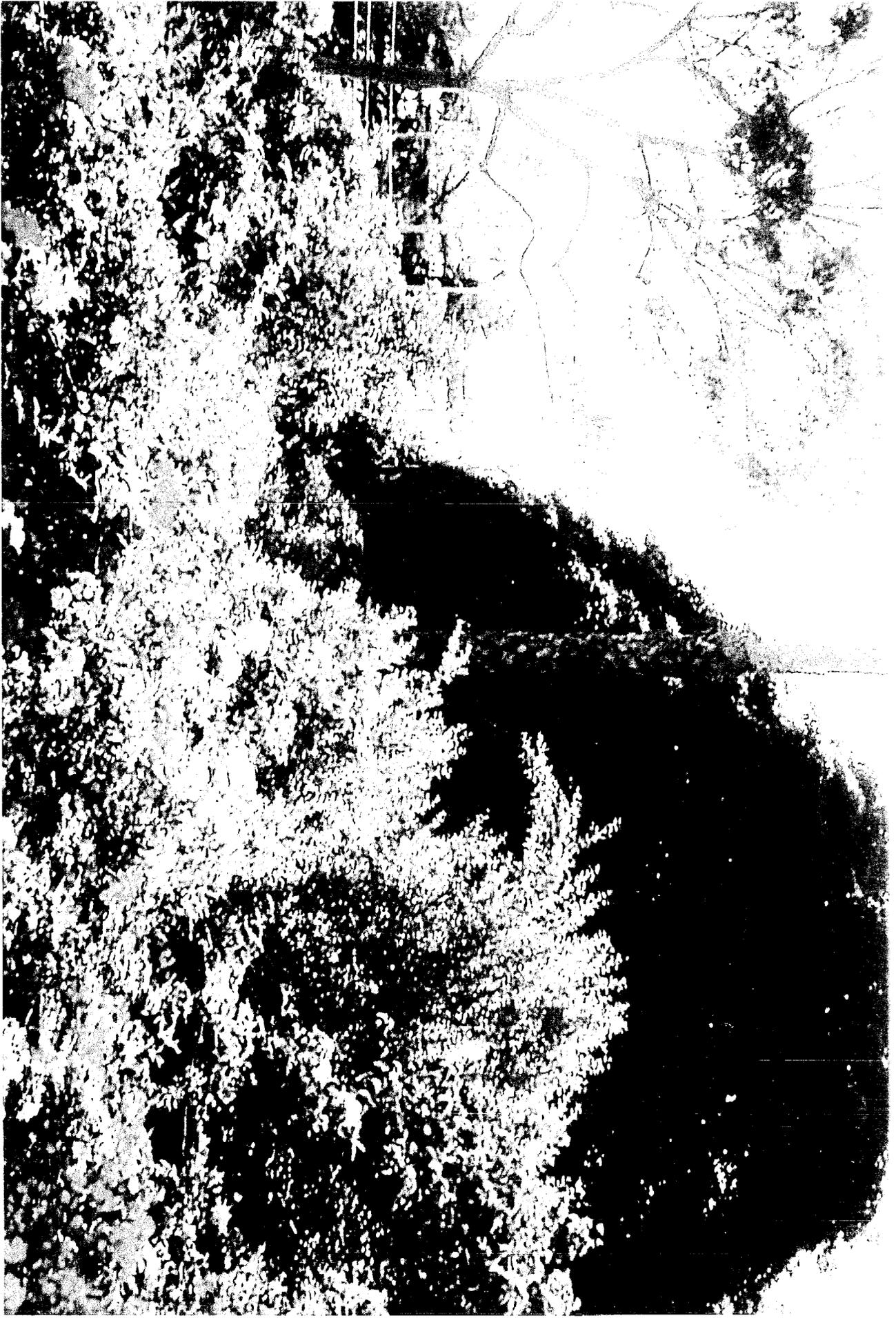
At the June 7<sup>th</sup> meeting there was discussion about saving this tree a Lemon Eucalyptus approximately 60 years old.

Similar tree next  
to City Hall at  
3031 Torrance  
Boulevard



3806 and 3808 Newton Street





View from 3889 Bluff Deck and Den



3874 Newton dwarfs 3898 Newton Street property



View from 3814 Bluff Street

3806 Bluff



3874 Newton Street in relation to Bluff Street

3889 Bluff



**EXCERPT OF MINUTES**

√ Minutes Approved  
 Minutes Subject to Approval

July 19, 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, July 19, 2006, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

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

Absent: Commissioner Drevno.

Also Present: Planning Manager Lodan, Planning Associate Hurd,  
Planning Associate Kevin Joe, Plans Examiner Noh,  
Fire Marshal Carter, Associate Civil Engineer Symons,  
and Deputy City Attorney Whitham.

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

**10. FORMAL HEARINGS**

**10A. PRE06-00008, PRE06-00009: JEFFREY A. DAHL**

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

**Recommendation**

Approval.

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

Chairperson Faulk announced that he was abstaining from consideration of this item due to a past relationship with some of the people involved and exited the dais.

(Commissioner Busch chaired this portion of the meeting)

Steve Nordel, owner of the subject property, voiced his agreement with the recommended conditions of approval. He reported that he discussed the project at length with 40 of his neighbors and all of them signed a petition in support of it. He reviewed the changes made in response to concerns raised at the previous hearing, including eliminating rooftop decks and associated stairs, modifying the pitch of the roof, and lowering the building pad of the northwesterly residence by approximately 1.5 feet. He explained that 11 out of 20 mature trees on the site will be retained to maximize privacy and contended that the size of the homes was consistent with the average size of new homes built over the past 30 years in this area. He noted that there have been several design changes to accommodate neighbors and requested approval of the project as submitted.

Commissioner Browning stated that he had hoped to see more significant changes and asked about the possibility of reducing ceiling heights on both floors from nine feet to eight feet to achieve a further reduction in height.

Mr. Nordel reported that he considered reducing the ceiling heights but rejected the idea because he strongly believes it would detract from the value of the homes. He stated that he felt he had made significant changes to the project to the point where it is no longer visible from the south side of Bluff Street and noted that neighbors who were formerly opposed to the project have now signed the petition in support of it.

Commissioner Browning questioned whether the Harts, the immediate neighbors to the east, now support the project. Mr. Nordel responded that he made every change the Harts requested, but was notified last Tuesday night that they were still not satisfied and wanted a reduction in the height of the residence next to them.

Commissioner Browning related his understanding that the pitch of roofs was not changed and remains 4 in 12.

Jeffrey Dahl, project architect, clarified that ridge height of the southeasterly residence was slightly reduced when the roof was reconfigured, but the pitch remained the same. He suggested that an additional 6" reduction could be achieved by changing the pitch to 3½ in 12.

Commissioner Browning questioned why the second-story deck was not moved to the other side of the structure when the roof was reconfigured to address the Harts' privacy concerns.

Mr. Dahl explained that this would create a privacy breach between the two new residences and related his understanding that the Harts no longer object to the deck since a privacy wall was added.

After a show of hands of those who wished to speak, Commissioner Busch, with the concurrence of the Commission, requested that speakers limit their remarks to five minutes.

Gary Hart, 3868 Newton Street, stated that he was very pleased with the changes that have been made but was still concerned about the size and the height of the southeasterly structure. He asked to see the geological report to confirm that the proposed basement will not create problems in this area which is prone to slippage.

Christine Quinlan, 24243 Ocean Avenue, reported that condominiums recently built next to her have completely taken away her privacy and urged the Commission to protect the privacy of those who live around this project by enforcing the Hillside Overlay Ordinance.

Jane Aull, 3908 Newton Street, echoed concerns about the loss of privacy due to new construction. She called for the preservation of mature trees on this site because they add to the beauty of the neighborhood and their root system stabilizes the hillside.

Janice Tylke, 24244 Ocean Avenue, voiced support for the proposed project, stating that she believed it would be a welcome addition to the neighborhood.

Cheryl Gutierrez, 3869 Bluff Street, reported that she submitted a petition with the signatures of 65 neighbors who are opposed to the project and that some of those who signed Mr. Nordel's petition have asked to have their names retracted. Using photographs to illustrate, she disputed the statement in the staff report that the project is compatible with recently approved residences in the immediate area in terms of height and FAR, explaining that she visited the three residences used to make this determination and all have extenuating circumstances not applicable to this site. She expressed disappointment that Mr. Nordel neglected to contact neighbors on Bluff Street because they have a lot of concerns about the project.

Diana Thacker, 22410 Palos Verdes Boulevard, voiced support for the project, stating that she is a business owner familiar with the neighborhood and believes it will increase property values.

Sam Mardello, 4536 Green Meadows, stated that he believes the Nordels have complied with the spirit of the Hillside Overlay Ordinance and that the proposed project is the highest and best use for this site. He read a letter from Robert Hoffman, 109 Via Sevilla, in support of the project.

In response to Commissioner Browning's inquiry, Mr. Mardello confirmed that neither he nor Mr. Hoffman can see the project's silhouette from their homes.

John Heuer, 3855 Bluff Street, voiced his opposition to the proposed project, contending that it violates TMC § 91.41.6 subsections (a) through (g), because it would adversely impact the view, light and privacy of surrounding homes and it is not in harmony with other properties in the vicinity. He pointed out that the guidelines in the Hillside Overlay Ordinance do not mention "highest and best use." He reported that his 2500 square-foot home was built three years ago without impacting views and doubted that anyone would be opposed to the project if a similar design had been used. He maintained that the large basement, which is not counted in the FAR because it is not considered livable space, will be included in the listing when the home is marketed.

Deputy City Attorney Whitham noted that § 91.41.6 was amended a few years ago and currently has subsections (a) through (f) and offered to meet with Mr. Heuer to point out the subsection that was deleted.

Gina Stunkard, 3889 Bluff Street, stated that she was still opposed to the project due to the impact on her privacy, submitting photographs to illustrate. She noted that the plans she viewed in the Planning Department showed the elimination of the trees that currently block her view of the silhouette.

Lee Ann Hart, 3868 Newton Street, reported that the proposed project would block the view from her living room and bedroom, as well as the ocean breeze, and that her privacy will be impacted if the trees bordering her property do not survive the construction process.

Mr. Nordel stated that he had tried very hard address neighbors' concerns and had made changes he really didn't want to make, such as eliminating the rooftop decks and reducing the size of his basement workshop. He expressed frustration that he was spending a lot of time and money and felt like he wasn't making any progress.

Commissioner Browning stated that his primary concern was that the project stands out tremendously when approaching the site from the west and he would be more inclined to support it with a reduction in its height and FAR.

Commissioner Gibson commended Mr. Nordel for his efforts to address the concerns of neighbors.

Commissioner Uchima noted that he considers each project on its own merits and gives no credence to how many people support or oppose it. He reported that most of the concerns he heard from neighbors were related to the project's height and the impact on privacy, and while there were complaints of view blockage, he did not believe there was enough of an impact to deny the

project. He explained that he could support the project with the following modifications: 1) an additional 1-2 foot reduction in height, 2) the conversion of the large second floor decks to balconies, and 3) the retention of certain trees to protect privacy. He agreed with Mr. Nordel that eight-foot ceilings were not appropriate for a home in this price range and proposed a combination of reducing the pitch of the roof and lowering the grade to achieve a height reduction.

Mr. Nordel asked to retain the deck on the southeasterly residence as privacy concerns have been mitigated, and Commissioner Uchima confirmed that the privacy impact he observed was related to the deck on the northwesterly residence.

Wilson Budde, owner of 3875 and 3883 Bluff Street, expressed disappointment that the accessory building originally used to house a chinchilla farm cannot be saved.

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

A brief discussion ensued and Commissioners discussed possible ways to achieve a height reduction. The public hearing was reopened to allow Mr. Nordel to provide input.

A recess was called so Mr. Nordel could discuss proposed modifications with his architect.

The Commission recessed from 8:25 p.m. to 8:35 p.m.

Following discussion, Mr. Nordel agreed to change the roof pitch from 4 in 12 to 3½ in 12 and reduce second-floor plate heights from 9 to 8 feet in both residences; to lower the building pad of the southeasterly residence by 2 feet; to eliminate the second-floor deck from the northwesterly residence; and to retain two trees at the southeast corner of the property.

Commissioner Uchima expressed concerns about the proposed reduction in plate height. Mr. Dahl explained that he could use vaulted ceilings on the second floor so the 8-foot plate height would be adequate.

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

**MOTION:** Commissioner Horwich moved for the approval of PRE06-00008 and PRE06-00009, as conditioned, including all findings of fact set forth by staff with the following modifications:

**Add**

- That the pitch shall be reduced from 4 in 12 to 3½ in 12 for both residences.
- That second-floor plate heights shall be reduced from 9 feet to 8 feet in both residences.
- That the building pad of the southeasterly residence shall be lowered by 2 feet.
- That the second-floor deck shall be eliminated from the northwesterly residence.
- That the 2 trees at the southeast corner of the property shall be retained.

The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote, with Chairperson Faulk abstaining (absent Commissioner Drevno).

Planning Assistant Hurd read aloud the number and title of Planning Commission Resolution Nos. 06-057 and 06-058.

**MOTION:** Commissioner Uchima moved for the adoption of Planning Commission Resolution Nos. 06-057 and 06-058 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote, with Chairperson Faulk abstaining (absent Commissioner Drevno).

Chairperson Faulk returned to the dais.

Agenda Item 9B was considered out of order at this time.

###

**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.

**4. POSTING OF THE AGENDA**

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

**10. FORMAL HEARINGS**

**10A. PRE06-00008, PRE06-00009: JEFFFREY DAHL**

Planning Commission reconsideration 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.

Steve Nordel, owner of the subject property, stated that he would like an opportunity to redesign the project to address neighbors' concerns, noting that the revisions would include the elimination of rooftop decks, the lowering of the northwest building by one foot, and the redesign of the basement to eliminate shoring. He reported that he intended to meet with each of the neighbors who had raised objections to the project and address their specific concerns.

**MOTION:** Commissioner Busch moved to reconsider the project at the July 19, 2006 meeting. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote, with Commissioner Faulk abstaining (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 Faulk.

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.

**4. POSTING OF THE AGENDA**

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

**8. CONTINUED HEARINGS**

**8C. PRE06-00008, PRE06-00009: JEFFFREY DAHL**

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

**Recommendation**

Approval.

Planning Assistant Santana introduced the request and noted supplemental material available at the meeting consisting of correspondence and a petition submitted subsequent to the completion of the agenda item.

Vice Chair Faulk announced that he would not be participating in the hearing due to a past relationship with some of the people involved and exited the dais.

(Commissioner Horwich chaired this portion of the meeting.)

Jeffrey Dahl, project architect, stated that the applicants, Steve and Deidre Nordel, purchased the subject property eight years ago with the intention of building two new homes on it and while it's always a shock to neighbors when one home is replaced with two, they have a legal right to do so as the site is comprised of two separate lots. He briefly described the proposed project, explaining that every effort was made to minimize the impact on adjacent neighbors. He reported that he met with neighbors to the south and tried to address their privacy concerns by shifting the second-floor master bedroom to the north to provide a greater separation and noted that the only window facing their house will be constructed of obscured glass. He indicated that there was a privacy issue with regard to a second-floor deck, so the height of the guardrail was increased from 3 to 6 feet. He offered his assurance that existing mature trees would be retained wherever possible. Noting that the project complies with all development standards, he suggested that there may be individuals who will not be pleased under any circumstances and urged approval of the project as submitted.

Submitting a photographs to illustrate, Jane Aull, 3908 Newton Street, stated that her main concern was the loss of vegetation, specifically a large tree on the west side of the property. She reported that she has seen over 30 trees removed within 400 yards of her property to facilitate development and expressed concerns about the impact the loss of trees is having on the beauty of Torrance.

Gary Hart, 3868 Newton Street, confirmed that he had met with the architect, but indicated that he still had concerns about the project, which he detailed in his letter dated June 5, 2006 (of record). He briefly reviewed the contents of the letter, explaining that he was concerned about the stability of the hillside because the earth has a history of shifting in this area and that he believes the proposed project violates the Hillside Overlay Ordinance because it would adversely impact his view, light, air and privacy, because it exceeds height and lot coverage guidelines, and because it includes rooftop decks, which are not allowed in the Hillside Overlay District. He contended that the proposed development was out of harmony with the neighborhood and an example of "mansionization" and expressed concerns about the project's impact on his privacy should existing vegetation be removed. He called for the elimination of the basement and the rooftop deck, a reduction in the height of the project, and the retention of mature trees.

Deputy City Attorney Whitham clarified that rooftop decks are not prohibited in the Hillside Overlay District, however, they do require a Precise Plan of Development, which must be approved by the Planning Commission.

Lee Ann Hart, 3868 Newton Street, voiced her opinion that the proposed project violates the spirit of the Hillside Overlay Ordinance and asked that it be scaled down so that it would be more in harmony with the neighborhood. She suggested that

eliminating the rooftop decks would not create a hardship for the applicant as the plans include two other decks for each house and enlarged backyards.

In response to Commissioner Horwich's inquiry, Plans Examiner Nishioka confirmed that the applicant will be required to submit a soils investigation report before the project goes forward in order to ensure that the stability of the hillside will not be threatened by the construction of the basement.

Submitting photographs to illustrate, Cheryl Gutierrez, 3869 Bluff Street, voiced objections to the proposed project, citing the impact on her view and privacy. She contended that the structures were too massive and too tall and not in harmony with the neighborhood. She also submitted additional signatures on a petition in opposition to the project (supplemental material).

Gina Stunkard, 3889 Bluff Street, requested that the structures be lowered further into the ground, explaining that the homes appear to be level with her home on the street above and would have a direct view into three bedrooms and a den.

Commissioner Browning noted that commissioners had not had an opportunity to evaluate the project's impact on Ms. Stunkard's residence because they were not aware of her concerns until this evening and the same is true of other neighbors whose letters are contained in the supplemental material.

Ms. Aull submitted additional photographs of trees on the subject property.

Returning to the podium, Mr. Dahl reported that neighbors directly behind the proposed project do not oppose it and questioned how it could block the view of other neighbors if it does not impact these properties. Disputing the claim that the homes are too tall, he stated that the ridgeline of the proposed homes are only slightly higher than the two-story home next door. He suggested that neighbors will have to get used to the fact that homes will start creeping forward as residents take advantage of the 22-foot right-of-way easement given back to property owners on Newton and contended that the large rear yard would help minimize the intrusion on privacy.

Commissioner Gibson questioned the need for the large basement.

Mr. Dahl explained that Mr. Nordel needs room for his woodworking shop and enlarging the garage is not feasible due to the way the City measures Floor Area Ratio. He confirmed that there would be a geological report.

Commissioner Gibson asked about saving the large tree Ms. Aull mentioned. Mr. Dahl explained that it was not feasible because the tree is located where the corner of the new building will be and the only way to save it would be to push the house back.

Commissioner Browning questioned why the railing was raised from 3 to 6 feet on the second-floor deck to protect privacy of the neighbors to the east but the same was not done for the roof deck, which is 9-10 feet higher.

Mr. Dahl explained that the roof deck is so far forward it will not impact the privacy of neighbors as it would overlook their rooftop.

Mr. Hart stated that the stairway leading from the lower deck to the rooftop deck would have a direct view into his backyard and he was concerned about the privacy impact.

In response to Commissioner Browning's inquiry, Mr. Dahl provided clarification regarding the existing accessory structure. He explained that the Nordels had hoped to save it, but it has to be demolished because it is built over the rear property line and the City does not allow this.

Ms. Guitierrez related her understanding that the accessory structure could remain if the Nordels would reduce the square footage of their home by 350 square feet. She noted that the Nordels' home as proposed consists of 4400 square feet, including the basement which has a bedroom and a bathroom, and questioned the need for the rooftop deck.

Mr. Dahl clarified that the home is actually about 3800 square feet including the basement.

Connie Budde, owner of 3883 and 3875 Bluff Street, reported that her father bought the property on Bluff along with the subject property in 1957 and subsequently divided it into three lots. She stated that she and her husband initially had some concerns about the project but they met with the Nordels and they were able to resolve them.

Steve Nordel, owner of the subject property, stated that he and his wife and three children have been living on the property since they purchased it eight years ago; that they have been working on designing their dream home for the past three years; and that they intend to live in the home and raise their family and want to keep peace in the neighborhood.

Commissioner Browning questioned whether the elderly neighbor to the west was being represented in this process.

Mr. Nordel indicated that he had not had contact with this neighbor.

Commissioner Busch asked if Mr. Nordel intends to rent the other house or put it up for sale. Mr. Nordel reported that he must sell the other house in order to afford the mortgage payments on his residence.

**MOTION:** Commissioner Drevno moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Chairperson Uchima and Vice Chair Faulk).

Planning Associate Santana clarified that there would have to be a significant reduction in the size of the southeast residence and a shifting of the rear property line in order to preserve the existing accessory building. With regard to elderly neighbor to the west, he advised that he met with her son and went over the plans in detail.

Commissioner Busch questioned whether the accessory building has historical significance. Planning Associate Santana advised that the adobe building was built in the 1940s to house chinchillas. He related his understanding that the building is

currently partitioned, with the Nordels using part of it for a workshop and the Buddes using part of it for storage.

Commissioner Horwich suggested the possibility of continuing the hearing so commissioners could visit the properties of those who have raised concerns about the project, as listed in the supplemental material.

Commissioner Browning indicated that he was not inclined to support the project and didn't feel it was necessary to look at it from other vantage points.

**MOTION:** Commissioner Busch moved to deny PRE06-00008 and PRE06-00009 without prejudice. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Chairperson Uchima and Vice Chair Faulk).

Commissioner Horwich suggested that any future plans address privacy issues.

The Commission recessed from 8:20 p.m. to 8:32 p.m., with Vice Chair Faulk returning to the dais.

## **16. ORAL COMMUNICATIONS**

**16A.** Steve Nordel, 3874 Newton Avenue, requested that the Commission reconsider the denial of PRE06-00008 and PRE06-00009, explaining that the opposition had taken him by surprise and he would like an opportunity to revise the project to address neighbors' concerns. He reported that he intended to discuss the project with everyone who had raised objections and to eliminate the rooftop decks because they seem to be a major source of contention.

**MOTION:** Commissioner Drevno moved to reconsider the denial of PRE06-00008 and PRE06-00009 on June 21, 2006. The motion was seconded by Commissioner Browning and passed by a 4-1 roll call vote, with Commissioner Horwich dissenting and Vice Chair Faulk abstaining (absent Chairperson Uchima).

Deputy City Attorney Whitham clarified that the Commission would not be considering the merits of the project at the June 21 hearing, but would be setting a date for future hearing.

Commissioner Gibson suggested that Mr. Nordel encourage his architect to adopt a more conciliatory tone.

###

**EXCERPT OF MINUTES**

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

**May 3, 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 7:03 p.m. on Wednesday, May 3, 2006, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

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

Absent: Commissioner Gibson and Chairperson Uchima.

Also Present: Sr. Planning Associate Lodan, Planning Assistant Naughton, Deputy City Attorney Sullivan, Plans Examiner Nishioka, Fire Marshal Kazandjian, and Associate Civil Engineer Symons.

**6. REQUESTS FOR POSTPONEMENT**

Sr. Planning Associate Lodan relayed requests to continue Agenda Item 8C (DIV07-00003: Del Amo Fashion Center) to May 17, 2006 and 10D (PRE06-00008, PRE06-00009: Jeffrey Dahl) indefinitely.

**MOTION:** Commissioner Horwich, seconded by Commissioner Browning, moved to continue Agenda Item 8C to May 17, 2006 and Agenda Item 10D indefinitely; voice vote reflected unanimous approval (absent Commissioner Gibson and Chairperson Uchima).

Sr. Planning Associate Lodan noted that the hearing on Agenda Item 10D will be re-advertised and the hearing on 8C will not as it was continued to a date certain.

**10. FORMAL HEARINGS**

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

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

Continued indefinitely.

###

**SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10A****TO:** Members of the Planning Commission**FROM:** Development Review Division**SUBJECT:** PRE06-00008 & PRE06-00009/ Jeffrey A. Dahl (Steve & Deidre Nordel)**LOCATION:** 3874 Newton Street

This is a request for approval of two Precise Plans of Development to allow the construction of a new two-story single family residences on each of the two existing lots currently occupied by a single-family residence on property located in the Hillside Overlay District.

Several items of correspondence were submitted after the item was completed and has been attached for your review. Staff continues to recommend approval of the subject requests as conditioned.

Prepared by,



Danny Santana  
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1) Correspondence

**Santana, Danny**

---

**From:** BILL STUNKARD [br.stunkard@verizon.net]  
**Sent:** Thursday, July 13, 2006 2:33 PM  
**To:** dsantana@torrnet.com  
**Subject:** PRE06-00008 & PRE0600009 Jeffery A. Dahl (Steve & Deidre Nordel)

Dear Planning Commission,

Hello, We are the Homeowner at 3889 Bluff Street. We are behind and directly the Northeasterly side of the property. We are still concerned with the new plan that has been submitted to the commission Re: 3874 Newton. Looking at the new plan I see the elimination of the Roof Top Decks but in the Hillside Ordinance Overlay Section ( 91.417 b ) states the dwelling or in case of remodeling or enlargement no portion will be used as roof deck, sun deck or patio. So I am a little confused should have not in the first plan. I also see that the basement on one of the homes is smaller. I'm glad to see some change however this does not seem to address many issues that were brought up .

Massive/size and height of these two homes looking at the flags it does not look like much of a change I will still lose my privacy. The Home closest to me will be able looking down on me and I am on the block above. What really scares me is the home on the Northeast side of me If they build the 2ND story deck they will be able to entertain guests and look down on my deck, den and 3 bedrooms and also dealing with noise level.

I propose if they can eliminate 2ND story deck on the home on the northeasterly side and bring the height to agreement to the hillside overlay I would be able to live with this without any hardship. It would be a shame if sunlight, air and privacy issues put distress on neighboring neighbors and would impact the value of the homes over the issues above. I know many of the neighbors who have built in this neighborhood have obeyed by the hillside ordinance without hardship to our neighbors.

We do expect everyone to follow the rules and guideline set forth on the hill side ordinance without expecting variances and waivers.

We love our neighborhood and want to keep the standards by preserving the surroundings and views keeping the rustic atmosphere which we all worked hard for. I know that the homeowners at 3874 Newton want to build as big as they can so they sell the 2ND home so they can pay for their dream home, I cannot blame them for that but we need to keep in mind the existing development standards so that we can keep the beauty/harmony within our neighborhood. Do not let this become a North Redondo Bch. I was a homeowner for 18yrs. and the Mansionization privacy and density has made it lose all character please do let the hillside see the same fate.

Thank you,  
Bill & Gina Stunkard

July 11, 2006

JUL 17 2006

Att: Danny Santana  
City Of Torrance  
Community Development Department  
3031 Torrance Boulevard  
Torrance, CA 90503

Ref: PRE06-00008, PRE06-00009, 3874 Newton Street, Torrance, CA 90505

Dear Mr. Santana

I am writing this letter to inform you of my concern regarding the application of the builders permit pertaining to the above address. I would appreciate if you would take into consideration when reviewing the measurements. Specifically the height of the new two story single family residence for two existing lots, it appears that the flags are extremely high.

I regret not being able to attend the meeting scheduled for July 19th, I will be out of town. However when I return I would greatly appreciate if I can touch basis with you and follow up with the any progress reports you may have on the subject matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Barrios', with a long horizontal line extending to the right.

CARLOS BARRIOS

3888 Bruff Street  
 Torrance, CA 90505  
 July 13, 2006

Planning Commission  
 City of Torrance

JUL 18 2006

Gentlemen:

Regarding the revised plans for 2 new single-family residences on Newton St., in the R1 Zone of the Hillside Overlay District.

The revised plans deviate from the Hillside Ordinance, and ignore important issues raised during the hearing on the original plans. Issues relating to the size of the structures, and to the possibility of a geological problem. Bluff St. residents have testified that the buildings' height would interfere with their view and their privacy.

If the revised plans for these "twin towers" were approved, it would send a signal to others that such structures on the south side of Newton St. are permissible. Such further structures could have a negative impact on the view and privacy of additional Bluff St. residents.

Any such developments could well have a detrimental effect on our neighborhood. We have seen neighborhoods turn. This could be a turning point as regards the character of our neighborhood.

Sincerely yours,  
 Harvey Nash

**Santana, Danny**

---

**From:** Lodan, Gregg  
**Sent:** Monday, July 17, 2006 2:27 PM  
**To:** Santana, Danny; Gibson, Jeff  
**Subject:** FW: Letter of Support for Nordel Project, Planning Commission Agenda 10 A

fyi

---

**From:** bobhoffman@att.net [mailto:bobhoffman@att.net]  
**Sent:** Monday, July 17, 2006 2:14 PM  
**To:** glodan@torrnet.com  
**Cc:** snordel@socal.rr.com  
**Subject:** Letter of Support for Nordel Project, Planning Commission Agenda 10 A

Greg:

Attached is a letter of support for Steve and Deidre Nordel's proposed project at 3874 Newton Street that is on the July 19, 2006 Planning Commission agenda (Item 10 A). I would appreciate if you could include the attached letter in the Planning Commission materials and also forward this e-mail and attachment to Jeff Gibson and Danny Santana who are copied.

Bob Hoffman

07/17/2006

**Robert Hoffman**  
**109 via Sevilla**  
**Redondo Beach, CA 90277**

July 17, 2006

Mr. Ray Uchima  
 Chairman, Planning Commission  
 City of Torrance  
 2021 Torrance Blvd  
 Torrance, CA 90503

**Subject: Nordel plans to construct two new homes at 3872 and 3874 Newton Street  
 July 19, 2006 Planning Commission Item 10 A, PRE-06-0008 and PRE-06-0009**

Dear Mr. Uchima:

I am submitting this letter in support of Steve and Deirdre Nordel's petition to the City of Torrance Planning Commission to approve their proposed plans to construct single family residences at 3872 and 3874 Newton Street. I own my home and reside at 109 via Sevilla in the Hillside Overlay District of the Hollywood Riviera. I am also a Board Member of the Riviera Homeowners Association and Chairman of the City of Torrance Water Commission.

Steve and Deirdre are exemplary residents of our community. Steve is a former Cub Master of Pack 718 that meets at Riviera Elementary School and Deirdre has been an active participant in the "Adventures in Art" program at both Riviera Elementary School and Richardson Middle School. The Nordel's proposed project adds much needed additional residential housing in our community that complies with City of Torrance building codes and zoning.

The project presented is subject to the City of Torrance Hillside Overlay Ordinance which provides specific criteria to be administered by City Staff and considered by the Torrance Planning Commission. The Planning Commission should find that the Nordel's project has been planned and designed in such a manner that the proposed "development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity" (*Section 91.41.6 of the Hillside Overlay Ordinance*). The Nordel's proposed project poses no reasonable impact to the above general criteria. I am aware of many instances in the Hollywood Riviera where opponents of residential construction projects look to the Hillside Overlay Ordinance as a means to prevent projects from going forward for subjective reasons, often beyond the intent of the Hillside Overlay Ordinance. Subjective issues like trees, landscape, architectural features, or design (compliant with City building code) are not within the intent of the Hillside Overlay Ordinance.

As a matter of precedence, I urge the City of Torrance Planning Commission to consider the Nordel's proposed project as not presenting any reasonable impact as prescribed under the Hillside Overlay Ordinance and approve their proposed project without delay.

Sincerely,

*Robert D. Hoffman*

cc: Frank Scotto, Mayor, City of Torrance  
 Jeff Gibson, City of Torrance Community Development  
 Greg Lodan, City of Torrance  
 Danny Santana, City of Torrance  
 Steve and Deirdre Nordel, Applicant

Santana, Danny

From: Libby Cavagnaro [CavagnaroL@BSCGLLP.COM]
Sent: Tuesday, July 18, 2006 6:44 AM
To: dsantana@torrnet.com
Subject: 3874 Newton Street

I am a local resident of this area. I would like an explanation as to how these builders seem to get around ordinances. I will not approve any such structures and I will be attending every meeting. This community cares and we will not let builders change our neighborhood for the worst. Once we accept this situation, it will be no stopping them.

Help us.

\*\*\*\*\*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL.

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IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE 310-477-1400. WE WOULD APPRECIATE NOTIFICATION BY E-MAIL OF DELETION FROM YOUR FILES.

THANK YOU.

Bay Sherman Craig & Goldstein, LLP
11845 W. Olympic Blvd Suite 845
Los Angeles, CA 90064

voice: 310-477-1400
FAX: 310-479-0720

Unless expressly stated otherwise above, (1) nothing contained in this message was intended or written to be used, can be used by any taxpayer or may be relied upon or used by any taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer under the Internal Revenue Code of 1986, as amended, (2) any written statement contained in this message relating to any Federal tax transaction or matter may not be used by any person to support the promotion or marketing of or to recommend any Federal tax transaction(s) or matter(s) addressed in this message, and (3) any taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor with respect to any Federal tax transaction or matter contained in this message. No one, without our express prior written permission, may use any part of this fax or email in promoting, marketing or recommending an arrangement relating to any Federal tax matter to one or more taxpayers. Furthermore, it may not be shared with any other person without our prior written consent other than as required by law or by ethical rules. However, this prohibition on sharing this fax or email does not preclude you from sharing with others the nature of this transaction or the fact that it may have been consummated.

\*\*\*\*\*

<<<->>>

**Santana, Danny**

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**From:** Mak, Paul [Paul.Mak@hdrinc.com]

**Sent:** Monday, July 17, 2006 4:42 PM

**To:** dsantana@torrnet.com

**Subject:** 3874 Newton

Is it possible to send the proposed plans of the development so that I can have a better picture of the new house ?  
Thanks.

Paul Mak  
3819 Bluff St

**Santana, Danny**

---

**From:** MARLENE BALLARD [turtlerock1@verizon.net]

**Sent:** Monday, July 17, 2006 12:52 PM

**To:** dsantana@torrnet.com

**Subject:** Property at 3874 Newton - objection

Dear Planning Assistant,

The owner at 3874 Newton asked me to sign a petition re his development of two homes on his lots. I ask that my name be detracted from his petition because I signed too hastily and was not given the complete story.

I understand that his plans are not in agreement with the Hillside Ordinance. I believe they should be. I am concerned that his development blocks others' views and also the possible problem with the full basement.

Please investigate further.

Marlene Ballard  
3865 Paseo de las Tortugas

**Santana, Danny**

**From:** Sue Richardson [richardson.sue@verizon.net]  
**Sent:** Monday, July 17, 2006 1:42 PM  
**To:** dsantana@torrnet.com  
**Cc:** CACGMayDay@aol.com  
**Subject:** 3874 Newton Street, Torrance, development plan

Dear Mr. Danny Santana  
or  
to whom it may concern in the Community Development Department,

My family and I have resided at 3952 Bluff Street, Torrance for the past 3-1/2 years. I want to express my opinion on the proposed development at 3874 Newton Street. My feeling is (and always has been) that the fastest way to degrade a beautiful and desirable neighborhood is to remove landscaping and to overbuild structure. In addition to aesthetic degradation, overbuilding can damage slope property by changing water drainage, absorption and runoff as well as by undermining areas that provide existing support to slopes. Overbuilding also deprives current residents of privacy, sunlight and scenic views and, of course, contributes to density problems relative to traffic and population. It is my understanding that the 3874 Newton Street plan includes provisions that contribute to almost every single negative result mentioned above. The Hillside Overlay Ordinance and the city of Torrance General Plan exist for good reason and new development proposals should comply.

Sincerely,  
Sue Richardson  
homeowner  
3952 Bluff Street, Torrance, 90505

Note:

From an aesthetic point of view, I simply cringe when I see the artless (and huge) building under construction behind Killian's Pub (on Sepulveda). Comparatively speaking, I have a much more positive reaction to the nicely landscaped (and reasonably sized) residential development constructed recently near Villa Hermosa Garden Center (on Calle Mayor). REASONABLE development protects and provides benefits to ALL residents.

*Handwritten*  
*(Copy)*

## FAX COVER

To: Jeffery W. Gibson, Community Development Director  
Community Development Department  
Torrance City Hall

From: Tom Newman 310 791 1333 ph/fax  
3823 Bluff Street

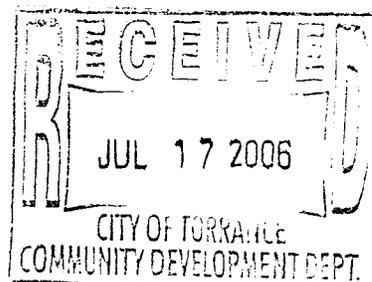
Date: July 16, 2006

Re: PRE05-00008, PRE05-00009  
Comments on proposed development on Newton St. –  
Version 2

To Follow: Two Pages

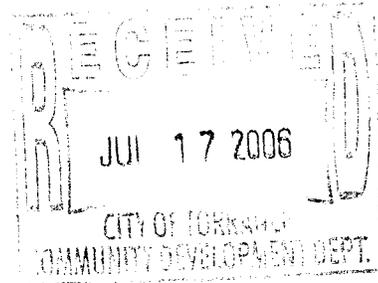
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Please include these comments in the Public Hearing process.



Tom Newman  
 3823 Bluff Street  
 Torrance, CA 90505  
 July 16, 2006

Jeffery W. Gibson, Community Development Director  
 Community Development Department  
 Torrance City Hall  
 3031 Torrance Boulevard  
 Torrance, CA 90503



re: PRE05-00008, PRE05-00009

Dear Mr. Gibson:

I am incorporating language from my June 5, 2006, letter to you because the silhouette apparently hasn't changed and therefore my concerns remain relatively unchanged.

However, I wasn't "re-notified" of this second hearing so there was little time to visit City Hall and review the new documents on file, if anything is really new. Re-notification by mail may not be required, but perhaps it should be. And since the posted curbside notice is on a street that is not "pedestrian-friendly" (lacking sidewalks), the hearing process is skewed in favor of the developer. While it may meet the standard, driving by in a car at the speed limit one just can't take in the information. The process doesn't seem fair.

But regarding the proposed structures, they seem like they are echoing the density and form of the Begonia Farm development and that massive piece of work being erected near the intersection of Ocean and Newton on the North. (The latter has been lovingly mentioned as an example of "Spot Zoning.") If that reflects the current Master Plan for Newton the Traffic Department should revisit what happens with Newton vehicular patterns and try to determine why there are so many stop signs. (You need to address road width, alignment issues, parking and pedestrian safety at the very least if higher density is the plan.)

But more to the point, this amended proposal, judging by the silhouette, it is going to be huge in relation to the houses on the Western exposure. Perhaps ultimately the plan is to have the houses to the West demolished to begin the domino progression linking up with Begonia Farm and replacing all Walteria homes with higher density development. That's one way to do urban planning and maybe that perception had something to do with the getting Mayor Dan Walker voted out of office.

Again, this project is within the Hillside Overlay, if I'm not mistaken. The objective should be to achieve relative harmony in the community recognizing the history, the work and compromises that went into the Overlay concept. If the city wants to abandon or skirt the Overlay because of enticing developer fees, be honest about it – it is going to get messy.

2 of 2  
7/16/06

In the meantime, we've got a Hillside Overlay. Let's follow it. Exemptions, waivers, variances and all of the other ways around what has been hammered out only pit neighbor-against-neighbor and resident-against-elected representatives.

Let's keep the peace and follow the Hillside Overlay scheme.

Thank you.

Sincerely,



Tom Newman  
3823 Bluff Street  
Torrance, CA 90505  
June 8, 2006

COPY

Jeffery W. Gibson, Community Development Director  
Community Development Department  
Torrance City Hall  
3031 Torrance Boulevard  
Torrance, CA 90503

re: PRE05-00008, PRE05-00009

Dear Mr. Gibson:

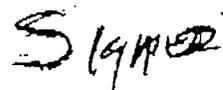
The proposed division of 3874 Newton into two lots and the creation of two 2-story homes violates the spirit of the Hillside Overlay District that was crafted specifically to address issues regarding view, privacy, light and air. People certainly have the right to develop their castles, but those castles should harmonize with the character with the neighborhood. That sentiment was perhaps at the core of the Hillside Overlay language as it evolved, particularly in Section 91.41.6 Planning and Design (a), (b), (c) and (d).

One issue, perhaps the biggest issue, is size, both in silhouette and FAR. Existing standards should be maintained so as to not impact the value of the neighbors property. For example, perhaps an imaginary line established between the ridgeline end points of neighboring properties at 3898 and 3868 should define the boundary of the proposed rooflines. Minor details such as vent stacks and chimneys would be no serious issue, while, the other hand, significant features like rooftop sundecks with handrails would not be permitted as "virtual rooms" can evolve with umbrellas, propane heating dishes, privacy screens and furniture – creating hardships for neighbors emotionally and impacting the value of the neighboring property.

From my location on Bluff Street, enjoying regular evenings on my deck, this proposed roofline impacts my view toward the ocean. For other neighbors closer to the site, the issues are more pronounced. The construction plans could be scaled back to comply with the existing Hillside Overlay development standards and preserve harmony within the community.

If we have standards, let's follow them, rather than doing variances and waivers.

Sincerely,



**Santana, Danny**

---

**From:** MarjieandNorm@aol.com  
**Sent:** Saturday, July 15, 2006 5:01 PM  
**To:** dsantana@torrnet.com  
**Subject:** REF: 3874 Newton St. Proposed Structure

Dear Mr. Danny Santana,

My name is Marjie Segel I live at 3862 Bluff Street in Torrance my husband Norm Segel and I have lived on this street for twenty seven years. We picked this location because of the schools as well as the country like feeling (trees, hills etc.) the area provides.

In that twenty seven years we have seen structures jammed into what once was the Begonia Farm, also the large condos that are being built on Newton Street that clearly do not fit in with the surrounding neighborhood. We understand that the city must generate money to make our city financially healthy. However, we believe that it is always about the money more than it is about the people. It is my understanding that the proposed plans still do not confirm to the Hillside Ordinance: 1. The Floor Area Ratios for both structures exceed 50%. 2. The height of each structure exceeds the 14 feet which is called out in the Hillside Ordinance and will affect the surrounding properties in the areas of view, privacy, light and air.

We also have a major concern with the excavation of the full basement (with no shoring). As we personally have experienced a hillside slippage at our neighbors (3868 Bluff Street) not long ago. This did not currently have any immediate damage to our hillside however, we don't know what future damage this may cause down the line.

Please keep in mind that we (the people) of Torrance are what really make a city.

Thank you.

Sincerely,

Marjie and Norm Segel

07/17/2006

Tom Newman  
3823 Bluff Street  
Torrance, CA 90505  
July 16, 2006

Jeffery W. Gibson, Community Development Director  
Community Development Department  
Torrance City Hall  
3031 Torrance Boulevard  
Torrance, CA 90503

re: PRE05-00008, PRE05-00009

Dear Mr. Gibson:

I am incorporating language from my June 5, 2006, letter to you because the silhouette apparently hasn't changed and therefore my concerns remain relatively unchanged.

However, I wasn't "re-notified" of this second hearing so there was little time to visit City Hall and review the new documents on file, if anything is really new. Re-notification by mail may not be required, but perhaps it should be. And since the posted curbside notice is on a street that is not "pedestrian-friendly" (lacking sidewalks), the hearing process is skewed in favor of the developer. While it may meet the standard, driving by in a car at the speed limit one just can't take in the information. The process doesn't seem fair.

But regarding the proposed structures, they seem like they are echoing the density and form of the Begonia Farm development and that massive peace of work being erected near the intersection of Ocean and Newton on the North. (The latter has been lovingly mentioned as an example of "Spot Zoning.") If that reflects the current Master Plan for Newton the Traffic Department should revisit what happens with Newton vehicular patterns and try to determine why there are so many stop signs. (You need to address road width, alignment issues, parking and pedestrian safety at the very least if higher density is the plan.)

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Again, this project is within the Hillside Overlay, if I'm not mistaken. The objective should be to achieve relative harmony in the community recognizing the history, the work and compromises that went into the Overlay concept. If the city wants to abandon or skirt the Overlay because of enticing developer fees, be honest about it – it is going to get messy.

2 of 2  
7/16/06

In the meantime, we've got a Hillside Overlay. Let's follow it. Exemptions, waivers, variances and all of the other ways around what has been hammered out only pit neighbor-against-neighbor and resident-against-elected representatives.

Let's keep the peace and follow the Hillside Overlay scheme.

Thank you.

Sincerely,

---

Tom Newman  
3823 Bluff Street  
Torrance, CA 90505  
June 5, 2006

Jeffery W. Gibson, Community Development Director  
Community Development Department  
Torrance City Hall  
3031 Torrance Boulevard  
Torrance, CA 90503

re: PRE05-00008, PRE05-00009

Dear Mr. Gibson:

The proposed division of 3874 Newton into two lots and the creation of two 2-story homes violates the spirit of the Hillside Overlay District that was crafted specifically to address issues regarding view, privacy, light and air. People certainly have the right to develop their castles, but those castles should harmonize with the character with the neighborhood. That sentiment was perhaps at the core of the Hillside Overlay language as it evolved, particularly in Section 91.41.6 Planning and Design (a), (b), (c) and (d).

One issue, perhaps the biggest issue, is size, both in silhouette and FAR. Existing standards should be maintained so as to not impact the value of the neighbors property. For example, perhaps an imaginary line established between the ridgeline end points of neighboring properties at 3898 and 3868 should define the boundary of the proposed rooflines. Minor details such as vent stacks and chimneys would be no serious issue, while, the other hand, significant features like rooftop sun decks with handrails would not be permitted as "virtual rooms" can evolve with umbrellas, propane heating dishes, privacy screens and furniture – creating hardships for neighbors emotionally and impacting the value of the neighboring property.

From my location on Bluff Street, enjoying regular evenings on my deck, this proposed roofline impacts my view toward the ocean. For other neighbors closer to the site, the issues are more pronounced. The construction plans could be scaled back to comply with the existing Hillside Overlay development standards and preserve harmony within the community.

If we have standards, let's follow them, rather than doing variances and waivers.

Sincerely,

Santana, Danny

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From: Jim Pearey-MSN [jpearey@email.msn.com]  
Sent: Tuesday, July 18, 2006 10:28 PM  
To: dsantana@torrnet.com  
Subject: Proposed Newton St. development

We are strongly opposed to the proposed remodel of 3874 Newton St. We are especially concerned with the height. The second story addition will block views and set a precedent for further remodels on Newton St. The Hillside Ordinance should protect the neighboring houses. We understand that the property owner would like to build their "dream house," but this should not be allowed at the expense of the other homeowners.

Jim Pearey  
Cheryl Pearey  
4009 Bluff St.

July 19, 2006

JUL 19 2006

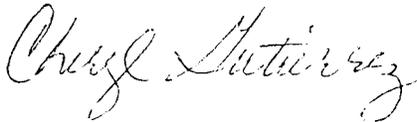
CITY OF TORRANCE  
 Community Development Department  
 3031 Torrance Boulevard  
 Torrance, CA 905053

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

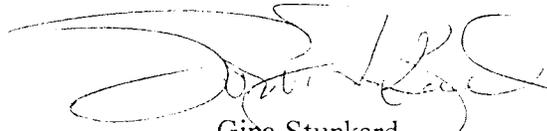
During the process of collecting signatures for our informal Neighborhood Petition, we visited Mrs. Hedwig Epple at 3933 Mesa Street, Torrance, CA 90505. After speaking with her regarding our concerns with the proposed development, she stated that she had signed a petition the previous evening that Mr. Nordel was circulating.

**Mrs. Epple said that she would like to retract her signature from the Nordel petition. Her written statement follows:**

*I would like to retract my signature  
 of the homeowners petition on 3874 Newton St.  
 since I did not know the hillside ordinance.  
 Mrs. Hedwig Epple.*



Cheryl Gutierrez  
 3869 Bluff Street  
 Torrance, CA 90505



Gina Stunkard  
 3889 Bluff Street  
 Torrance, CA 90505

July 19, 2006

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

JUL 19 2006

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

Enclosed please find an informal Neighborhood Petition. **This petition is a continuation of the petition turned into the Community Development Department on July 13, 2006. That petition had 43 signatures. We have continued the numbering starting this portion with number 44.**

**Since we only received the notification of the July 19, 2006 Planning Commission meeting nine (9) days before the meeting, more of the neighbors were not able to express their opinions since a number are on vacation—this being the summer months. More notice was received for the other meetings.**

This petition represents the concerns in our neighborhood regarding the above stated revised Precise Plan to develop two (2) new structures at 3874 Newton Street. **We realize that these two homes will be built on legal (50 foot frontage lots).** Initially, some individuals thought that because there has been only one address noted (3874 Newton) the two homes were being built on one lot. Even though there are two minimum-sized lots, **the individuals signing the petition still feel that the size of the proposed homes, as revised, is excessive** after being informed that there are two lots involved instead of one.

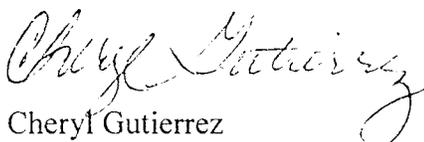
The overwhelming consensus of the neighborhood is that these two (2) massive structures are not in character with the surrounding neighborhood. The most objections relate to the height, mass that are included in the plans that affect view, privacy, and in some cases light, and air. Also of concern to some individuals is the excavation and grading that would be required to include a full basement in the southeasterly structure and the demolition of the historic building on the southeasterly lot.

We have compiled this petition over the last several days and have had conversations with the neighbors in the area. Neighbors are concerned about **the precedent** that would be set of a development that is not in accord with the Hillside Overlay Ordinance. The neighborhood does appreciate that the roof top decks have been eliminated in the revised plans.

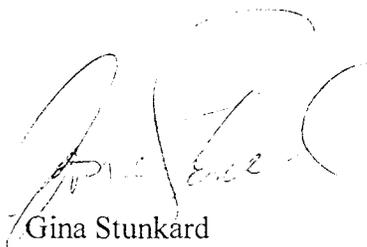
We hope that this petition provides insight to the Planning Commission members on how the neighbors have reacted to the revised plans and the changes in the silhouettes constructed at the above address.

Thank you for your consideration.

Sincerely,



Cheryl Gutierrez  
3869 Bluff Street  
Torrance, CA 90505



Gina Stunkard  
3889 Bluff Street  
Torrance, CA 90505

**Neighborhood Petition-July 11, 2006**

We the undersigned believe that the revised residential development plans for PRE06-00008 and 00009 at 3874 Newton Street, are in conflict with the Hillside Overlay Zone of the City of Torrance. We understand that this Hillside Ordinance was instituted to protect property owners regarding impacts to view, light, air and privacy. The following items, a part of these plans, are still causing us concern:

1) **Excavation of Lot--Plan:** Excavating to construct a full basement. **Concern:** a retaining wall on Newton Street recently failed due to new construction. Potential slippage of nearby properties due to soil instability in area.

2). **Height: Plan:** Height of two homes is over 14 feet as stated in the Hillside Ordinance (25 feet, and 26.67 feet). The Hillside Ordinance requires that there not be **significant impacts to view, privacy, and air and light.**

4. **Mass:** Plans exceed 50% of the Floor Area Ratio that is stated in the Hillside Ordinance. **Concern:** Homes are not in harmony with the neighborhood. Loosing many mature trees that add to rustic ambiance of the area=**Impact to property values in surrounding vicinity.**

5. **Removal of Historic Structure: Plans:** Removal of original "Palos Verdes Chinchilla Farm" adobe structure built in the 1940's. **Concern: Historic Preservation.**

**WE DO APPRECIATE THAT THE ROOF TOP DECKS WERE REMOVED FROM THE PLANS.**

Printed Name	Address	Phone#	Signature
<u>1.</u>			
<u>2.</u>			
<u>3.</u>			
<u>4.</u>			
<u>5.</u>			
<u>6.</u>			
<u>7.</u>			

JUL 19 2006

*already submitted*

## Neighborhood Petition (continued)- July 11, 2006

Name Printed	Address	Phone #	Signature
<u>44.</u> BILLS STUNKARD	3889 BLUFF ST	310-375-9099	Bills Stunkard
<u>45.</u> HARVEY NASH	3888 BLUFF ST.	310-373-2552	Harvey Nash
<u>46.</u> Colleen Ikemoto	3897 BLUFF ST.	(310) 375-0815	Colleen Ikemoto
<u>47.</u> Fred Schuman	3900 BLUFF	310-375-0964	Fred Schuman
<u>48.</u> Sue Richardson	3952 Bluff St	375 8480	Sue Richardson
<u>49.</u> ELIZABETH PANZALIAN	3872 Bluff St	378 8884	Elizabeth Panzalian
<u>50.</u> ELIE PANZALIAN	3872 Bluff St	378 8884	Elie Panzalian
<u>51.</u> CLAUDEEN HEAL	3921 MESA ST.	310 373-2771	Claudeen Heal
<u>52.</u> STEVEN A. BALLARD	3865 PASEO DE LAS TORTUGAS	310-375-3949	Steven Ballard
<u>53.</u> Marlene F. Ballard,	3865 Paseo de las Tortugas	310-375-3949	Marlene Ballard
<u>54.</u> Judy Yonemura	3859 Paseo De las Tortugas Torr	90505 (310) 375-3125	Judy Yonemura
<u>55.</u> Hedwig Epple	3933 Mesa St. Torrance, 90505		Hedwig Epple
<u>56.</u> Schuman, Suzanne	3900 BLUFF ST TORRANCE 90505	(310) 375-0964	Suzanne Schuman
<u>57.</u> CHAIM WARZMAN	4078 BLUFF ST TORRANCE 90505	375-2377	Chaim Warzman
<u>58.</u> ELANA WARZMAN	4078 BLUFF ST. TORRANCE 90505	375-2377	Elana Warzman
<u>59.</u> Don Ikemoto	3897 Bluff St. Torrance 90505		Don Ikemoto
<u>60.</u> Julie Yan	4042 Bluff St. Torr 90505		Julie Yan
<u>61.</u> NETI MCFARLANE	3832 BLUFF ST TORR 90505		Neti McFarlane

## Neighborhood Petition (continued)- July 11, 2006

Name Printed	Address	Phone #	Signature
62. Barbara Stanton	3951 Bluff St.		B Stanton
63. MARTIN McDONOUGH	4058 Bluff St.		Martin McDonough
64. MARK KINGSBURY	4069 Bluff St		M. Kingsbury
65. Stephen Bosma	4066 Bluff St		Stephen Bosma
66. Robert G Yaccarino	4025 Bluff St.		Robert G. Yaccarino
67. Joe Luttrell	3858 Bluff St	373-3934	Joe Luttrell
68. PETER RICHARDSON	3952 Bluff St	375-8480	Peter Richardson
69. Lori Oliver	4073 Bluff St	375-1379	Lori Oliver
70. Lola Unger	3903 Bluff St.	375-7410	Lola Unger
71. Mike Sato	4002 Bluff St	375-8210	Mike Sato
72. RANDY McFARLANE	3832 Bluff St		Randy McFarlane
73. CARLOS BARRIS	3854 Bluff St	12RR.	Carlos Barris
74. SCOTT HALBY	3820 Bluff St	373-1029	Scott Halby
75. TOM NEWMAN	3823 Bluff St		Tom Newman
76.			
77.			
78.			
79.			
80.			

Neighborhood Petition-July 11, 2006

We the undersigned believe that the revised residential development plans for PRE06-00008 and 00009 at 3874 Newton Street, are in conflict with the Hillside Overlay Zone of the City of Torrance. We understand that this Hillside Ordinance was instituted to protect property owners regarding impacts to view, light, air and privacy. The following items, a part of these plans, are still causing us concern:

1) **Excavation of Lot--Plan:** Excavating to construct a full basement. **Concern:** a retaining wall on Newton Street recently failed due to new construction. Potential slippage of nearby properties due to soil instability in area.

2). **Height: Plan:** Height of two homes is over 14 feet as stated in the Hillside Ordinance (25 feet, and 26.67 feet). The Hillside Ordinance requires that there not be **significant impacts to view, privacy, and air and light.**

4. **Mass:** Plans exceed 50% of the Floor Area Ratio that is stated in the Hillside Ordinance. **Concern:** Homes are not in harmony with the neighborhood. Loosing many mature trees that add to rustic ambiance of the area=**Impact to property values in surrounding vicinity.**

5. **Removal of Historic Structure: Plans:** Removal of original "Palos Verdes Chinchilla Farm" adobe structure built in the 1940's. **Concern: Historic Preservation.**

**WE DO APPRECIATE THAT THE ROOF TOP DECKS WERE REMOVED FROM THE PLANS.**

<u>Printed Name</u>	<u>Address</u>	<u>Phone#</u>	<u>Signature</u>
1. Cheryl Gutierrez	3869 Bluff St	791-7038	<i>Cheryl Gutierrez</i>
2. Sabrina Gutierrez	3869 Bluff St.	791-7038	<i>Sabrina Gutierrez</i>
3. Gina Starkard	3889 Bluff ST	378 9099	<i>Gina Starkard</i>
4. Mirji Segel	3862 Bluff St.	<del>378-4333</del>	<i>Mirji Segel</i>
5. Heon Ho	3847 Bluff	375-1220	<i>Heon Ho</i>
6. Judi Johnson	3843 Bluff ST, TORR	791-9664	<i>Judi Johnson</i>
7. <i>[Signature]</i>	3823 Bluff	791 1333	<i>[Signature]</i>

## Neighborhood Petition (continued)- July 11, 2006

Name Printed	Address	Phone #	Signature
8. PAUL MAK	3819 Bluff	310-373-0063	Paul Mak
9. JOE FANG	3816 BLUFF ST.	310- <del>373</del> 344-7304	Joe Fang
10. Beth Lester	3814 Bluff St	310-375-1949	Beth Lester
11. Mike CHANG	3878 Bluff St.	310-373-8137	Mike Chang
12. LuAnne Kmo	3828 Bluff St	310-791-2139	LuAnne Kmo
13. JOAnne Hoffman	3831 Bluff St	310-375-8701	JoAnne Hoffman
14. Heidi Heuer	3855 Bluff St	791-4820	Heidi Heuer
15. John Heuer	3855 Bluff St.	791-4820	John Heuer
16. Dorothy Kusano	3850 Bluff St	375-8859	Dorothy Kusano
17. Hector Gutierrez	3869 Bluff St.	791-7038	Hector Gutierrez
18. ARON ALVAREZ	3945 Bluff St	810 373-4784	Aron Alvarez
19. NORMAN ALVAREZ	3928 Bluff St	310 375-3217	Norman Alvarez
20. NORMAN SEGER	3862 Bluff St.	373-4333	Norman Seger
21. Lori Seger	3944-Bluff St.	3781856	Lori Seger
22. MARTY UNGAR	3903 BLUFF ST	3757416	Marty Ungar
23. Karen M. Wheeler	4034 Bluff St.	378-1210	Karen M. Wheeler
24. Betty Kohler	3858 Newton St.	375-6231	Betty Kohler
25. Jose Garcia			Jose Garcia
		2425 Ocean Ave 378-9824	

## Neighborhood Petition (continued)- July 11, 2006

Name Printed	Address	Phone #	Signature
<u>26.</u> Christine Quinlan	24243 Ocean Ave	378-6826	Christine Quinlan
<u>27.</u> SCOTT SHEPPARD	24250 OCEAN AVE	373-5679	Scott Sheppard
<u>28.</u> David Casanova	3704 Newton St	36791506	David Casanova
<u>29.</u> William P. O'Brien	3932 Newton St	378-8615	William P. O'Brien
<u>30.</u> COLLEEN BEBECK	3450 NEWTON ST.	310 373-4551	Colleen Bebeck
<u>31.</u> STEVE PERECH	3950 NEWTON ST.	310 572-4551	Steve Perrech
<u>32.</u> Elaine Barrios	3854 Bluff St. (310)	373-1029	Elaine Barrios
<u>33.</u> WILLIAM ATKINSON	3955 BLUFF ST. (310)	378-3938	William Atkinson
<u>34.</u> Joan Atkinson	3955 Bluff St	310 378-3938	Joan Atkinson
<u>35.</u> Sarah Pearey	4009 Bluff St.	(310) 375-8451	Sarah Pearey
<u>36.</u> Cheryl Pearey	4009 BLUFF ST.	375-8441	Cheryl Pearey
<u>37.</u> Nelson Ramoran	3907 Bluff St.	(310) 791-5420	Nelson Ramoran
<u>38.</u> May Mak	3907 Bluff St.	(310) 791-5420	May Mak
<u>39.</u> Kelly Ward	3904 Bluff St.	(310) 465-1055	Kelly Ward
<u>40.</u> LeeAnn Hart	3868 Newton St	310 378 1763	LeeAnn Hart
<u>41.</u> GARY HART	3868 newton st	310 378 1763	Gary Hart
<u>42.</u> James E. Pearey	4009 Bluff St	310-375-8441	James E. Pearey
<u>43.</u> Adele Luttell	3858 Bluff St.	310 373934	Adele Luttell

**AGENDA ITEM 10A**

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

**SUBJECT(S):** Reconsideration of Precise Plans of Development PRE06-00008 & PRE06-00009/Jeffrey A. Dahl (Steve & Deidre Nordel)

**LOCATION:** 3874 Newton Street

On June 7<sup>th</sup>, 2006, the applicant presented a request to allow the construction of a new two-story single family residences on each of the two existing lots currently occupied by a single-family residence on property located in the Hillside Overlay District. After receiving testimony from the applicants and the public, the Planning Commission voted to deny without prejudice PRE06-00008 and PRE06-00009 by a vote of 5-0, with Commissioner Faulk abstaining and Chairman Uchima absent. During orals of the same Planning Commission meeting, the applicant Steve Nordel, requested that the Planning Commission reconsider his submittal at a future hearing as it was his attention to meet with concerned neighbors and attempt to remedy concerns raised during the hearing. The Planning Commission subsequently voted to reconsider the submittal at a future hearing by a vote of 4-1, with Commissioner Horwich dissenting, Commissioner Faulk abstaining, and Chairman Uchima absent.

On June 21<sup>st</sup>, 2006, the Planning Commission voted that the reconsideration of the subject items be re-noticed and re-advertised so that the items could be presented before the Planning Commission on July 19<sup>th</sup>, 2006. Since the June 7<sup>th</sup>, 2006 denial of the subject requests, the applicants have reevaluated their proposals and made a few modifications to each of the proposed residence to address concerns raised by neighboring properties. For the proposed southeasterly residence (PRE06-00008), the applicants have eliminated the roof deck to address privacy concerns to surrounding properties. This resulted in a minor height reduction of 3 inches from 25 feet to 24.75 feet with the removal of the guardrail required for the roof deck. The resulting ridge elevation would then be 131.08. The proposed basement for the southeasterly residence was slightly reduced by 93 square feet and reconfigured so that the basement would be located entirely under the northwesterly side yard of the southeasterly lot. This resulted in an increased side yard setback for the basement area from 8 feet to 23.5 feet to aid in addressing slope stability concerns for 3868 Newton Street.

The proposed northwesterly residence (PRE06-00009) also removed the roof deck from the proposal. Although the overall building height of 26.67 feet was maintained, the building pad elevation of the residence was reduced by 1.55 feet which reducing the maximum ridge elevation from 131.30 feet to 129.75 feet.

Aside from the modifications mentioned above, the floor plans, and living square footages remain the same, as do the proposed elevations and design. A revised silhouette certification has been provided to reflect the proposed modifications to the roof designs and is attached for your review.

Additional correspondence was received from surrounding properties that continue to express concerns over privacy, light, airflow, scale of the buildings and soils instability related to the proposed basement. The correspondence has been attached for the Planning Commissions review.

In the judgment of staff, the proposed modifications assist in reducing the potential for significant view, light, air or privacy impairments to surrounding properties. Both proposed residences did receive some reduction in the maximum elevations proposed, the basement was redesigned to maintain considerable distance from any surrounding property and the roof decks were eliminated to avoid privacy intrusions. Both residences meet all development standards for the R-1 zone, including height and FAR, and is compatible in both items with recently approved residences in the immediate Overlay area. Staff continues to recommend approval of the subject request and has attached updated resolutions to reflect the proposed modifications to both residences.

Prepared by,



Danny Santana  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Updated Resolutions
2. Revised Silhouette Verification
3. Correspondence
4. Previous Planning Commission minutes, Planning Commission Agenda Items and Supplemental material submitted to the Planning Commission
5. Reduction of Color Board, 06/07/06 Planning Commission mtg. (Limited Distribution)
6. Revised Site Plan, Floor Plans and Elevations

**PLANNING COMMISSION RESOLUTION NO. 06-057**

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 A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00008: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006;

**WHEREAS**, the Planning Commission denied the matter on June 7th, 2006;

**WHEREAS**, upon the request of the applicant, the Planning Commission voted to reconsider the matter on June 7th, 2006;

**WHEREAS**, on June 21st, 2006 the Planning Commission voted to place the reconsideration of the matter on agenda for July 19th, 2006;

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categorically Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 100 feet of a portion of Lot 28, Block 16 of the Waleria Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.

- D) The proposed residence will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential light and air impairments, the roof deck has been eliminated to avoid significant privacy impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.
- E) That proposed residence will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Spanish design feature combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.
- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.

- N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE06-00008, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00008, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, 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 06-00008 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 06-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 24.75 feet as represented by the survey elevation of 131.08 feet based on the elevation of the lowest adjacent grade of 106.30 feet (located at the southeastern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 131.08 feet for the residence based on the benchmark of 101.50 feet located at the northeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)
15. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 19th day of July 2006.

\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of July 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 06-058**

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 A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00009: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006;

**WHEREAS**, the Planning Commission denied the matter on June 7th, 2006;

**WHEREAS**, upon the request of the applicant, the Planning Commission voted to reconsider the matter on June 7th, 2006;

**WHEREAS**, on June 21st, 2006 the Planning Commission voted to place the reconsideration of the matter on agenda for July 19th, 2006;

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categorically Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 95 feet of a portion of Lot 29, Block 16 of the Walteria Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.

- D) The proposed residence will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential light and air impairments, the roof deck has been eliminated to avoid significant privacy impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.
- E) That proposed residence will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Normandie design features combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.
- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.

N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE06-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00009, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, 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 06-00009 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 06-00009 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 26.67 feet as represented by the survey elevation of 129.75 feet based on the elevation of the lowest adjacent grade of 103.13 feet (located at the northwestern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 129.75 feet for the residence based on the benchmark of 101.50 feet located at the southeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
7. That 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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)
15. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 19th day of July 2006

\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of July 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission



City of Torrance, Planning Department

Jeffery W. Gibson, Planning Director

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

# Height and Location Certification

JUL 13 2006

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 3872 NEWTON ST  
(address)

on 7-11-06, based on plans submitted to the City of Torrance  
(date)

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

from a bench mark located at NW LOT "RCE 30826"  
(address)

(attach map) which established a base elevation of 101.50.

The ridge line/highest point of the roof was determined to have an elevation of 131.72.

The plans indicate that the elevation should be 131.08.

*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.*

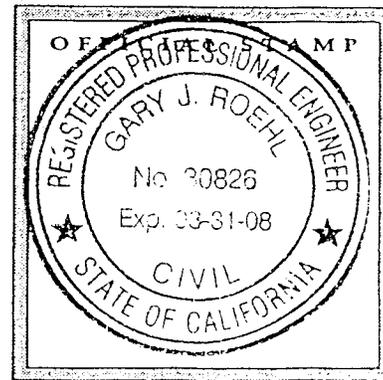
GARY J ROEHL  
NAME (please print)

RCE 30826  
LS/RCE#

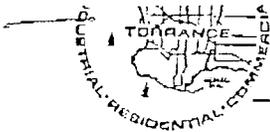
[Signature]  
SIGNATURE

(310) 542-9433  
PHONE

7-12-06  
DATE



Notes: \_\_\_\_\_ Job # 02-209



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.

JUL 14 2006

## SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 3874 NEWTON ST  
(address)

on 7-11-06  
(date), based on plans submitted to the City of Torrance

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

from a bench mark located at NE LET "RCE 30826"  
(address)

(attach map) which established a base elevation of 101.50.

The ridge line/highest point of the roof was determined to have an elevation of 129.68.

The plans indicate that the elevation should be 129.75.

*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.*

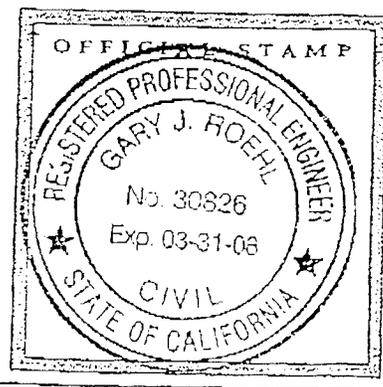
GARY J. ROEHL  
NAME (please print)

RCE 30826  
LS/RCE#

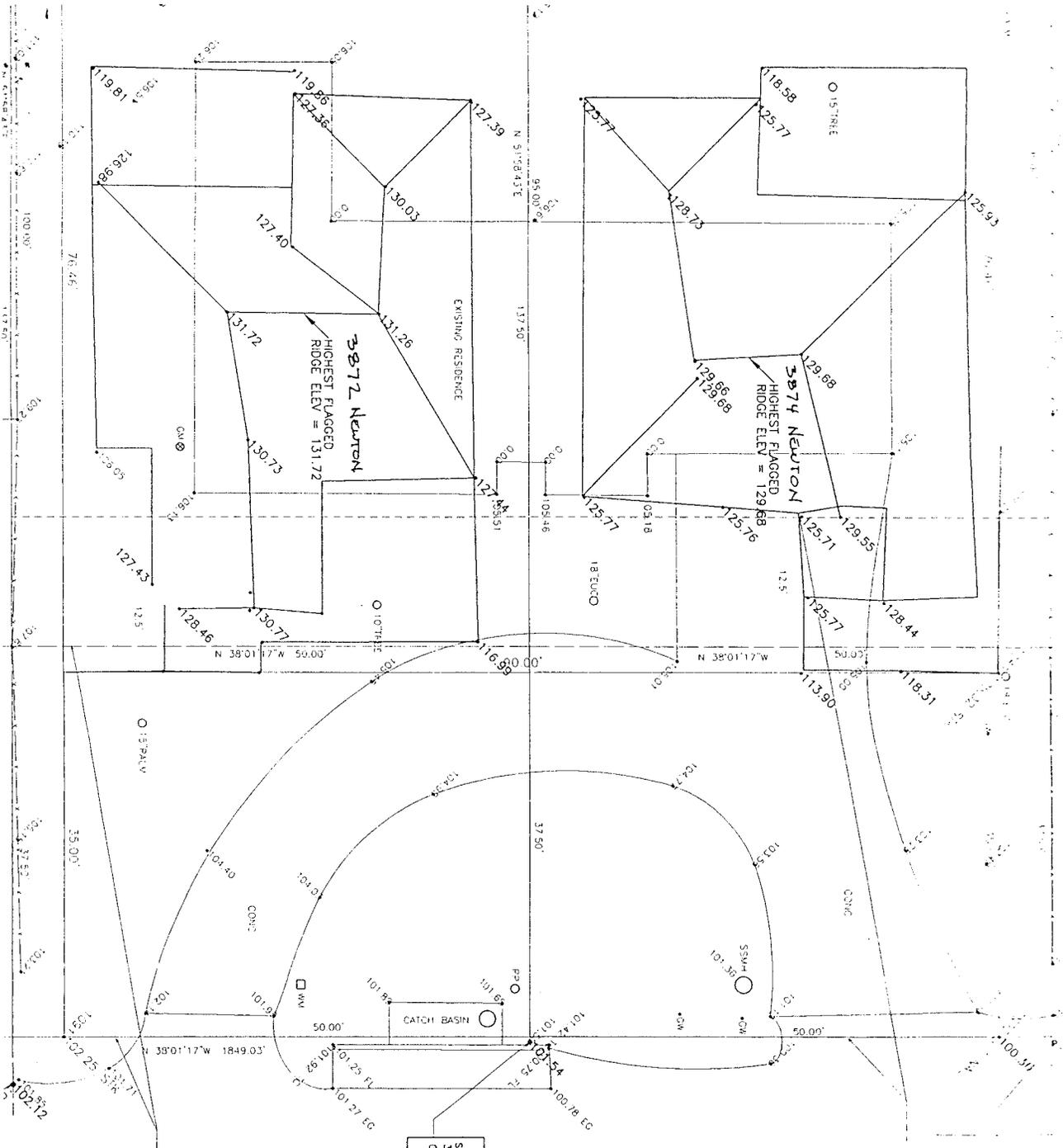
[Signature]  
SIGNATURE

(310) 542-9433  
PHONE

7-12-06  
DATE



Notes: \_\_\_\_\_ Job # 02-209



BENCH MARK  
 SET L&T PCE 3098  
 30' 00" N.W. OF CORNER  
 ON PROPERTY LINE PROD.  
 ELEV = 101.50

NEWTON STREET

12.5' EASTWEST FOR ROAD PURCHASES  
 ARE SET RECORDED IN BOOK 12414-213  
 (SEE FILE REPORT NEW 2.1)

S.W. 1/4 OF CALIFORNIA L&E 1.5  
 VACATED PER BOOK 12-222 OF

July 12, 2006

JUL 13 2006

CITY OF TORRANCE  
Community Development Department  
3031 Torrance Boulevard  
Torrance, CA 905053

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

After reviewing the revised plans for the above project, our concerns remain essentially the same as our letter that we submitted on June 5, 2006 regarding this proposed development. Actually, we are quite surprised, after attending the June 7 meeting, that the revised plans are so similar to the original plans.

We do appreciate that the rooftop decks have been eliminated, although from my reading of the Hillside Overlay Ordinance (Section 92.41.7 (b) ) inclusion of rooftop decks seemed to be questionable at best.

We still have the following concerns:

- 1) **Mass--Floor Area Ratio exceeds 50%**
- 2) **Height**—although many neighbors indicated that the height presented an issue with relation to privacy, view, air, and light, the southeasterly home has only been reduced by 3 inches, and the northeasterly home is the same height (although 18 inches of excavation has been included in the revised plans. The northeasterly home dwarfs the home next door and the southeasterly home is higher than the two story next door. Both homes are high in relation to the properties behind them on Bluff Street.
- 3) **Excavation**—the excavation of a full basement remains a concern in this hillside area. The full basement (that still includes a full bedroom and bath) is only slightly smaller (90 square feet) but is still over 1000 square feet. The shape is reconfigured from an original square to a rectangle. No shoring is planned. There are two retaining walls (planned for aesthetic reasons—one 2 ½ feet high and the other 2 feet high).

Based on failure of retaining walls on Newton Street (3772 and 3766 Newton Street) and failure of the hillside at 3868 Bluff Street two years ago, we continue to be very concerned on this planned excavation. Numerous concerns remain relating to soil instability of this diatomaceous earth in this area. The soil in this area does seem to vary lot by lot. According to long time residents on Bluff Street there are also underground springs in the area that would add to soil stability issues.

We are concerned as to what would happen to our property on Bluff Street after disturbing the earth by demolishing a home that was built in 1957 and a structure built in World War II and then further excavating for a full basement. What would happen in a year that we have record rainfall, or even worse an earthquake?

4) **Removal of "historic structure"**. Since the City of Torrance does not have a process in the General Plan for making determinations on the historic significance of buildings in the cities, this creates a situation of an 1940's adobe structure being demolished that perhaps should be saved. In speaking with Kevin Joe in the Planning Department, it appears that a process for identifying historic buildings will not be in place until late summer or early fall. This building,

that previously was the Palos Verdes Chincilla Farm, was built by hand in 1946 with the soil on the property by the husband of the resident who lives adjacent to the northwesterly proposed structure. I've been told that the City of Torrance actually gave this homeowner an additive to mix with the soil to help preserve the building. One of the neighbors on Bluff Street has the original sign that was on the building.

The State of California has a rich heritage of adobe buildings, many of which are the Spanish Missions. The City of Inglewood has the Centinela Adobe. I'm not personally aware if there are any other adobe structures in the City of Torrance. I would appreciate it if the Commission members would consider the potential importance of the building.

Originally, all the neighbors, including the Nordel family, wanted to preserve this building. The previous Staff Report indicated that an illegal lot line existed between 3874 Newton and 3875 Bluff Street. The owners of 3875 Bluff Street, who originally were the owners of aforementioned lots, still contend that the lot line between the two properties was established legally with the City of Torrance. When the property at 3875 Bluff Street was built (Resolution 83-30, May 9, 1983) there was a survey done and there was no problem at that time building the residence on 3875 Bluff St. even though the property line ran through part of the existing adobe structure. Also, when the 3874 property was sold to the Nordel family on December 31, 1998, the city had no problem with the adobe structure spanning the two lot lines.

Perhaps, if the building was considered to be of historic significance, there could be a decision to preserve the building that spans the two lots since all concerned neighbors wanted to preserve the World War II building.

5) **Removal of mature trees**—Although we understand that the Planning Commission does not legislate landscaping, the question of removing very old and beautiful trees is another matter. For example, the "heritage tree" at the front of the property (a lemon eucalyptus—that was not affected by the parasite from Australia), is a magnificent tree that can be seen from so many properties in the area. At the Planning Commission meeting of June 5, this tree was discussed and the homeowner and architect were asked to try to preserve that particular tree. The revised plans do not include preserving this tree. We all know the efforts that were undertaken to preserve the old eucalyptus trees on Torrance Blvd.

Also, the revised plans call for the preservation of three mature trees but the placement of the silhouette indicates that some of these trees would not survive the attendant excavation and grading of the lots and the proximity of the northwesterly structure. There are approximately fifteen (15) mature trees that would be lost if this proposed development would be approved. Matures trees add to property values and add to the aesthetics of the neighborhood. The number of hummingbirds and wildlife, barrier against noise and rustic ambiance would be greatly affected by this proposed development.

If you have any questions, please do not hesitate to call us at (310) 791-7038. Thank you for your consideration.

Sincerely,



Cheryl Gutierrez



Hector Gutierrez

July 12, 2006

JUL 13 2006

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

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

Enclosed please find an informal Neighborhood Petition. This petition represents the concerns in our neighborhood regarding the above stated revised Precise Plan to develop two (2) new structures at 3874 Newton Street.

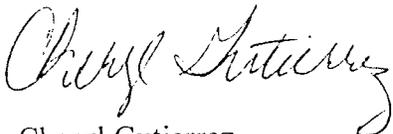
The overwhelming consensus of the neighborhood is that these two (2) massive structures are not in character with the surrounding neighborhood. The most objections relate to the height, mass that are included in the plans that affect view, privacy, and in some cases light, and air. Also of concern to some homeowners is the excavation and grading that would be required to include a full basement in the southeasterly structure and the demolition of the historic building on the southeasterly lot.

We have compiled this petition over the last several days and have had conversations with the neighbors in the area. Neighbors are concerned about the precedent that would be set of a development that is not in accord with the Hillside Overlay Ordinance. The neighborhood does appreciate that the roof top decks have been eliminated in the revised plans.

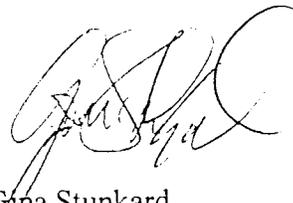
We hope that this petition provides insight to the Planning Commission members on how the neighbors have reacted to the revised plans and the changes in the silhouettes constructed at the above address.

Thank you for your consideration.

Sincerely,



Cheryl Gutierrez  
3869 Bluff Street  
Torrance, CA 90505



Gina Stunkard  
3889 Bluff Street  
Torrance, CA 90505

Neighborhood Petition-July 11, 2006

We the undersigned believe that the revised residential development plans for PRE06-00008 and 00009 at 3874 Newton Street, are in conflict with the Hillside Overlay Zone of the City of Torrance. We understand that this Hillside Ordinance was instituted to protect property owners regarding impacts to view, light, air and privacy. The following items, a part of these plans, are still causing us concern:

- 1) **Excavation of Lot--Plan:** Excavating to construct a full basement. **Concern:** a retaining wall on Newton Street recently failed due to new construction. Potential slippage of nearby properties due to soil instability in area.
- 2). **Height: Plan:** Height of two homes is over 14 feet as stated in the Hillside Ordinance (25 feet, and 26.67 feet). The Hillside Ordinance requires that there not be **significant impacts to view, privacy, and air and light.**
4. **Mass:** Plans exceed 50% of the Floor Area Ratio that is stated in the Hillside Ordinance. **Concern:** Homes are not in harmony with the neighborhood. Loosing many mature trees that add to rustic ambiance of the area=**Impact to property values in surrounding vicinity.**
5. **Removal of Historic Structure: Plans:** Removal of original "Palos Verdes Chinchilla Farm" adobe structure built in the 1940's. **Concern: Historic Preservation.**

**WE DO APPRECIATE THAT THE ROOF TOP DECKS WERE REMOVED FROM THE PLANS.**

<u>Printed Name</u>	<u>Address</u>	<u>Phone#</u>	<u>Signature</u>
1. Cheryl Gutierrez	3869 Bluff St	791-7038	<i>Cheryl Gutierrez</i>
2. Sabrina Gutierrez	3869 Bluff St.	791-7038	<i>Sabrina Gutierrez</i>
3. Gina Sivakard	3589 Bluff ST	378 9099	<i>Gina Sivakard</i>
4. Mijica Segel	3862 Bluff St.	<del>378-4333</del>	<i>Mijica Segel</i>
5. Heon Ho	3847 Bluff	375-1220	<i>Heon Ho</i>
6. Judi Johnson	3843 Bluff St, Tor	791-9664	<i>Judi Johnson</i>
7. <i>[Signature]</i>	3823 Bluff	791 1333	<i>[Signature]</i>

Neighborhood Petition (continued)- July 11, 2006

Name Printed	Address	Phone #	Signature
8. PAUL MAK	3819 Bluff	310-373-0063	Paul Mak
9. JOE FANG	3816 BLUFF ST.	310- <del>373</del>	Joe Fang
10. Beth Lester	3814 Bluff St	310-375-1949	Beth Lester
11. Mike CANG	3818 Bluff St.	310-373-8137	Mike Cang
12. LuAnne Kmo	3828 Bluff St	310-791-2139	LuAnne Kmo
13. JoAnne Hoffman	3831 BLUFF ST	310-375-8701	JoAnne Hoffman
14. Heidi Heuer	3855 BLUFF ST	791-4820	Heidi Heuer
15. John Heuer	3855 Bluff St.	791-4820	John Heuer
16. Dorothy Kusano	3850 Bluff St	375-8859	Dorothy Kusano
17. Hector Gutierrez	3869 Bluff St.	791-7038	Hector Gutierrez
18. ARON ALIVIC	3945 Bluff St	310 573-4784	Aron Alivic
19. NORMAN OLIVER	3928 Bluff St	310 375-3217	Norman Oliver
20. NORMAN SEBEL	3862 Bluff St.	373-4333	Norman Sebel
21. Lori Sena	3944-Bluff St.	378-1856	Lori Sena
22. MARTY UNGAR	3903 BLUFFST	3757410	Marty Ungar
23. Karen M. Wheeler	4034 Bluff St.	378-1210	Karen M. Wheeler
24. Betty Kohler	3858 Newton St.	375-6231	Betty Kohler
25. Jose Garcia			José Garcia
	2425 Ocean	378-9824	

Neighborhood Petition (continued)- July 11, 2006

<u>Name Printed,</u>	<u>Address</u>	<u>Phone #</u>	<u>Signature</u>
<u>26.</u> Christine Quinlan	24243 Ocean Ave	378-6826	Christine Quinlan
<u>27.</u> SCOTT SHEPPARD	24250 OCEAN AVE	373-5679	Scott Sheppard
<u>28.</u> David Espinoza	3704 Newton St	3107915001	David Espinoza
<u>29.</u> William P. O'Brien	3932 Newton St	3788615	William P. O'Brien
<u>30.</u> COLLEEN BEBECK	3450 NEWTON ST.	310 373-4551	Colleen Bebeck
<u>31.</u> STEVE PERECH	3950 NEWTON ST.	310 373-4551	Steve Perrech
<u>32.</u> Elaine Barrios	3854 Bluff ST. (310)	373-1029	Elaine Barrios
<u>33.</u> WILLIAM ATKINSON	3955 BLUFF ST. (310)	378-3938	William Atkinson
<u>34.</u> Joan Atkinson	3955 Bluff ST	310 378-3938	Joan Atkinson
<u>35.</u> Sarah Pearey	4009 Bluff St.	(310) 375-8451	Sarah Pearey
<u>36.</u> Cheryl Pearey	4009 BLUFF ST.	375-8441	Cheryl Pearey
<u>37.</u> Nelson Ramoran	3907 Bluff St.	(310) 791-5420	Nelson Ramoran
<u>38.</u> May Mak	3907 Bluff St.	(310) 791-5420	May Mak
<u>39.</u> Kelly Ward	3904 Bluff St.	(310) 465-1055	Kelly Ward
<u>40.</u> Lee Ann Hart	3868 Newton St	310 378 1763	Lee Ann Hart
<u>41.</u> GARY HART	3868 newton ST	310 378 1763	Gary Hart
<u>42.</u> James E. Pearey	4009 Bluff St	310-375-8441	James E. Pearey
<u>43.</u> ALEC LUTHELL	3858 Bluff St.	310 373934	Alec Luthe

**Santana, Danny**

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**From:** BILL STUNKARD [br.stunkard@verizon.net]  
**Sent:** Thursday, July 13, 2006 2:33 PM  
**To:** dsantana@torrnet.com  
**Subject:** PRE06-00008 & PRE0600009 Jeffery A. Dahl (Steve & Deidre Nordel)

Dear Planning Commission,

Hello, We are the Homeowner at 3889 Bluff Street. We are behind and directly the Northeasterly side of the property. We are still concerned with the new plan that has been submitted to the commission Re: 3874 Newton. Looking at the new plan I see the elimination of the Roof Top Decks but in the Hillside Ordinance Overlay Section ( 91.417 b ) states the dwelling or in case of remodeling or enlargement no portion will be used as roof deck, sun deck or patio. So I am a little confused should have not in the first plan. I also see that the basement on one of the homes is smaller. I'm glad to see some change however this does not seem to address many issues that were brought up .

Massive/size and height of these two homes looking at the flags it does not look like much of a change I will still lose my privacy. The Home closest to me will be able looking down on me and I am on the block above. What really scares me is the home on the Northeast side of me If they build the 2ND story deck they will be able to entertain guests and look down on my deck, den and 3 bedrooms and also dealing with noise level.

I propose if they can eliminate 2ND story deck on the home on the northeasterly side and bring the height to agreement to the hillside overlay I would be able to live with this without any hardship. It would be a shame if sunlight, air and privacy issues put distress on neighboring neighbors and would impact the value of the homes over the issues above. I know many of the neighbors who have built in this neighborhood have obeyed by the hillside ordinance without hardship to our neighbors.

We do expect everyone to follow the rules and guideline set forth on the hill side ordinance without expecting variances and waivers.

We love our neighborhood and want to keep the standards by preserving the surroundings and views keeping the rustic atmosphere which we all worked hard for. I know that the homeowners at 3874 Newton want to build as big as they can so they sell the 2ND home so they can pay for their dream home, I cannot blame them for that but we need to keep in mind the existing development standards so that we can keep the beauty/harmony within our neighborhood. Do not let this become a North Redondo Bch. I was a homeowner for 18yrs. and the Mansionization privacy and density has made it lose all character please do let the hillside see the same fate.

Thank you,  
Bill & Gina Stunkard

07/14/2006

Santana, Danny

---

From: hoonyin ho [hohoonyin@hotmail.com]  
Sent: Wednesday, July 12, 2006 11:19 PM  
To: dsantana@torrnet.com  
Cc: hohoonyin@hotmail.com  
Subject: Development Project At 3874 Newton

Dear Mr. Santana,

As a home owner at 3857 Bluff Street, I would like to see that the subject development project conforms to the following:

1. In accordance to the Hillside Ordinance, floor area ratio should not exceed 50%
2. In accordance to the Hillside Ordinance, height of structure should not exceed 14 feet

Sincerely, Hoon Yin Ho

**Santana, Danny**

---

**From:** ckike@aol.com  
**Sent:** Wednesday, July 12, 2006 9:50 PM  
**To:** dsantana@torrnet.com  
**Subject:** 3874 Newton Street

Dear Mr. Santana,

My name is Colleen Ikemoto, I live on Bluff Street (3897), adjacent to 3874 Newton Street property. If this property is approved as planned, it would stick out like a sore thumb. It would not fit in with the neighborhood. We choose to live in Torrance for feeling comfortable, with beautiful trees, shrubs, flowers and an area where you can raise a family. As there are homes or apartments being rebuilt in the area, some look out of place for our neighborhood. Like the condos being built across the street on Newton (north side), they are huge, ugly and I feel sorry for the homeowners who live across the street. They probably have no view, no breeze and this ugly building to look at. Too many people just look for dollar signs to improve the property and then try to make a profit and move away. Which is not a bad thing, but have some consideration for the surrounding neighbors if you are going to attempt this.

This 3874 Newton property is too big and to put two homes on that lot is just cramming in as much as possible, is not sensible. Or if they want two homes on that lot, then down size it to a reasonable size. I have no problem for people who want to improve their property and make a profit in the future to sell. But have some consideration for the neighbors and the neighborhood, because there are families who will live here forever and we don't want to see this huge structure where the owners of the houses can look into your house, where is the privacy?

This property must follow the Hillside Ordinance, why is this person submitting designs again if he has not complied with the Ordinance? As for the full basement with no shoring, who thought of that? We live in an area where there is slippage and sliding, doesn't it make sense to reinforce a basement with shoring? If this person wants to build two homes, fine, as long as he follow the Ordinance, have consideration with the neighbors/neighborhood and the safety factor of building these homes and also privacy.

What if this person finishes building these two homes (as he wants) and decides to sell, he doesn't care who he sells it to he wants to make a profit and be long gone. But the families who continue to live here will be stuck looking at this eye sore. If this project goes through, then that means other owners would want the same thing. It has to stop here, make this person be reasonable with the two homes being built. I am afraid that if this goes through then the lady who live next to them and which we live in back of would want to do the same thing. I would like my privacy and not have to worry about someone looking into our house. We choose to live in Torrance with the spread out homes, not in like in the beach areas where most of the homes are built big, tall, and close together.

I appreciate your time and hopefully this will help in making a reasonable redesign on these two home.

Regards,

Colleen Ikemoto

---

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07/13/2006

Santana, Danny

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From: Nelson Ramoran [pharmdirector@yahoo.com]  
Sent: Wednesday, July 12, 2006 12:10 PM  
To: dsantana@torrnet.com  
Subject: Proposed structures at 3874 Newton Street

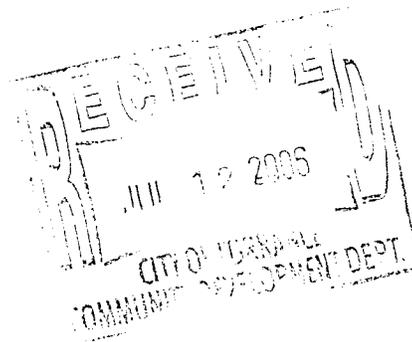
Mr. Santana,

I live on 3907 Bluff Street and I am sending this e-mail to express my concerns regarding the proposed structures at 3874 Newton Street.

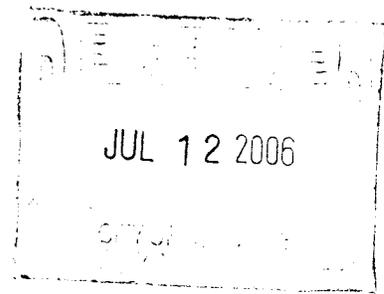
The proposed plans do not conform to the Hillside Ordinance in the following areas:

- (1) The Floor Area Ratios for both structures exceed 50%
- (2) The height of each structure exceeds the 14 feet which is called out in the Hillside Ordinance and affect the surrounding properties in the areas of view, privacy, light and air.
- (3) A major concern also is the planned excavation of the full basement (with no shoring). In this area we have had several instances of slides and slippage on the hillside and are generally concerned about the instability of the soil.

Respectfully,  
Dr. Nelson Ramoran  
3907 Bluff Street  
Torrance, CA 90505  
310-791-5420



Gary L. and Lee Ann Hart  
3868 Newton St  
Torrance, CA 90505



July 11, 2006

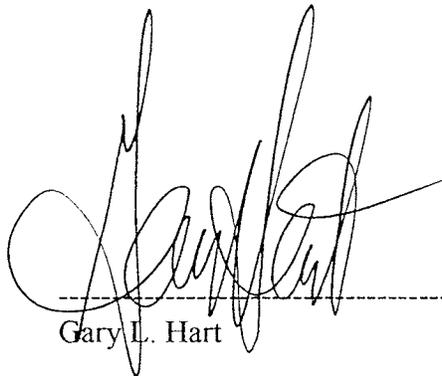
To: City of Torrance Planning Commission  
Danny Santana, Planning Associate  
Community Development Department

Re: July 19, 2006 Planning Commission Meeting  
Pre06-00008, Pre06-00009 Jeffrey Dahl  
Redevelopment of 3874 Newton St.

After speaking with the Nordel's, it is our understanding that the rooftop decks will be removed from the plans, and that the proposed basement has been reduced in size, moved over, and no longer requires shoring.

We do have two remaining requests. We would like to see the results of the geological survey so that we can feel comfortable with the proposed basement. We also request that the height of the structure next to 3868 Newton be lowered to minimize privacy intrusion and blockage of light and air.

We thank the commission for considering our concerns.



\_\_\_\_\_

Gary L. Hart



\_\_\_\_\_

Lee Ann Hart

Santana, Danny

---

From: Celeste DiRocco [celestejeremy@yahoo.com]  
Sent: Thursday, June 08, 2006 12:15 PM  
To: dsantana@torrnet.com  
Subject: Hillside Overlay Ordinance

Dear Mr. Santana:

We are writing to express our concern regarding the plans for 3874 Newton. We have heard that there have been plans submitted to turn this address into 2 large 2 story homes with rooftop decks.

Please consider the fact that this is a respectful neighborhood which is trying hard to preserve the original beauty and views - the main reason we moved here! If existing homes are leveled / remodeled to squeeze multiple properties onto one lot, this neighborhood will be changed forever.

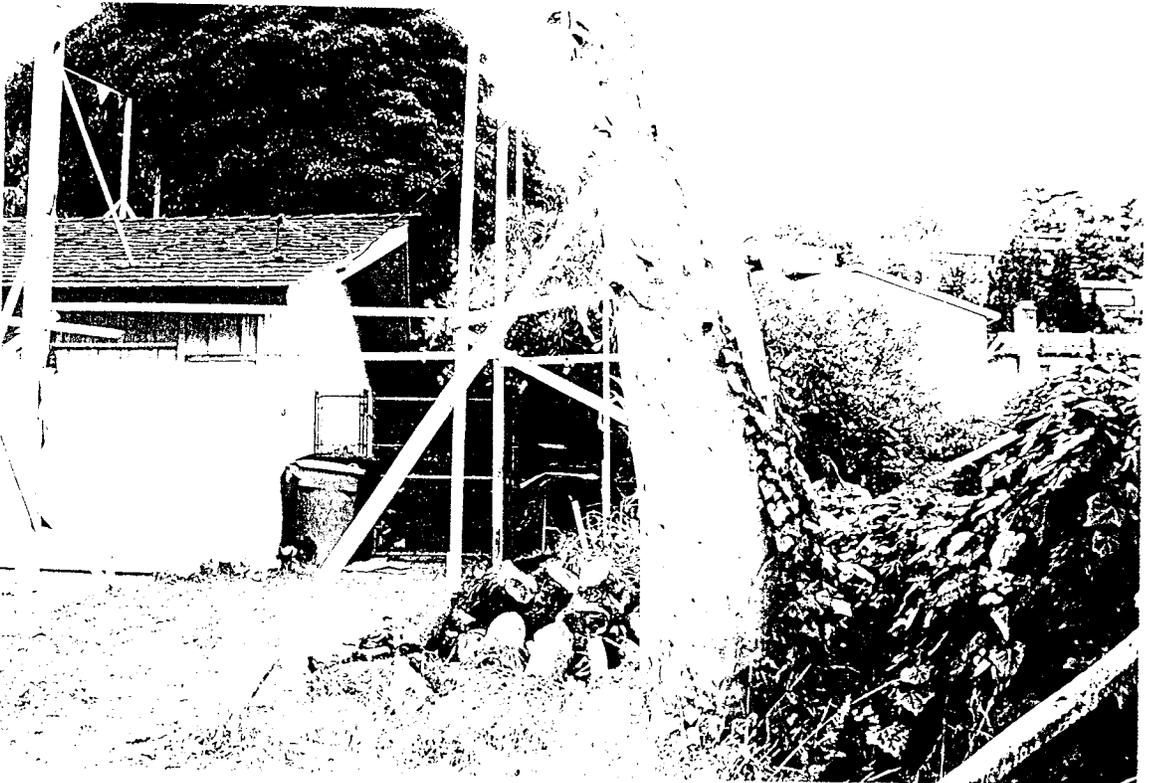
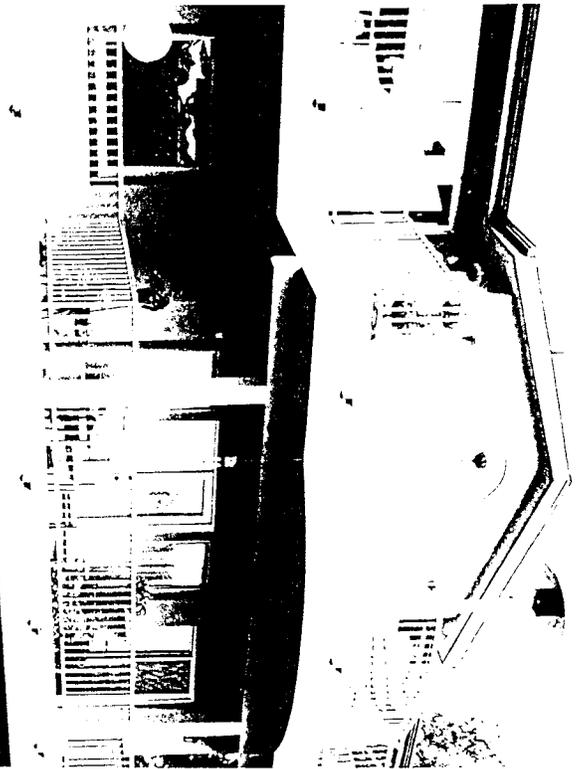
We would like to persuade you to turn down the plans!

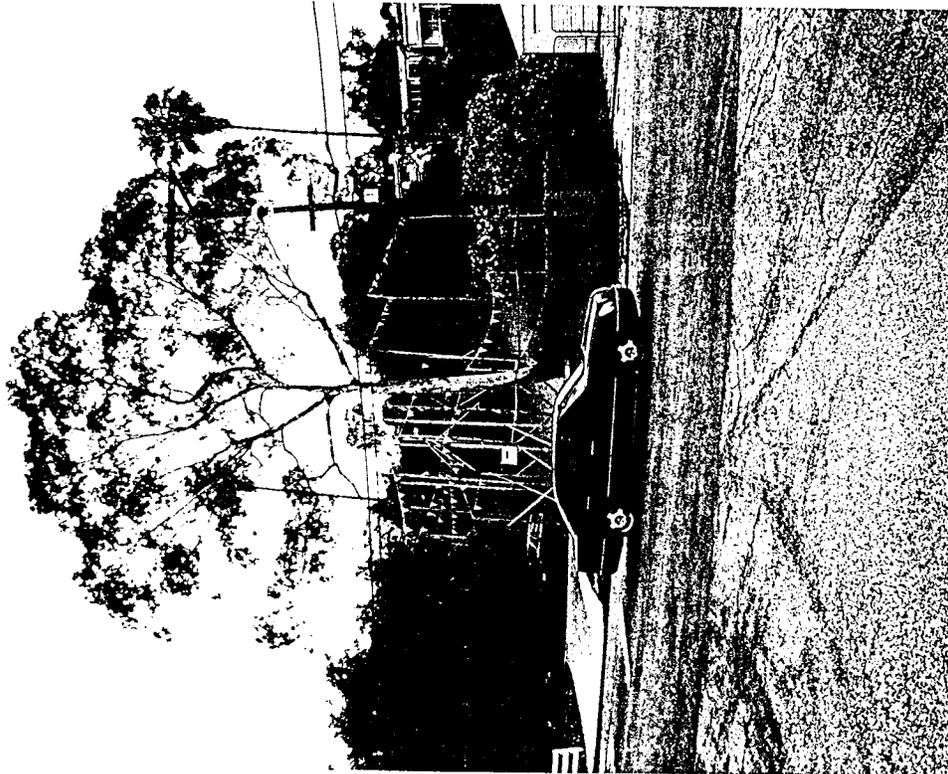
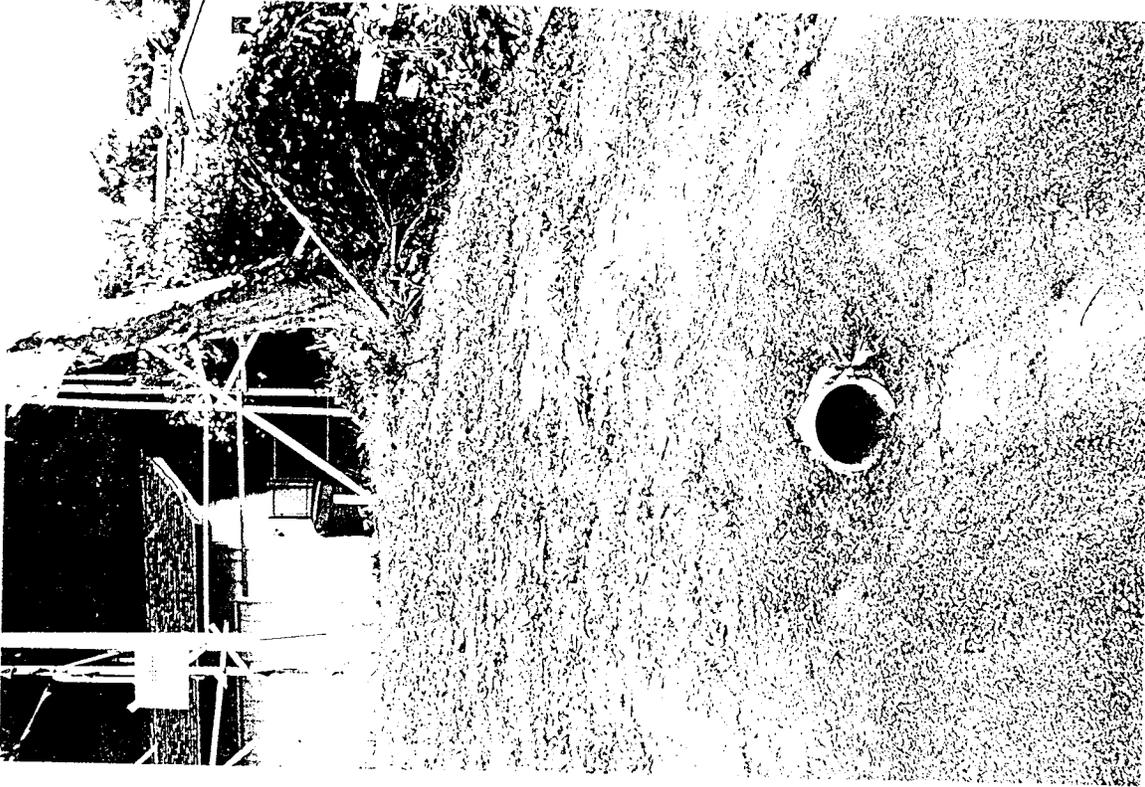
Thank You,  
Jeremy and Celeste DiRocco

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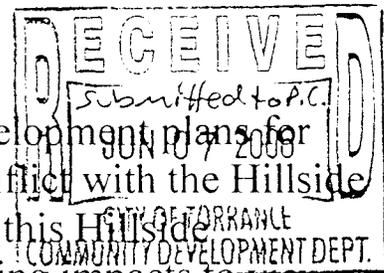
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06/08/2006







Neighborhood Petition

We the undersigned believe that the current residential development plans for PRE06-00008 and 00009 at 3874 Newton Street, are in conflict with the Hillside Overlay Zone of the City of Torrance. We understand that this Hillside Ordinance was instituted to protect property owners regarding impacts to view, privacy, air, and light . The following items as a part of these plans are causing us concern:

1) **Excavation of Lot--Plan:** Excavating an additional 5 feet in depth to construct a full basement. **Concern:** a retaining wall on Newton Street recently failed due to new construction. Slippage of nearby properties. **Need a Soil and Geologic Study.**

2) **Roof Top Decks Plan:** Construction of 3 decks on each the new properties (including one on the roof) **Concern:** The Hillside Ordinance specifically prohibits roof decks. This represents significant impacts to **privacy.**

3). **Height: Plan:** The two properties are almost double in height of the restrictive requirements in the Hillside Ordinance. **Concern: Significant impacts to view, privacy, and air and light.**

4. **Density: Plan:** "Mansionization" Plans exceed 50% of lot size. **Concern: Impact to property values in surrounding vicinity.**

Neighbor Petition (continued)-June 4, 2006

submitted to P.C.

JUN 07 2006

46. Colleen Ikemoto 3897 Bluff St. Tor. 90505 375-0815 *Colleen Ikemoto*
47. ELIZABETH PANZALIAN 3872 Bluff St Tor 90505 370 4141  
*Elizabeth Panzalian*
48. ELIE PANZALIAN 3872 Bluff St Tor 90505 370 4140  
*Elie Panzalian*
49. MAGALIE BOSCH 3868 Bluff St Tor 90505 *Magalie Bosch*
50. MARY BECK 3915 Bluff St Tor 90505 310-944-3991  
*Mary Beck*
51. Mary Collier 3916 Newton St Torrance, Ca 90505 *Mary Collier*
52. David Espinoza 3904 Newton St Torrance Ca 90505 *David Espinoza*
53. *MS* Steve Sachs 24264 ocean av. tor. 90505
54. Mike Sabo *Mike Sabo* 4002 Bluff St Torrance 90505
55. *Bill Stuntard* 3889 Bluff St TORRANCE 90505
56. *Jane T. Cull* 3908 Newton St 310/375-6215
- 57.
- 58.
- 59.
- 60.
- 61.
- 62.
- 63.
- 64.

AGENDA ITEM 10A

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

**SUBJECT(S):** Precise Plan of Development PRE06-00008 & PRE06-00009/  
Jeffrey A. Dahl (Steve & Deidre Nordel)

**LOCATION:** 3874 Newton Street

On June 7<sup>th</sup>, 2006, the Planning Commission voted to deny without prejudice PRE06-00008 and PRE06-00009 by a vote of 5-0, with Commissioner Faulk abstaining and Chairman Uchima absent. During orals of the same Planning Commission meeting, the applicant Steve Nordel, requested that the Planning Commission reconsider his submittal at a future hearing as it was his attention to meet with concerned neighbors and attempt to remedy concerns raised during the hearing. The Planning Commission subsequently voted to reconsider the submittal at a future hearing by a vote of 4-1, with Commissioner Horwich dissenting, Commissioner Faulk abstaining, and Chairman Uchima absent.

Staff recommends that the item be scheduled to be presented before the Planning Commission on July 19<sup>th</sup>, 2006. Staff notes that the reconsideration of the project will be re-noticed to ensure that all interested parties receive proper notification.

Prepared by



Danny Santana  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:

- 1) Reconsideration Request

**Santana, Danny**

---

**From:** snordel [snordel@socal.rr.com]  
**Sent:** Wednesday, June 14, 2006 4:36 PM  
**To:** dsantana@torrnet.com  
**Cc:** Jeff Dahl  
**Subject:** Reconsideration of Precise Development Plans PRE05-00008, PRE05-00009

Mr. Danny Santana-

As I discussed at the 7 June 2006 Planning Commission Meeting during the Oral comments from the public, I would like to formally request that the Torrance Planning Commission reconsider the subject Precise Development Plans for my 2 lots located at 3872 and 3874 Newton street. The basis for this extension/reconsideration is based on the fact that I was not aware of the secondary neighbor concerns regarding their privacy and the planned roof top decks. I am addressing this and other potential concerns and plan to discuss changes with the affected/concerned neighbors.

Jeff Dahl, my architect and I will be prepared for a motion to recalendar the plans at the 21 June 2006 as the Planning Commission (as motioned and approved at the 07 June 2006 meeting).

Thank you for your help in this matter. Please feel free to call my cell or home numbers at any time if you have questions or actions for me.

Sincerely,

Steve Nordel

Owner, 3872 and 3874 Newton Street  
Torrance, CA 90505-6421  
Home: (310) 378-2476  
Cell: (310) 760-1106

06/14/2006

Attachment 1

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 8C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: PRE06-00008 & PRE06-00009/ Jeffrey A. Dahl (Steve & Deidre Nordel)

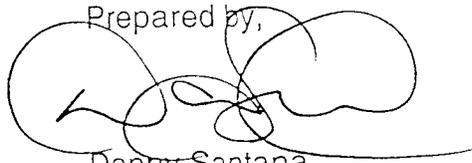
LOCATION: 3874 Newton Street

This is a request for approval of two Precise Plans of Development to allow the construction of a new two-story single family residences on each of the two existing lots currently occupied by a single-family residence on property located in the Hillside Overlay District.

Several items of correspondence, including a petition in opposition to the request, were submitted to staff after the item was completed. One letter submitted by the property owners of 3868 Newton Street, indicates that they continue to have an objection to the subject request. Staff would like to correct a statement made in the staff report that noted that the increased 8-10 southeastern side yard setback and 6-foot privacy barrier on the second floor deck, addressed their concerns. The neighboring property owners continue to have view, light and privacy concerns. Should the Planning Commission determine that there exists a potential for significant privacy impairments to this adjoining property, a potential condition would be that the roof be redesigned to place the proposed roof deck adjacent to the on the northwesterly side yard adjacent to the northwesterly proposed residence.

The correspondence is attached for your review. Staff continues to recommend approval of the subject requests as conditioned.

Prepared by,



Danny Santana  
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1) Correspondence

C.D.D RECOMMENDATIONS – 06/07/09  
AGENDA ITEM NO. 8C  
CASE NO. PRE06-00008 & PRE06-00009

Gary L. and Lee Ann Hart  
3868 Newton St  
Torrance, CA 90505

June 5, 2006

JUN 05 2006

To: City of Torrance Planning Commission  
Danny Santana, Planning Associate  
Community Development Department

Re: June 7, 2006 Meeting  
Pre06-00008, Pre06-00009 Jeffrey Dahl  
Redevelopment of 3874 Newton St.

Issues Remaining with proposed development at 3874 Newton St.

We received the packet from the planning commission and are in disagreement with the conclusions. This document implies that our concerns have been addressed and we now approve the development project. Although we appreciate the proposed adjustments to the plan, our concerns remain for the following reasons:

1. HILLSIDE STABILITY

We have a concern with the digging of a basement in an area where the earth has a history of shifting. We remember there was a failure of a retaining wall on Newton Street several years ago which might indicate we are in a fragile geological area. How that will affect the stability of our house, a mere 10 feet away at 3868 Newton St. has not been addressed. We have not seen a Soil & Geology report and wonder if one was completed. If not, we request that this be done. We are especially concerned about the potential of shifting earth in this toe area of the peninsula.

2. HILLSIDE OVERLAY ZONE

The proposed development seems to be in conflict with the Hillside And Local Coastal Overlay Zone Ordinance.

- a) Section 91.41.6. The development does adversely impact our view, light, air, and privacy.
- b) Section 91.41.6. The development is not in harmony with other properties in the vicinity.
- c) Section 91.41.7. The development appears to exceed the 50% guideline since the structure covers 60% of the lot.
- d) Section 91.41.7. This section states that no portion of the roof of the dwelling should be used as a deck. Each of the proposed structures includes a rooftop deck.
- e) Section 91.41.7. This section states that no portion of the structure should exceed 14 feet in height. The proposed structures are 25 feet and 26.67 feet in height respectively.

Gary L. and Lee Ann Hart  
3868 Newton St  
Torrance, CA 90505

3. NEIGHBORHOOD HARMONY

We feel that the proposed development is not in character with WALTERIA neighborhood. It represents an example of "Mansionization" in an area known for its rustic nature. Our street is characterized by deep set-backs and low-rise, single family homes. This is an aggressive development that fills the lot with tall buildings.

4. EXCESSIVE HEIGHT

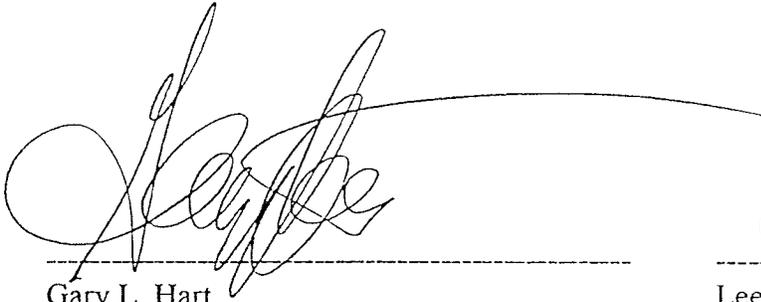
The proposed rooftop deck imposes a serious intrusion into the privacy of our bedroom and backyard. We believe the rooftop decks are unnecessary and add a virtual third story to the structures.

We would like to see the height of the proposed structures reduced in some way (for example reducing ceiling heights to 8 feet and eliminating the rooftop deck), as the proposed structure will certainly block light and air.

5. PRIVACY INTRUSION

It is unclear if the existing mature trees and bushes can be preserved (in fact, some have recently been cut down), and if more are taken down, there will be clear lines of site into our bedroom and backyard.

We thank the commission for considering our concerns.



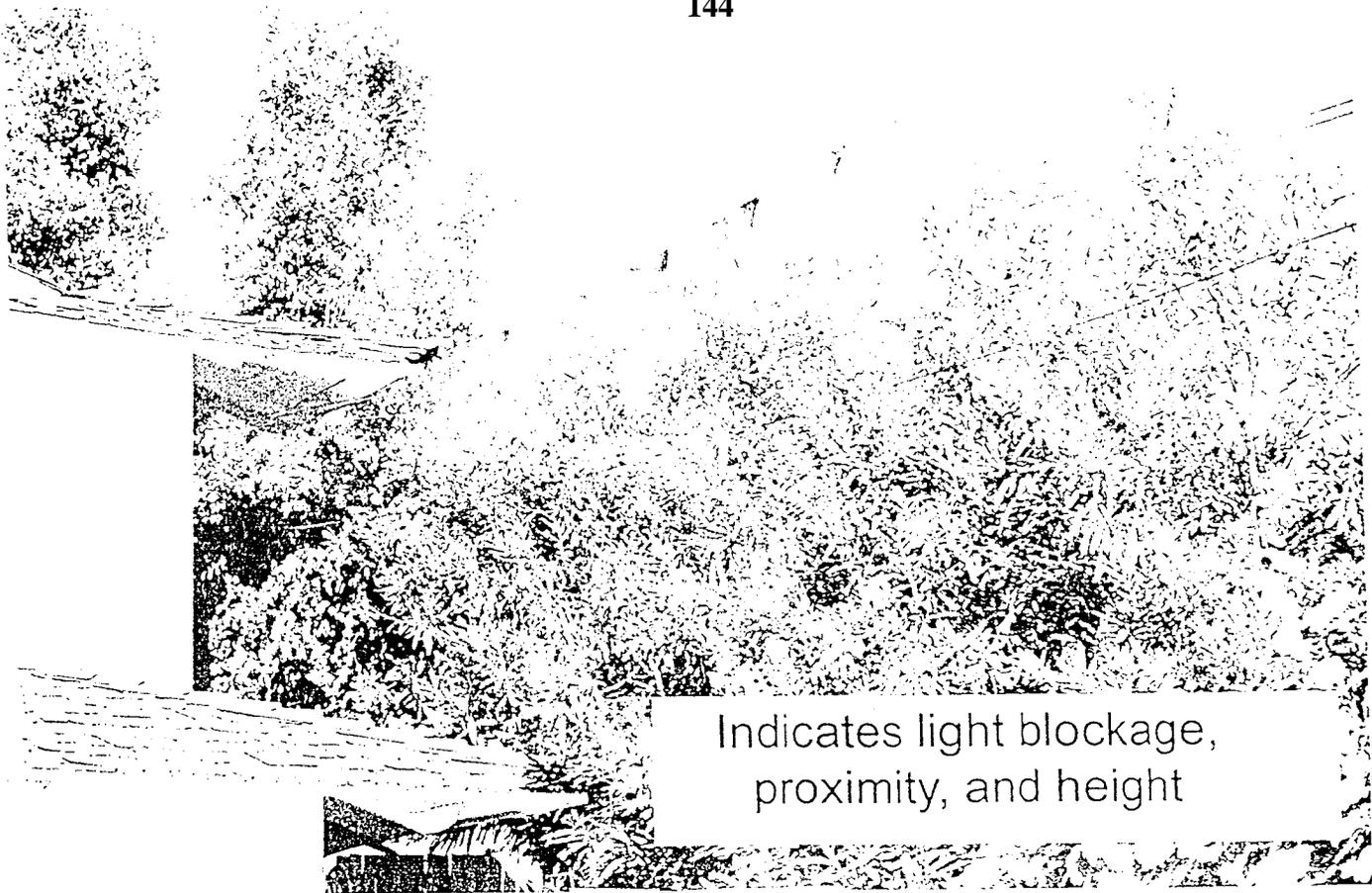
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Gary L. Hart



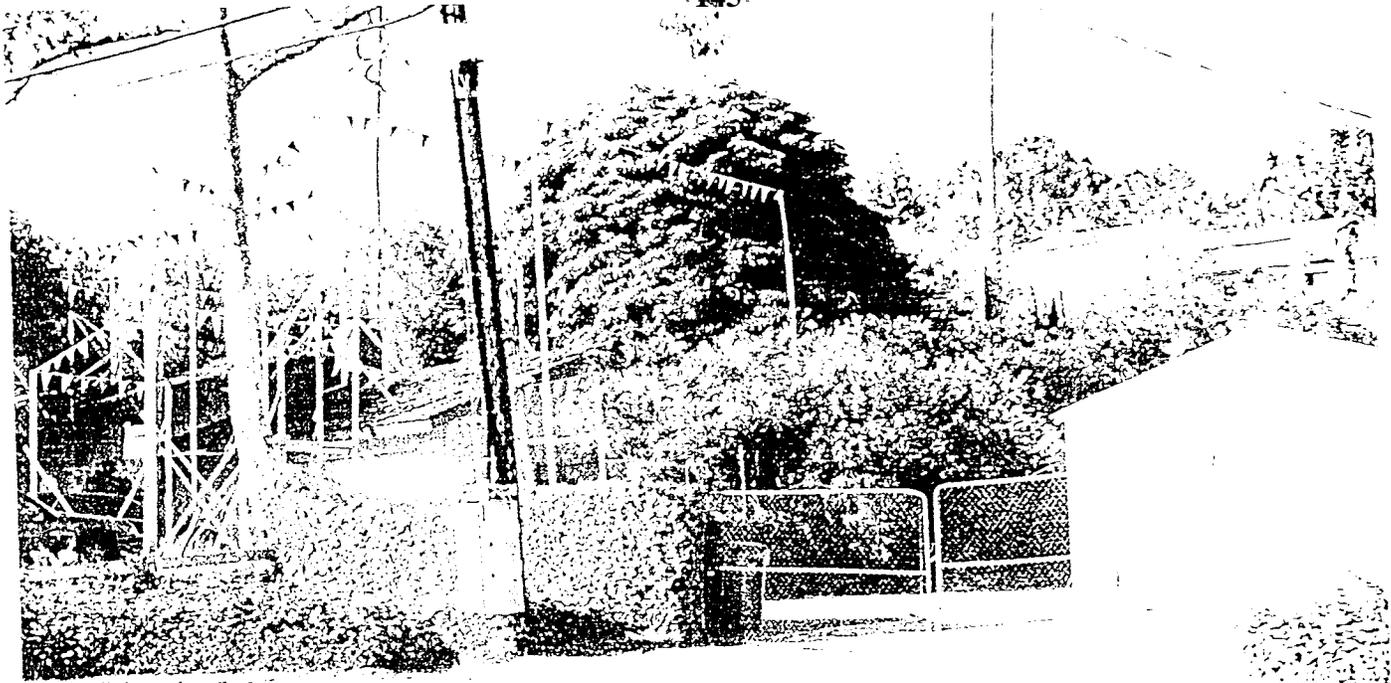
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Lee Ann Hart

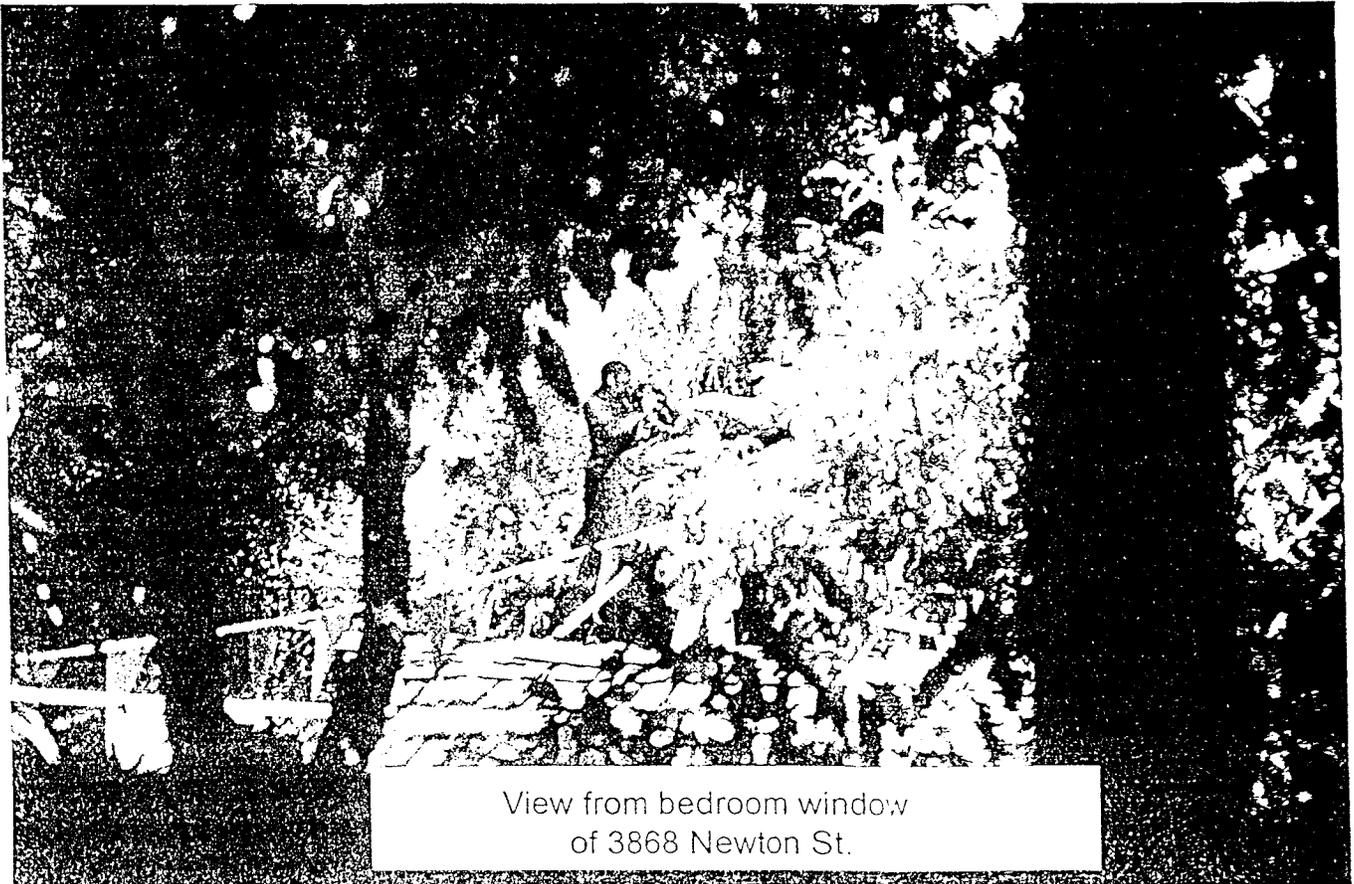


Indicates light blockage,  
proximity, and height

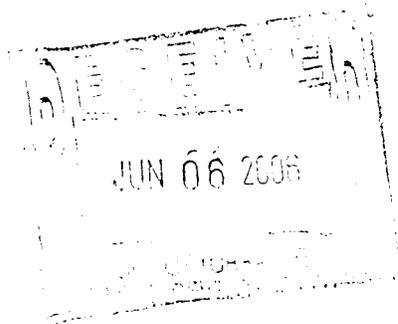




Removal of these trees and shrubs will further expose site lines into our home



View from bedroom window  
of 3868 Newton St.



Tom Newman  
3823 Bluff Street  
Torrance, CA 90505  
June 5, 2006

Jeffery W. Gibson, Community Development Director  
Community Development Department  
Torrance City Hall  
3031 Torrance Boulevard  
Torrance, CA 90503

re: PRE05-00008, PRE05-00009

Dear Mr. Gibson:

The proposed division of 3874 Newton into two lots and the creation of two 2-story homes violates the spirit of the Hillside Overlay District that was crafted specifically to address issues regarding view, privacy, light and air. People certainly have the right to develop their castles, but those castles should harmonize with the character with the neighborhood. That sentiment was perhaps at the core of the Hillside Overlay language as it evolved, particularly in Section 91.41.6 Planning and Design (a), (b), (c) and (d).

One issue, perhaps the biggest issue, is size, both in silhouette and FAR. Existing standards should be maintained so as to not impact the value of the neighbors property. For example, perhaps an imaginary line established between the ridgeline end points of neighboring properties at 3898 and 3868 should define the boundary of the proposed rooflines. Minor details such as vent stacks and chimneys would be no serious issue, while, the other hand, significant features like rooftop sundecks with handrails would not be permitted as "virtual rooms" can evolve with umbrellas, propane heating dishes, privacy screens and furniture – creating hardships for neighbors emotionally and impacting the value of the neighboring property.

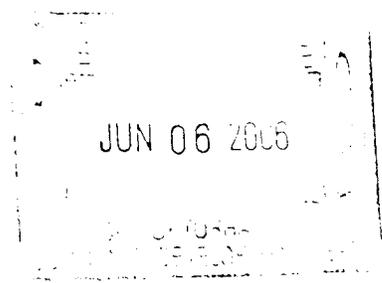
From my location on Bluff Street, enjoying regular evenings on my deck, this proposed roofline impacts my view toward the ocean. For other neighbors closer to the site, the issues are more pronounced. The construction plans could be scaled back to comply with the existing Hillside Overlay development standards and preserve harmony within the community.

If we have standards, let's follow them, rather than doing variances and waivers.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Newman". The signature is fluid and cursive, with a long horizontal stroke at the end.

June 6, 2006



CITY OF TORRANCE  
Community Development Department  
3031 Torrance Boulevard  
Torrance, CA 905053

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

We are writing to you as concerned homeowners regarding the plans for development of two existing lots, and the development of a new two story residence on each lot located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street. In this letter we will reference sections of the Hillside Overlay Ordinance and the thirty two (32) page Staff Report of the Community Development Department.

We live in a property at 3869 Bluff Street that we purchased in January 1994 and we believe that we are significantly affected by this proposal. We are concerned that too many exceptions to the Hillside Overlay Ordinance are being requested to an ordinance that was instituted to protect us as homeowners in this zone.

We are asking that the Precise Plans for the property at 3874 not be approved as submitted. The major items that we object to are the rooftop decks on each house and the fact that the 50% Floor Area Ratio is being exceeded. The current plans for these items affect our privacy and view. We also believe that the structures would be out of character with the rest of the neighborhood.

We are also in objection to the excavation of a full basement for the southeasterly home due to our concerns of soil stability and slippage. The total square footage of the southeasterly home (with the full basement) would be 4, 392 square feet. We have been told that the basement square footage of 1,103 square feet is not being included in the Total Project w/Garage floor area calculations as the basement is not exposed more than 3 feet on all sides (Page 2, and 3 of the Staff Report). We do not believe that eliminating the basement and the roof top decks would be a hardship to the applicant. I'm not aware of any homes in the surrounding area that have a livable area of 4, 392 square feet or a rooftop deck.

The conclusions on Page 7 of the Staff Report- Items H) and I) we do not believe are valid as we believe that the granting of this application **would be** materially detrimental to the public welfare and to other properties in the vicinity. **The homeowners are preparing an informal petition regarding the adverse impact of these plans in that they are not in character with the surrounding neighborhood and that there are significant impacts to view, light, air, and privacy.** This petition will be presented on Wednesday morning to the Community Development Department and contains the

printed name, address, phone number and signatures of a significant number of homeowners in the vicinity.

The current plans as presented, which are not in compliance with the Hillside Overlay Ordinance, should not be considered for approval in our opinion.

#### SECTION 91.41.6 PLANNING AND DESIGN.

Sub paragraphs a), b), c), d), f), g). The current plans violate the impacts to light, air, view, and privacy and will be addressed in the following sections.

#### SECTION 91.41.7 PERMITTED DEVELOPMENT-RESIDENTIAL

Sub paragraph a), interior of completed dwelling shall not exceed (50%) of the area of the lot. **Plans for both houses exceed the 50% of the Floor Area Ratio (FAR).**

Sub paragraph (b) The dwelling will be one (1) story; and no portion of the roof shall be used as a deck. **This two (2) story structure which effectively becomes a three (3) story construction by adding the rooftop decks on both homes affect the privacy of the surrounding properties. We are not aware of other rooftop decks in the area.**

Sub paragraph (c) No portion of the dwelling shall exceed fourteen (14) feet. We understand that the height of the southeasterly structure is twenty five (25) feet, and the other is almost twenty seven (26.67) feet. **The height of these building is excessive in relation to the surrounding properties on the south side of Newton Street. Although the height is under the 27 feet limit imposed by the Torrance City Code, the height of these buildings, and the resultant removal of trees, will significantly impact our city view and privacy. Where originally we could see city light views as well as vegetation from our upstairs bedroom, kitchen, dining room, and living room, we will now see stucco walls and decks that look directly into our rooms and backyard.**

Sub paragraph (d) The proposed development will not have an adverse effect on the other properties in the vicinity, and there is no significant public controversy thereon. **The informal petition of the neighborhood that will be provided, indicates there is public controversy regarding the proposed development.**

#### SECTION 91.41.9 DEVELOPMENT STANDARDS

a) For slope control:

2) All excavations, paving, hillside and slope earthwork construction, landscaping and grading, including fills and embankments, shall meet building and grading Code requirements.

**In the case of these plans, the removal of the existing historical structure at the rear of the property and the planned excavation and grading, and installation of retaining walls causes us concern for the following reasons:**

The excavation and grading of said project abuts the corner of our lot. In this corner, there is an easement with a city drain that pools in my corner and eventually drains down

slope towards Newton Street. Across from our home at 3868 Bluff Street, a part of the hillside collapsed into said property due to water draining into the hillside from a property on Mesa Street. This occurred about two years ago and was caused by the sprinklers being left on throughout **one** weekend. I am concerned that removal of the building that was originally "The Palos Verdes Chincilla Farm", constructed in the 1940's and thereafter excavation and grading on the proposed development, could cause my property to slide downhill, especially after significant rainfall.

Furthermore construction of homes at 3772 and 3766 Newton Street caused a type of retaining wall behind those homes to collapse and threatened homes above on Via Valmonte. That incident occurred about seven years ago and was caused by the construction of the new homes.

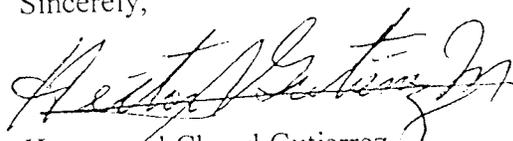
This illustrates that there is a history of soil instability in the area. We are requested that the plan for the excavation of a full basement for the southeasterly structure not be approved due to the history of stability problems.

Page 4 of the Staff Report indicates that impacts to views and privacy for our property, 3869 Bluff Street are not significant. We do understand that landscaping is not regulated by the Hillside Overlay ordinance. However, the removal of the mature vegetation will significantly affect our privacy. Added to that will be the plans for the increased height and rooftop decks that further impacts our privacy. As previously stated, our current city lights views seen between the trees, will be reduced by the mass and height of the proposed buildings.

On the following page, we are enclosing a photo of 3874 Newton that was taken last weekend. On the left of the photo is an existing two (2) story home at 3868 Newton Street on the right is the silhouette for the proposed southeasterly structure. The 3868 Newton Street home is directly below us. As you can see by the dotted line drawn from the top of the silhouette across to the 3868 Newton home, how much higher this proposed structure will be in relation to the existing two (2) story home next door.

If you have any questions, please do not hesitate to call us at (310) 791-7038. Thank you for your consideration.

Sincerely,



Hector and Cheryl Gutierrez

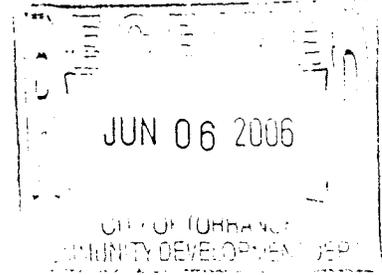


Enclosure (Photo)

Photo of 3874 Newton Street and Existing Home Next Door



Gary L. and Lee Ann Hart  
3868 Newton St  
Torrance, CA 90505



June 6, 2006

To: City of Torrance Planning Commission  
Danny Santana, Planning Associate  
Community Development Department

Re: June 7, 2006 Meeting  
Pre06-00008, Pre06-00009 Jeffrey Dahl  
Redevelopment of 3874 Newton St.

Addendum to June 5<sup>th</sup> Letter to the Planning Commission

In addition to the concerns we raised in our June 5<sup>th</sup> letter, we would like to add the following items:

1. We understand that the basement construction includes sinking large supports into the ground as much as 20 feet deep with a pile driving process. Since our home is a mere 10 feet away, we have a grave concern for damage to our foundation and walls.
2. We believe that, even though the plan has added a privacy wall on the back lower deck, we feel an intrusion into our backyard spa from the stairs and the rooftop deck. Since we typically use the spa 4 or 5 times each week, this intrusion is significant to us.

We thank the commission once again for considering our perspective.

A handwritten signature in black ink, appearing to read "Gary L. Hart". The signature is written over a horizontal dashed line.

Gary L. Hart

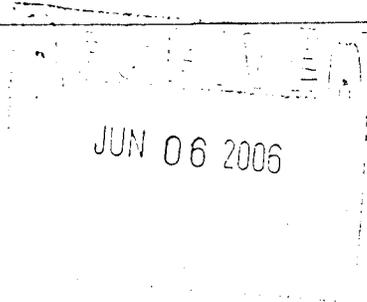
A handwritten signature in black ink, appearing to read "Lee Ann Hart". The signature is written over a horizontal dashed line.

Lee Ann Hart

Santana, Danny

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From: BATKIN3938@cs.com  
Sent: Tuesday, June 06, 2006 12:13 PM  
To: dsantana@torrnet.com  
Subject: Ref: 3874 Newton St Torrance



Dear Mr. Santana:

My husband & I live at 3955 Bluff St. and have lived here for 35 years. We have seen many changes in our years here. Our concern for the house at 3874 Newton Torrance Ca. 90505 378-3938 We have reviewed the plans for that property and feel that the proposed two house are vast, huge, and all consuming for the neighborhood. We also feel that we live in the hill side ordinance and these two houses do not comply. Please keep our neighborhood in balance and consider all the aspects of the area. Newton street has long been a heavy congested, getting worse every year. The larger the houses the more cars are needed to transport the people that live there. Our streets are run down and over crowded, and not we crowding big houses in condensed neighborhood. Please reconsider the square footage allowed and the impact that size home will have on the neighborhood in general.

Thank You  
Joan & Bill Atkinson  
3955 Bluff St.  
Torrance Ca. 90505

06/06/2006

June 7, 2006

JUN 07 2006

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

RE: PRE06-00008, PRE06-00009, Petition of JEFFREY A DAHL

Enclosed please find an informal Neighborhood Petition. This petition represents the concerns in our neighborhood regarding the above stated Precise Plan to develop two (2) new structures at 3874 Newton Street.

The overwhelming consensus of the neighborhood is that these two (2) massive structures are not in character with the surrounding neighborhood. The most objections relate to the height, mass, and rooftop decks that are included in the plans that affect view, privacy, and in some cases light, and air. Also of concern to some homeowners is the excavation and grading that would be required to include a full basement in the southeasterly structure and the demolition of the historic building on the southeasterly lot.

We have compiled this petition over the last several days and have had conversations with the neighbors in the area. Neighbors are concerned about the precedent that would be set of a development that is not in accord with the Hillside Overlay Ordinance.

We hope that this petition provides insight to the Planning Commission members on how the neighbors have reacted to the silhouettes constructed at the above address.

Thank you for your consideration.

Sincerely,



Cheryl Gutierrez  
 3869 Bluff Street  
 Torrance, CA 90505



Gina Stunkard  
 3889 Bluff Street  
 Torrance, CA 90505

Neighborhood Petition-June 4, 2000

We the undersigned believe that the current residential development plans for PRE06-00008 and 00009 at 3874 Newton Street, are in conflict with the Hillside Overlay Zone of the City of Torrance. We understand that this Hillside Ordinance was instituted to protect property owners regarding impacts to view, light, air and privacy. The following items, a part of these plans, are causing us concern:

1) **Excavation of Lot--Plan:** Excavating an additional 5 feet in depth to construct a full basement. **Concern:** a retaining wall on Newton Street recently failed due to new construction. Potential slippage of nearby properties. **Need a Soil and Geologic Study.**

2) **Roof Top Decks Plan:** Construction of 3 decks on each the new properties (including one on the roof) **Concern:** The Hillside Ordinance specifically prohibits roof decks. This represents significant impacts to **privacy.**

3). **Height: Plan:** The two properties are almost double in height of the restrictive requirements in the Hillside Ordinance. **Concern: Significant impacts to view, privacy, and air and light.**

4. **Density: Plan:** "Mansionization" Plans exceed 50% of lot size. **Concern:** Loosing rustic nature of neighborhood = **Impact to property values in surrounding vicinity.**

5. **Removal of Historic Structure: Plans:** Removal of original "Palos Verdes Chinchilla Farm" built in the 1940's. **Concern: Historic Preservation.**

Printed Name	Address	Phone#	Signature
1. Heidi Heier	3855 Bluff St Torrance, 90505	791-5920	Heidi Heier
2. Cheryl Gutierrez Cheryl Gutierrez	3869 Bluff St Torrance, 90505	791-7038	Cheryl Gutierrez
3. GINA STUKAL	3859 Bluff TORRANCE 90505	378 9099	Gina Stukal
4. CARLOS BARRIA	3854 Bluff St.	373-1029	Carlos Barria
5. Tanne Hoffman	3831 Bluff St.	395-5731	Tanne Hoffman
6. Edward Kono	3828 Bluff St	791-2139	Edward Kono
7. LuAnne Kono	3828 Bluff St	791 2139	LuAnne Kono

## Neighborhood Petition (continued)- June 4, 2006

Name Printed	Address	Phone #	Signature
8. Christine Cassidy	3823 Bluff Torr., CA	310 791 1333	C. Cassidy
9. PAUL MAK	3819 Bluff Torrance, CA	310-373-0063	Paul Mak
10. Beth Foster	3814 Bluff St. Torrance	310-375-1949	Beth Foster
11. Richard Lester	3814 Bluff St Street	"	Richard Lester
12. Adale Luttrell	3858 Bluff St. Torr. 90505	373 3934	Adale Luttrell
13. Rosie Luttrell	"	"	Rosie Luttrell
14. Joe Luttrell	"	"	Joe Luttrell
15. Lee Ann Hart	3868 Newton ST	310 378 1763	Lee Ann Hart
16. GARY HART	3868 Newton ST	310 378 1763	Gary Hart
17. Hector Guzman	3869 Bluff St. Torrance Cal. 90505	310 791-7038	Hector Guzman
18. HARVEY NASH	3858 BLUFF ST, TORRANCE	(310) 373-2552	Harvey Nash
19. KUSANO JOKOTA	3858 BLUFF ST, TORRANCE	(310) 575-0554	Kusano Jokota
20. SCARINA GUTIERREZ	3869 Bluff St. Torrance, CA 90505	(310) 791-7038	Scarina Gutierrez
21. TOM NEUMAN	3823 BLUFF 90505	310 791 1333	Tom Neuman
22. Same Schuman	3900 Bluff St 90505	375 0964	Same Schuman
23. MIKE CHANG	3818 Bluff St. 90505	310-373-8137	Mike Chang
24. MARIE SEGEL	3862 Bluff St 90505	310 373-4333	Marie Segel
25. ED STROBEL	2592B RICHVILLE DR. 90515	310-325-5012	Ed Strobel

26.

27. Sarah Pearey 4009 Bluff St 310-375-8441 Sarah Pearey
28. Cheryl Pearey 4009 BLUFF ST. (310) 375-8441 Cheryl Pearey
29. Betty Kohler 3858 Newton St Betty Kohler
30. Sue Richardson 3952 Bluff St 375-8480 Richard son
31. Lon Sena 3944- BLUFF ST. 375-1856
32. Joan Atkinson 3955 Bluff St 375-3938 Joan Atkinson
33. Norm Oliver 3928 BLUFF ST 375-3217 Norm Oliver
34. ARLOD NIMICK 3945 BLUFF ST 373-4784 Arlo Nimick
35. MARTIN UNGAR 3903 BLUFF ST 310 375 7410 Martin Ungar
36. Lola Ungar 3903 Bluff St. 310-375-7410 Lola Ungar
37. MARTIN McDONAGH 4058 BLUFF ST 310-378-4925 Martin McDonagh
38. Jim & Tom Bush 4087 Bluff St 310-375-2700 Jim & Tom Bush
39. Scott & Elise, 3820 Bluff St, 310-373-8112 Scott & Elise
40. PETER MAK, 3821 BLUFF 373-1831 Peter Mak
41. HOON YIN HO 3847 Bluff 375-1220 Hoon Yin Ho
42. Rudolph Medina 3500 BLUFF ST 310-378-6887 Rudolph Medina
43. Kelly Ward 3904 Bluff St 310 465-1155 Kelly Ward
44. Newar Ayle 3862 Bluff St (310) 373-4333 Newar Ayle
45. Lisa Yaccarino 4025 Bluff St 378 9472 Lisa Yaccarino

Neighbor Petition (continued)-June 4, 2006

46. Colleen Ikemoto 3897 Bluff St. Tor. 90505 375-0815 Colleen Ikemoto

47. ELIZABETH PANZALIAN 3872 Bluff St Tor 90505 370444  
Elizabeth Panzalian

48. ELIE PANZALIAN 3872 Bluff St Tor 90505 370444

49. Elie Panzalian

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**Santana, Danny**

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**From:** Magalie Busch [Magalie@buschfamily.org]  
**Sent:** Wednesday, June 07, 2006 2:50 PM  
**To:** dsantana@torrnet.com  
**Subject:** Walteria neighborhood

Hello,  
My name is Magalie Busch and My husband, myself and my 2 children just moved to the area. We moved to Torrance from Redondo Beach where, we lived in a congested area, so close to our neighbors that we could never feel any sort of privacy. I would hate for that to be allowed around here, and for someone to have to close the blinds to obtain some privacy. I also have the view of beautiful trees, and if understand well, the trees I'm looking at from my living room window would have to be cut down to replace them by a enormous building. Please consider modifying the plans, so we can all live in a more peaceful neighborhood.  
Sincerely,  
Magalie Busch

FILE E/A  
JUN 07 2006

Santana, Danny

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From: Mary Beth Beck [marybeth10663@yahoo.com]  
Sent: Wednesday, June 07, 2006 3:23 PM  
To: dsantana@torrnet.com  
Subject: 3874 Newton St.

I would like to voice my concern. I am hoping you will consider the rest of the neighborhood and vote against this large housing plan. I am not against developing the neighborhood. It is a fresh look to have new homes in the area. I built my home two + years ago. I understand the city and the way it works for the most part. I am letting you know I do not approve of over development. The same rules should apply to all. Square footage of the lot gives a good basis for the square footage of the home built upon it. Guidelines are given to be just that Guide lines. I hope that you will follow these guidelines set by the city and allow these people to build what is right under these guides.

When building my home I followed the guidelines and built what was good for the neighborhood without any complaints from my neighbors. Sure I wanted more but I couldn't with good conscience go against the guidelines set forth. Instead I paid extra to my architech to change the original plans into something that would fly without distress or harm to the neighborhood. I am counting on you as a committee to make the best choice for all involved.

Bigger house means bigger bills. Conservation is something to think about in a city that is growing far to much for its resources. It gets very warm here in Walteria/Riviera which means air conditioning is important and with high ceilings heat is lost during the winter. Please consider all thing when making you decision and know that I believe the guidelines set by the city are for every ones good.

Thank you for listening

Mary Beck  
3915 Bluff St.

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JUN 07 2006

Santana, Danny

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From: CACGMayDay@aol.com  
Sent: Wednesday, June 07, 2006 3:20 PM  
To: dsantana@torrnet.com  
Subject: PRE06-0008, PRE06-00009--City of Torrance, Community Development Department

Dear Danny Santana:

Re: Petition of Jeffrey A. Dahl for the approval of two homes located on the Hillside Overlay District in the R-1 Zone at 3874 Newton Street.

We are the homeowners at 3889 Bluff Street. We are behind and directly to the left of the property above. We are concerned with the following issues:

1. (Height and Privacy Factor) which will impact the surrounding homes. These are supposed to be two story homes but the two story home to the left (on Newton Street) is dwarfed by comparison.
2. (Mansionization Issues) Two massive-size homes (25 feet, and 26.67 feet), 10 feet apart on an R-1 Zone lot will significantly stand out and is not in character with the neighborhood.
3. (Lowering Homes by Excavating) Like many have done on the newer homes being built for view and privacy factors.
4. If excavating and grading--further tests would have to be done to assure the homes on the hillside will not effected by slippage. What if damage occurs? Who pays?

Thank you,

Bill and Gina Stunkard.

JUN 07 2006

06/07/2006

Santana, Danny

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From: Celeste DiRocco [celestejeremy@yahoo.com]  
Sent: Thursday, June 08, 2006 12:15 PM  
To: dsantana@torrnet.com  
Subject: Hillside Overlay Ordinance

Dear Mr. Santana:

We are writing to express our concern regarding the plans for 3874 Newton. We have heard that there have been plans submitted to turn this address into 2 large 2 story homes with rooftop decks.

Please consider the fact that this is a respectful neighborhood which is trying hard to preserve the original beauty and views - the main reason we moved here! If existing homes are leveled / remodeled to squeeze multiple properties onto one lot, this neighborhood will be changed forever.

We would like to persuade you to turn down the plans!

Thank You,  
Jeremy and Celeste DiRocco

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06/08/2006

**AGENDA ITEM NO. 8C****CASE TYPE & NUMBER:** Precise Plan of Development PRE06-00008 & PRE06-00009**NAME:** Jeffrey A. Dahl (Steve & Deidre Nordel)**PURPOSE OF APPLICATION:** Request for approval of two Precise Plans of Development to allow the construction of a new two-story single family residences on each of the two existing lots currently occupied by a single-family residence on property located in the Hillside Overlay District.**LOCATION:** 3874 Newton Street**ZONING:** R-1: Single-Family Residential Zone / 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 and Two-story, Single Family Residences

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

WEST: R-1/Hillside Overlay District; One-story, Single Family Residences

**GENERAL PLAN DESIGNATION:** Low Density Residential**COMPLIANCE WITH GENERAL PLAN:**

Yes, a two-story residence on each of the existing lots complies with the Low-Density Residential designation.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:**

The subject property is currently developed with a one-story single family residence with an attached garage constructed over the two existing lots.

**ENVIRONMENTAL FINDINGS:**

Construction of two new single family residences on property zoned for residential uses are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a).

**BACKGROUND AND/OR COMMENTS:**

The applicant requests approval to construct two new two-story single family residences with attached garages. Approval of a Precise Plan of Development is required for each proposed residence because the project involves proposed construction of new residences on property located within the Hillside Overlay District.

The subject site is located on the southwest side of Newton Street between Los Codona Avenue and Ocean Avenue. The rectangular shaped lots feature a five foot increase in elevation from the street to the proposed building pads and an approximate 5 foot slope upward in the rear 8 feet of the southeasterly parcel and the rear three feet of the

northwesterly parcel. Properties along the southwest side of Newton Street feature a gradual downward slope when proceeding southeast to northwest and upward slope toward the abutting Bluff Street properties to the rear that are higher in elevation.

Each lot has a width of 50 feet, however, the southeasterly lot has a depth of 122.5 feet for a total area of 6,125 square feet, while the northwesterly lot has a depth of 117.5 feet for a total area of 5,875 square feet. The proposed residences have each provided Code required setbacks for the front and side yards and provide minimum rear yard setbacks between 39 and 44 feet.

An existing detached 924 square foot accessory structure currently exists over the rear property lines between 3874 Newton and 3875 Bluff Road. The previous hearing scheduled for the subject request was delayed in order to explore resolution of this issue, to investigate whether the lot line created beneath the structure was properly created as well as to determine how an existing private sewer easement between 3883 Bluff Street and the northwesterly parcel would either be preserved or modified. The applicants have worked with the property owner of both 3875 and 3883 Bluff Street to resolve these issues. As part of the proposal, the structure would have to be removed in order to correct a non-conforming situation of a structure existing over property lines and to allow the southeasterly lot to be within the allowed Floor Area Ratio (FAR). The Permits and Mapping Division has determined that the rear lot line between 3875 Bluff Street and the southeasterly parcel was illegally created and the applicants are working with the Permits and Mapping Division to correct the situation. Finally, the applicants and the property owners of 3883 Bluff Street have reportedly reached a private agreement on how to relocate the sewer easement that exists over the northwesterly parcel.

The proposed residences would provide 9-foot plate heights on both the first and second floors. The first floors will be comprised of either a large front porch or a covered entry, a living room, a dining room, a kitchen, a family room, one bedroom, and one bathroom. The second floors will feature a utility room, two bedrooms, one bathroom and the master suite. Staff also notes that proposed residences each feature two decks from the proposed second floors, one facing the street and one facing the rear. A roof deck is also proposed for each home and is accessed from the rear second floor decks.

The proposed southeasterly residence also features a basement area that includes an additional bedroom and storage area. Staff notes that the basement is not exposed more than 3 feet on all sides and is therefore not included in the floor area calculations.

The applicants have proposed a Spanish design for the southeasterly residence that consists of smooth stucco walls, arches, wood corbels, stained wood doors, vinyl window frames and stucco windowsills. The roof will be a combination of mission tile roofs with exposed wood rafters and a stucco foam trim around the second floor and roof deck. The northwesterly residence has a Normandie design with smooth stucco walls, a corbelled entry, decorative cornice trims, vinyl window frames and stucco

windowsills. The roof will be a combination of flat tile roofs and a stucco foam trim around the second floor and roof decks.

The ridge height of the proposed southeasterly residence would be 25 feet in height, for a maximum ridge height elevation of 131.30 feet. The first and second floors feature 2,768 square feet of combined living areas and 94 square feet of volume area for a total of 2,862 square feet. Including the 427 square foot two car garage, the new residence measures 3,289 square feet creating a lot coverage of 33% and a Floor Area Ratio of 0.53. As previously mentioned the 1103 square foot basement is not included in the floor area calculation since it is exempted by the Torrance Municipal Code.

The proposed northwesterly residence would maintain the same elevation of 131.30, however, because the garage is set at a lower elevation, the overall height will be 26.67 feet. The first and second floors feature 2,780 square feet of combined living areas and 94 square feet of volume area for a total of 2,874 square feet. Including the 427 square foot two car garage, the new residence measures 3,301 square feet creating a lot coverage of 34% and a Floor Area Ratio of 0.56. No basement is proposed for the northwesterly residence. Please see the project summary for both properties provided below.

<b>Statistical Information</b>	<b>Southeasterly Lot</b>	<b>Northwesterly Lot</b>
<b>Lot Size</b>	6,125.00 sq. ft.	5,875.00 sq. ft.
<b>Proposed Basement</b>	(1,103.00) sq. ft.	0.00 sq. ft.
<b>Proposed First Floor</b>	1,576.00 sq. ft.	1,576.00 sq. ft.
<b>Proposed Second Floor</b>	1,192.00 sq. ft.	1,204.00 sq. ft.
<b>Total Volume Area</b>	94.00 sq. ft.	94.00 sq. ft.
<b>Proposed Total Living Area</b>	2,862.00 sq. ft.	2,874.00 sq. ft.
<b>Proposed Garage</b>	427.00 sq. ft.	427.00 sq. ft.
<b>Total Project w/ Garage</b>	3,289.00 sq. ft.	3,301.00 sq. ft.
<b>Calculations</b>		
<b>Lot Coverage</b>	33%	34%
<b>Floor Area Ratio</b>	0.54	0.56
<b>Maximum Building Height</b>	25.00 ft	26.67 ft

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #5). The applicant was required to construct a silhouette for each of the proposed structures to demonstrate the potential view impacts. The heights of the silhouettes have been verified by a licensed engineer (Attachment #4) and a field inspection was made by staff.

Correspondence was received from two neighboring property owners (Attachment #6, of 3868 Newton Street and 3869 Bluff Street. Staff notes that the letter from the owner of 3868 Newton Street was prior to the applicant modifying of the second floor for the

southeasterly residence to alleviate privacy concerns for the concerned neighbor. Staff is now of the understanding that those concerns have been alleviated.

Correspondence from 3869 Bluff Street raises concerns regarding view, privacy, the removal of the existing rear yard vegetation and detached accessory structure. Staff has visited the residence at 3869 Bluff Street, a two-story residence constructed in 1978 under Precise Plan 77-47. In the judgment of staff, there would not be a significant view impairment since the due to existing vegetation between the two properties. Plans for the proposed residences do note the retention of three existing mature trees to assist in preserving some of the privacy currently afforded to 3869 Bluff Street. Staff notes, however, that private landscaping is not regulated by the Hillside Overlay ordinance. Retention of the existing detached accessory structure would require a significant amount of 3875 Bluff Street's rear yard area to be transferred to the southeasterly parcel to allow the structure to be located entirely on the applicants property, meet all building codes requirements and conform to the FAR. This scenario could result in 3875 Bluff Street having a substandard lot depth and lot size inconsistent with the area.

The proposal does not appear to block any views across the subject property that are significant in nature because the immediate properties do not presently appear to have a view across the subject property because of the existing mature vegetation that exists in the area. The heights of the proposed residences are within the required height limit and are of designs that will compliment the area. Light and privacy were taken into consideration through the placement of the proposed second-stories between 39 to 44 feet from the rear property lines and by maintaining all required setbacks. Staff was originally concerned with the roof deck design and considered conditioning that the roof decks be placed so that they would face each other along what would be the side yards shared by the two new residences. Staff, however, has discussed the roof decks with the property owners of 3868 Newton Street and a trustee of 3898 Newton Street who did not mention any opposition to the decks.

As proposed, the development does not appear to produce view impairments that are significant in nature. The proposed height is within the maximum of 27 feet allowed by code and the rear yard setbacks of the proposed additions, which far exceed the required amounts, help prevent significant impacts to light, air and privacy of their surrounding neighbors. Due to the elevation difference between the subject property and the properties located to the rear and due to the existing physical relationship with the adjacent properties, staff determines that the subject request will not have a harmful effect on surrounding properties and does not appear to result in significant impacts to view, light, air or privacy. Therefore, staff recommends approval of this request as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

**PROJECT RECOMMENDATION: APPROVAL**

C.D.D. RECOMMENDATIONS – 06/07/06  
AGENDA ITEM NO. 8C  
CASE NO. PRE06-00008 & PRE06-00009

**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 resolutions.

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

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

Prepared by



Danny Santana  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Silhouette verification
5. Hillside Ordinance Criteria Response Sheet
6. Correspondence
7. 05/03/06 Planning Commission minutes and Planning Commission Agenda Item
8. Site Plan, Floor Plans and Elevations

**PLANNING COMMISSION RESOLUTION NO. 06-057**

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 A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00008: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006:

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categorically Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 100 feet of a portion of Lot 28, Block 16 of the WALTERIA Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- D) The proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential for significant view, light and air

impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.

- E) That proposed additions will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Spanish and Normandie designs feature combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.
- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.

N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE06-00008, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00008, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, 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 06-00008 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 06-00008 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 25.00 feet as represented by the survey elevation of 131.30 feet based on the elevation of the lowest adjacent grade of 106.30 feet (located at the southeastern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 131.30 feet for the residence based on the benchmark of 101.50 feet located at the northeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)
15. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

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

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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 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

**PLANNING COMMISSION RESOLUTION NO. 06-058**

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 A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 3874 NEWTON STREET.

**PRE06-00009: JEFFREY A. DAHL (STEVE & DEIDRE NORDEL)**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 3rd, 2006, to consider an application for a Precise Plan of Development filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street; and

**WHEREAS**, the Planning Commission on May 3rd, 2006 continued the matter indefinitely;

**WHEREAS**, the Planning Commission considered the matter on June 7th, 2006:

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categoricaly Exempted by the Guidelines for implementation of the California Environmental Quality Act, Class 1, Section 15303 (a);

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

- A) That the property address is 3874 Newton Street.
- B) That the property is located on Northeast 95 feet of a portion of Lot 29, Block 16 of the Walteria Tract and a vacated 22.5 feet of Newton Street (previously known as California Avenue) for the width of the property;
- C) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- D) The proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity because the proposed residences have been designed and placed to reduce the potential for significant view, light and air

impairments for surrounding properties and there does not appear to be significant view impairments to existing view corridors for surrounding properties.

- E) That proposed additions will cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity because the proposed residence has been located, planned and designed by providing large rear yard setbacks for the proposed additions to minimize the potential for impairments to view, light, air and privacy.
- F) The design of the residence provides an orderly and attractive development in harmony with other properties in the vicinity because the Spanish and Normandie designs feature combinations of materials consistent with the other residences in the vicinity.
- G) The residence has been designed to insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed additions to the existing residence represent a significant improvement in the subject property, which would increase property values.
- H) The granting of this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the design has retained the residence close to the street to maintain larger rear yards to limit the potential for view, light, air or privacy impairments.
- I) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- J) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height because the topography of the lot makes it difficult to build otherwise and maintain a larger rear yard without increasing the height of the residence.
- K) Denial of this request to increase the height will constitute an unreasonable hardship because the topography of the lot makes it difficult to build otherwise while preserving the rear yard area.
- L) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development, as conditioned, does not have a significant impact on view, light, air or privacy in the surrounding area because the proposal would provide a larger rear yard setback in order to limit the potential for significant view, light, air or privacy impairments.
- M) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the residence has provided all required setbacks and the residence would still come well within code required lot coverage and floor area ratio requirements for the R-1 zone.

- N) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to the surrounding properties.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE06-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00009, filed by Jeffrey A. Dahl (Steve & Deidre Nordel) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street, 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 06-00009 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 06-00009 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 26.67 feet as represented by the survey elevation of 131.30 feet based on the elevation of the lowest adjacent grade of 104.63 feet (located at the southeastern perimeter of the building), based on a bench mark elevation of 101.50 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 131.30 feet for the residence based on the benchmark of 101.50 feet located at the southeastern corner of the property, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That an automatic sectional garage door be installed; (Development Review)
6. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
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 remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
10. That the applicant shall justify that the basement meets with the definition in the uniform building code; (Building)
11. That the proposed 36" high retaining walls shall be located entirely on private property and not located in the public right of way; (Permits and Mapping)
12. That the existing building which is constructed over the common lot line of lots 28 and 29 (Walteria Tract) shall be removed and the two lots shall be restored to individual lots, as shown on the county assessor map, prior to issuance of building permits; (Permits and Mapping)
13. That the elevation of the driveway at the front property line shall be fixed at 10" above the existing flow line in Newton Street at that point. May need to lower the proposed garage finish floor elevation to comply with the maximum allowable driveway grades (see the Building and Safety Division for maximum grades); (Permits and Mapping)
14. That a separate sewer lateral shall be provided for this lot; (Permits and Mapping)
15. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

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

---

Chairman, Torrance Planning Commission

ATTEST:

---

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of June 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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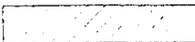
Secretary, Torrance Planning Commission

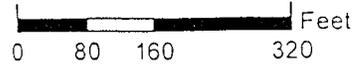


### LOCATION AND ZONING MAP

3874 Newton St.  
 PRE06-00008  
 PRE06-00009

### LEGEND

-  3874 Newton St.
-  500 Ft Notification Area



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

## 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 State energy requirements.
- Provide underground utilities.
- Provide separate utilities to each unit.
- Pre-wire for cable television.
- Provide light and ventilation in the basement storage rooms.
- Provide emergency egress from the basement storage rooms.

### Grading Division:

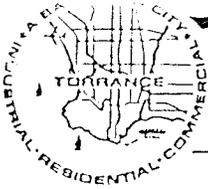
- Submit two copies of grading/drainage plan with a soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Obtain Grading Permit prior to issuance of building permit.

### Environmental Division:

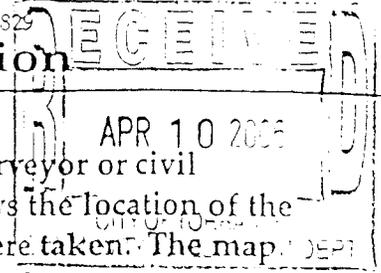
- The front yard of any property zoned for residential use shall not be more than 50%-paved.
- Property shall be landscaped prior to final inspection.
- That the required closet and bedroom size shall be provided for bedroom #4.

### Permits and Mapping Division:

- A Construction and Excavation Permit is required from the Permits and Mapping Division for any work in the public right-of-way.
- A fee of \$59.00 for drainage improvement fund (D.I.F.) shall be paid prior to issuance of building permit.
- Close abandoned portion of driveway with full height curb and gutter to match existing.
- Install a street tree in the City parkway every 50' for the width 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.
- The applicant shall provide evidence that the rear property line for this lot was created legally prior to issuance of building permit.



# 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 3872 NEWTON STREET  
3874 NEWTON STREET  
(address)

on 4-7-06 (date), based on plans submitted to the City of Torrance

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

from a bench mark located at L&T "RCE 30826" @ S.E. P.C. (address)

(attach map) which established a base elevation of 101.50.

The ridge line/highest point of the roof was determined to have an elevation of 131.13  
131.23

The plans indicate that the elevation should be 131.13  
131.30

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#

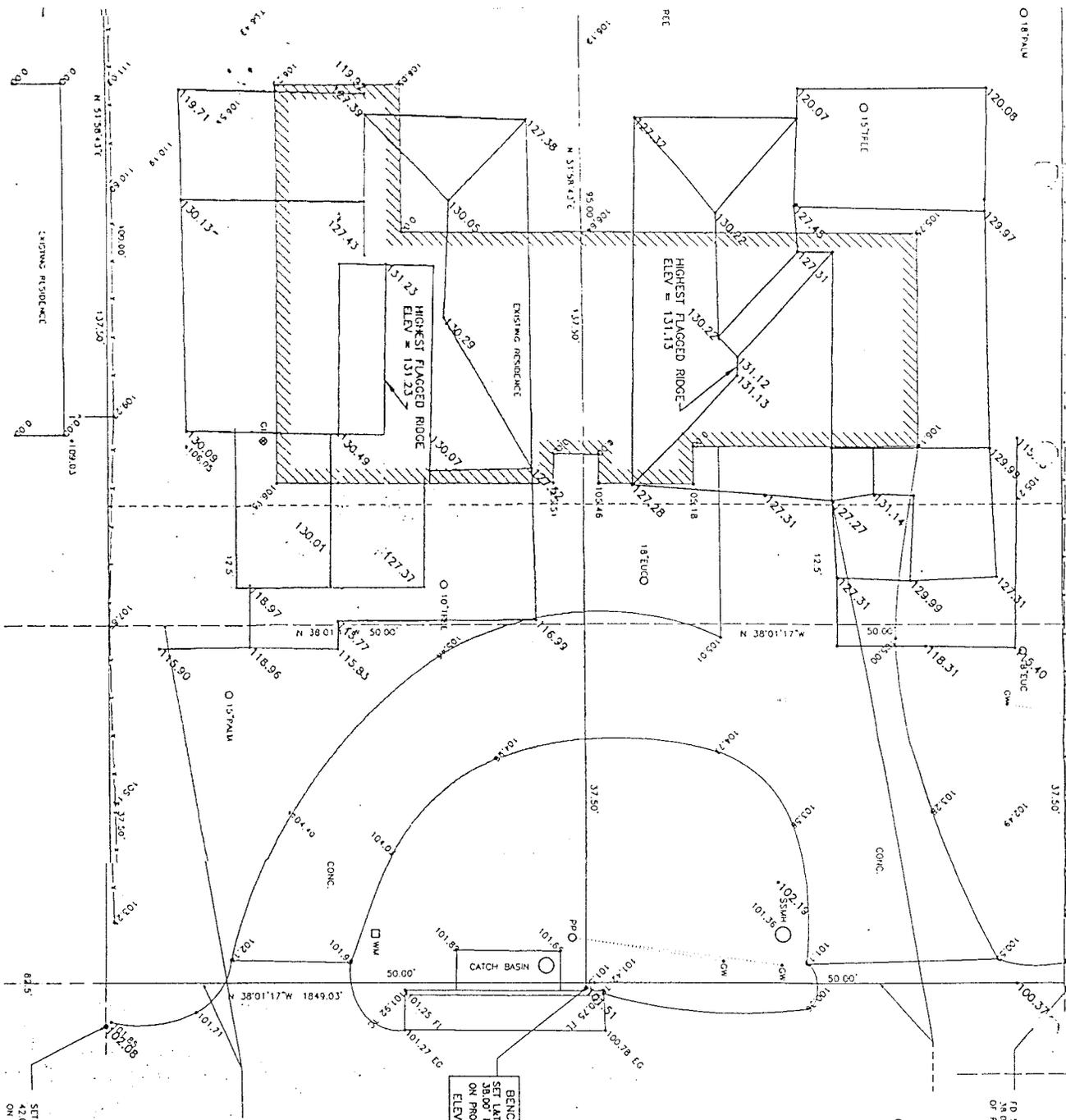
[Signature]  
SIGNATURE

(310) 542-9433  
PHONE

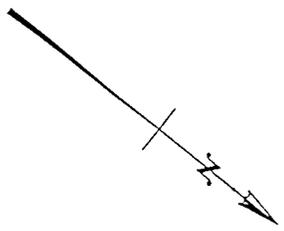
4-10-06  
DATE



Notes: \_\_\_\_\_ Job #02-209



# NEWTON STREET



12.5' EASEMENT FOR ROAD PURPOSES  
 PER DEED RECORDED IN BOOK 12474-269 O.R.  
 ( PER TITLE REPORT HILV 2 )

BENCH MARK  
 SET LAT RICE 200826  
 38.00' N.E.L.V. OF CORNER  
 ON PROPERTY LINE PROD.  
 ELEV = 101.50

SPLIT 1/2 OF CALIFORNIA AVENUE  
 VACATED PER BOOK 12-202 O.R.

SIT MARK RICE 200826  
 42.00' N.E.L.V. OF CORNER  
 ON PROPERTY LINE PROD.



*Ray J. Paddy*

## CITY OF TORRANCE - PLANNING DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION

PRE 06-08/09

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

1. Planning and Design (91.41.6)

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

THE EXISTING RESIDENCES TO BOTH THE SOUTH  
(SIDE) AND THE WEST (REAR) ARE AT HIGHER  
ELEVATIONS THAN SUBJECT PROPERTY WITH A GREAT  
AMOUNT OF EXIST. VEGETATION TO PROTECT 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:

THE PROPOSED STRUCTURE IS LOCATED AS FAR  
FORWARD AS POSSIBLE AND 3 FT ADDITIONAL  
SIDE (8 FT) TO EXISTING ADJ. NEIGHBOR. THIS  
ALSO MINIMIZES THE ELEVATION HEIGHT DUE  
TO THE UPHILL CONDITION OF THE LOT.

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

THE DESIGN OF THIS PROPOSAL IS IN  
LINE WITH NEW PROJECTS IN THE VICINITY  
RELATIVE TO MASS AND SCALE.

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

THE PROPOSAL CONSISTS OF HIGH QUALITY  
DESIGN AND CONSTRUCTION AND WILL  
INCREASE THE VALUE OF PROPERTIES IN  
THE VICINITY.

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

THIS PROPOSAL HAS NO EFFECT ON THE  
PUBLIC WELFARE.

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

THIS PROPOSAL WILL NOT HAVE ANY  
CUMULATIVE IMPACT ON OTHER PROPERTIES  
IN THE VICINITY.

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

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

THE EXISTING BUILDING SPANS ACROSS THE  
PROPERTY LINE BETWEEN THE TWO LOTS.  
DEVELOPMENT OF EACH LOT REQUIRES DEMOLITION  
OF THE EXISTING BUILDING.

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

DENIAL OF THIS APPLICATION WOULD PREVENT  
REASONABLE DEVELOPMENT OF EACH LOT  
AS AN INDIVIDUAL SEPARATE SINGLE FAMILY  
RESIDENCE SIMILAR TO THE SURROUNDING NEIGHBORHOOD.

- 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 DESIGN OF THIS PROJECT HAS TAKEN  
INTO ACCOUNT EXISTING VIEW AND PRIVACY  
ISSUES RELATIVE TO THE EXISTING ADJACENT  
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 (s) :

THE BUILDINGS AS PROPOSED ARE NOT LARGE  
AND ARE IN LINE WITH NEWER CONCRETE  
PROJECTS IN THE NEIGHBORHOOD

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):

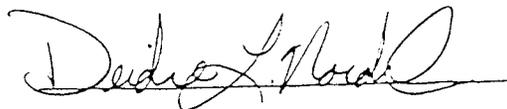
THE DESIGN OF THIS PROJECT HAS TAKEN  
INTO ACCOUNT EXISTING VIEW AND PRIVACY  
ISSUES RELATIVE TO THE EXISTING ADJACENT  
NEIGHBORHOOD.

W A I V E R

I, DEIDRE L. NORDEL, as the owner of that certain parcel of land located at 3872 NEWTON STREET in the City of Torrance, County of Los Angeles, State of California, described as PORTION OF BLOCK 16, LOT 28, WALTERIA TRACT, as recorded on page M.B. 17-55-56, make the following Declaration in relation of said parcel, as a condition of obtaining from the City of Torrance the required permits for development of said parcel for residential purposes.

1. That I understand construction in a hillside area is more difficult and more expensive than similar development on flat lots; that it carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and possible problems with neighboring properties due to loss of sunlight access, privacy and shadow effect;
2. That before receiving City approval of Precise Plan of Development Application 06-08, I have obtained the services and advise of certain geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained within the lot and, where appropriate, the limitations on use or development of the lot;
3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for residential development of the lot, or of the relative costs and risks of such development;
4. That I have relied (if at all) on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the said lot;
5. That I understand there may still be risks involved in developing said lot, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be done or the consequences of such development on the property or on the persons working, visiting or residing on the property.

EXECUTED this 8<sup>th</sup> day of March, 2006 at  
Torrance, California.



W A I V E R

I, DEIDRE L. NORDEL, as the owner of that certain parcel of land located at 3874 NEWTON STREET in the City of Torrance, County of Los Angeles, State of California, described as PORTION OF LOT 29, BLOCK 16 WALTERIA TRACT, as recorded on page M.B. 17-55-56, make the following Declaration in relation of said parcel, as a condition of obtaining from the City of Torrance the required permits for development of said parcel for residential purposes.

1. That I understand construction in a hillside area is more difficult and more expensive than similar development on flat lots; that it carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and possible problems with neighboring properties due to loss of sunlight access, privacy and shadow effect;
2. That before receiving City approval of Precise Plan of Development Application 06-09, I have obtained the services and advise of certain geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained within the lot and, where appropriate, the limitations on use or development of the lot;
3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for residential development of the lot, or of the relative costs and risks of such development;
4. That I have relied (if at all) on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the said lot;
5. That I understand there may still be risks involved in developing said lot, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be done or the consequences of such development on the property or on the persons working, visiting or residing on the property.

EXECUTED this 8<sup>th</sup> day of March, 2006, at  
Torrance, California.

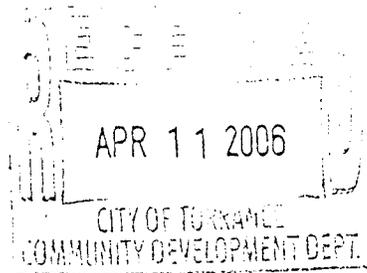
Deidre Nordel

*Gary L. and Lee Ann Hart*  
3868 Newton Street  
Torrance, CA 90505

April 7, 2006

City of Torrance  
Community Development Department  
3031 Torrance Blvd  
Torrance, CA 90503

Re: Planned Buildings at 3874 Newton St.



Dear Sir or Madam,

We live at 3868 Newton Street next door to a proposed development at 3874 Newton that will replace an existing single story home with two very large two story homes. We are very concerned with the size and intrusion on our privacy with this plan.

The flag structure went up this week and it seems that the building nearest our home is very close and very tall, given them sight lines into our windows and our back yard. Almost all of our view to the west will be taken away, and the light that we have in our bedroom and living room will be greatly reduced.

We would like to request that our concerns be considered in the approval process and that some changes be made to mitigate the size, closeness, and intrusion of this new structure.

Sincerely,

Gary and Lee Ann Hart

**Santana, Danny**

---

**From:** cacgmayday@aol.com  
**Sent:** Wednesday, May 03, 2006 11:07 AM  
**To:** DSantana@TORRNET.COM  
**Subject:** Re: Hillside Ordinance-Re: PRE-00008 & PRE-00009

Dear Mr. Danny Santana,

I am writing in behalf of my husband, Hector-Gutierrez-Medina, and myself to indicate our position on the new construction detailed in plans PRE-00008 and PRE-00009. We feel that the new homes that the plans detail are much too large and that the changes required by these particular plans i.e. the cutting down of all the trees at the rear of the property and the removal of the 1946 shed, are much too extensive.

We purchased our home at 3869 Bluff Street in January 1994. One of the aspects that attracted us to our future home was the privacy of our lot and home. The current plan would adversely affect our situation as we would no longer have the view or privacy that we have now.

We would not be against a revised plan that leaves the current shed intact and leaves the trees that currently are on the property.

If you have any questions, please contact us. Also, please let us know what the new date of the hearing will be as we understand that the original May 3, 2006 meeting has been postponed.

Thank you.

Cheryl Gutierrez

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

**From:** Santana, Danny <DSantana@TORRNET.COM>  
**To:** cacgmayday@aol.com  
**Sent:** Wed, 3 May 2006 09:00:49 -0700  
**Subject:** RE: Hillside Ordinance

E-mail or postal mail is fine.

Danny

---

**From:** cacgmayday@aol.com [mailto:cacgmayday@aol.com]  
**Sent:** Monday, May 01, 2006 8:30 PM  
**To:** DSantana@TORRNET.COM  
**Subject:** Re: Hillside Ordinance

Dear Danny,

Sorry about that last e-mail. Does it matter if I send the letter through the mail or e-mail?

Cheryl Gutierrez

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

**From:** Santana, Danny <DSantana@TORRNET.COM>  
**To:** cacgmayday@aol.com  
**Sent:** Mon, 1 May 2006 16:28:38 -0700  
**Subject:** RE: Hillside Ordinance

Mrs. Guterrez,

Your comments are welcome at any time. If you have not already done so, we do encourage that neighbors discuss with one another their concerns.

The address for which the letter can mailed to is:

City of Torrance  
 Community Development Department  
 3031 Torrance Blvd.

05/03/2006

Torrance, CA 90503

Please reference the case numbers of PRE06-00008 & PRE06-00009 in your letter.

Thanks,

Danny Santana  
Associate Planner  
Development Review Division  
Community Development Department  
City of Torrance  
310-618-5990 (office)  
310-618-5829 (fax)  
dsantana@torrnet.com

---

**From:** cacgmayday@aol.com [mailto:cacgmayday@aol.com]  
**Sent:** Monday, May 01, 2006 4:19 PM  
**To:** DSantana@TORRNET.COM  
**Subject:** Re: Hillside Ordinance

Dear Danny,

When would be a good time for me to write my letter about the property??? Also, could you give me the addresses again as I've misplaced that item that came in the mail.

Cheryl Gutierrez

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

**From:** Santana, Danny <DSantana@TORRNET.COM>  
**To:** cacgmayday@aol.com  
**Sent:** Mon, 1 May 2006 12:00:48 -0700  
**Subject:** RE: Hillside Ordinance

Mrs. Guterrez,

The item was continued indefinitely and will not be heard by the Planning Commission this coming Wednesday, May 3rd.

As for the detached building in the rear, we are still looking into whether that building can be retained.

Danny Santana  
Associate Planner  
Development Review Division  
Community Development Department  
City of Torrance  
310-618-5990 (office)  
310-618-5829 (fax)  
dsantana@torrnet.com

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**From:** cacgmayday@aol.com [mailto:cacgmayday@aol.com]  
**Sent:** Friday, April 28, 2006 12:01 PM  
**To:** DSantana@TORRNET.COM  
**Subject:** Re: Hillside Ordinance

Dear Mr. Santana,

Is there any news about the meeting being postponed that is scheduled on May 3rd for the Newton properties?

I was also wondering if the adobe building that is on the property might be considered a historical building since it was built around World War II out of the adobe soil that is in the area.

Cheryl Gutierrez

05/03/2006

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

From: Santana, Danny <DSantana@TORRNET.COM>

To: cacgmayday@aol.com

Sent: Tue, 25 Apr 2006 13:50:29 -0700

Subject: Hillside Ordinance

if you have any questions please let me know.

Danny Santana  
Associate Planner  
Development Review Division  
Community Development Department  
City of Torrance  
310-618-5990 (office)  
310-618-5829 (fax)  
dsantana@torrnet.com

**EXCERPT OF MINUTES**

Minutes Approved  
 Minutes Subject to Approval

May 3, 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 7:03 p.m. on Wednesday, May 3, 2006, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

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

Absent: Commissioner Gibson and Chairperson Uchima.

Also Present: Sr. Planning Associate Lodan, Planning Assistant Naughton, Deputy City Attorney Sullivan, Plans Examiner Nishioka Fire Marshal Kazandjian, and Associate Civil Engineer Symons.

**6. REQUESTS FOR POSTPONEMENT**

Sr. Planning Associate Lodan relayed requests to continue Agenda Item 8C (DIV07-00003: Del Amo Fashion Center) to May 17, 2006 and 10D (PRE06-00008, PRE06-00009: Jeffrey Dahl) indefinitely.

**MOTION:** Commissioner Horwich, seconded by Commissioner Browning, moved to continue Agenda Item 8C to May 17, 2006 and Agenda Item 10D indefinitely; voice vote reflected unanimous approval (absent Commissioner Gibson and Chairperson Uchima).

Sr. Planning Associate Lodan noted that the hearing on Agenda Item 10D will be re-advertised and the hearing on 8C will not as it was continued to a date certain.

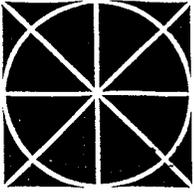
**10. FORMAL HEARINGS**

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

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

Continued indefinitely.

###



JEFFREY A. DAHL  
ARCHITECT

*April 26, 2006*

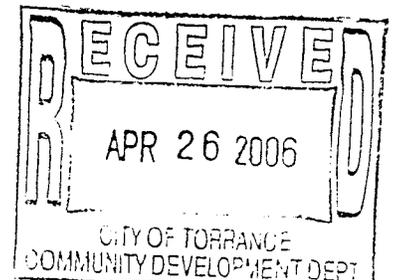
*City of Torrance  
Community Development Department  
3031 Torrance Blvd.  
Torrance, CA 90503*

*re: 3874 Newton Street  
PRE06-00008 / PRE06-00009*

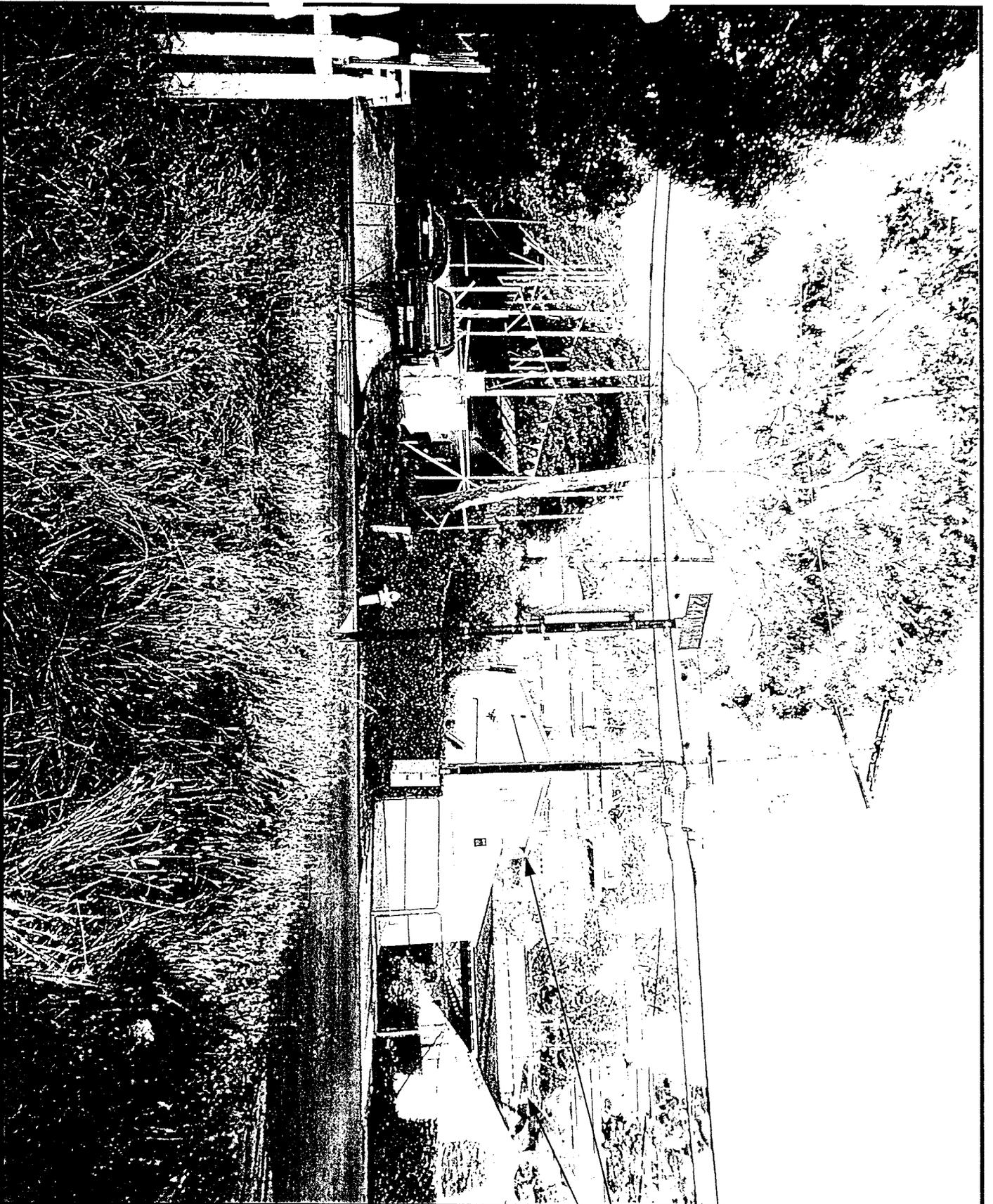
*Please accept this letter as a formal request to continue the above referenced project due to unforeseen circumstances regarding the existing structure to the rear of the property which is constructed across the rear property line. All concerned neighbors and the subject property owner have expressed their desire to keep the existing structure intact.*

*Sincerely,*

*Jeffrey A. Dahl  
Architect*



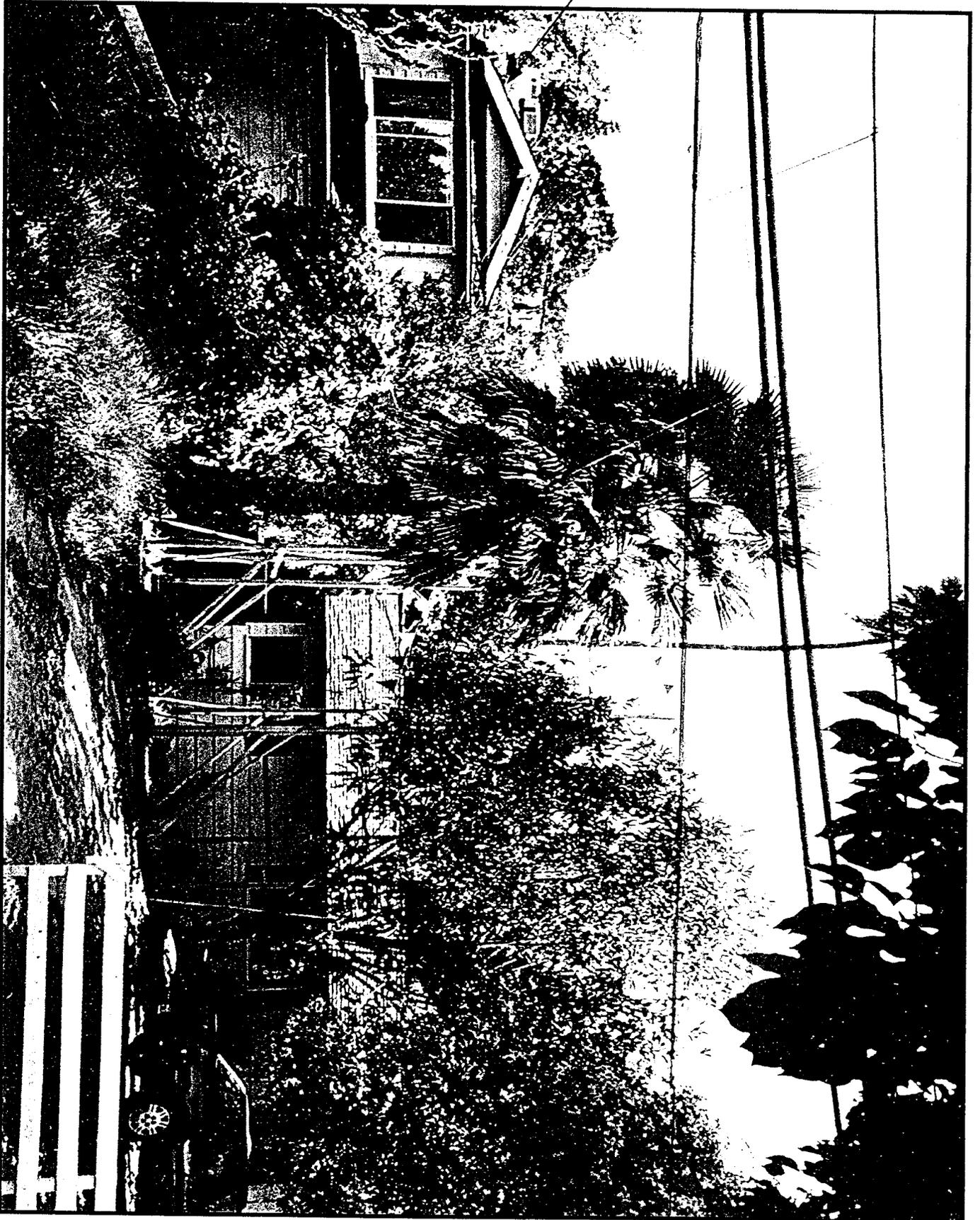
Attachment 1



Northwesterly Structure is *higher* than the homes on Bluff Street  
(the block above Newton Street)

Bluff St.  
Homes  
3897 Bluff  
3889 Bluff

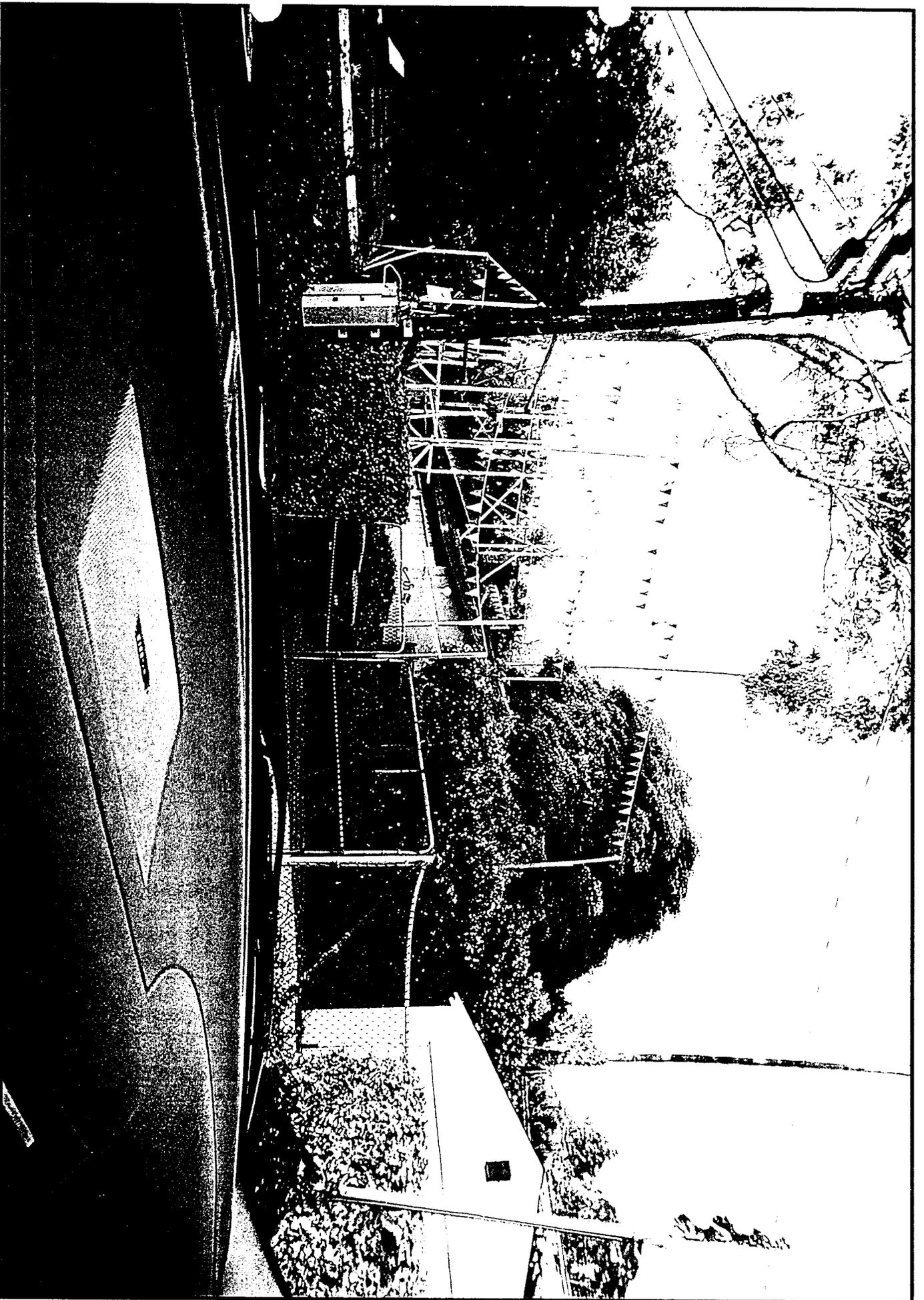
Existing  
2 Story  
3868  
Newton



Note how much higher the roof line of Southeasterly Structure



Original "Palos Verdes Chinchilla Farm" Structure – World War II Era will be lost.



Approaching Northwesterly Structure – going east on Newton Street

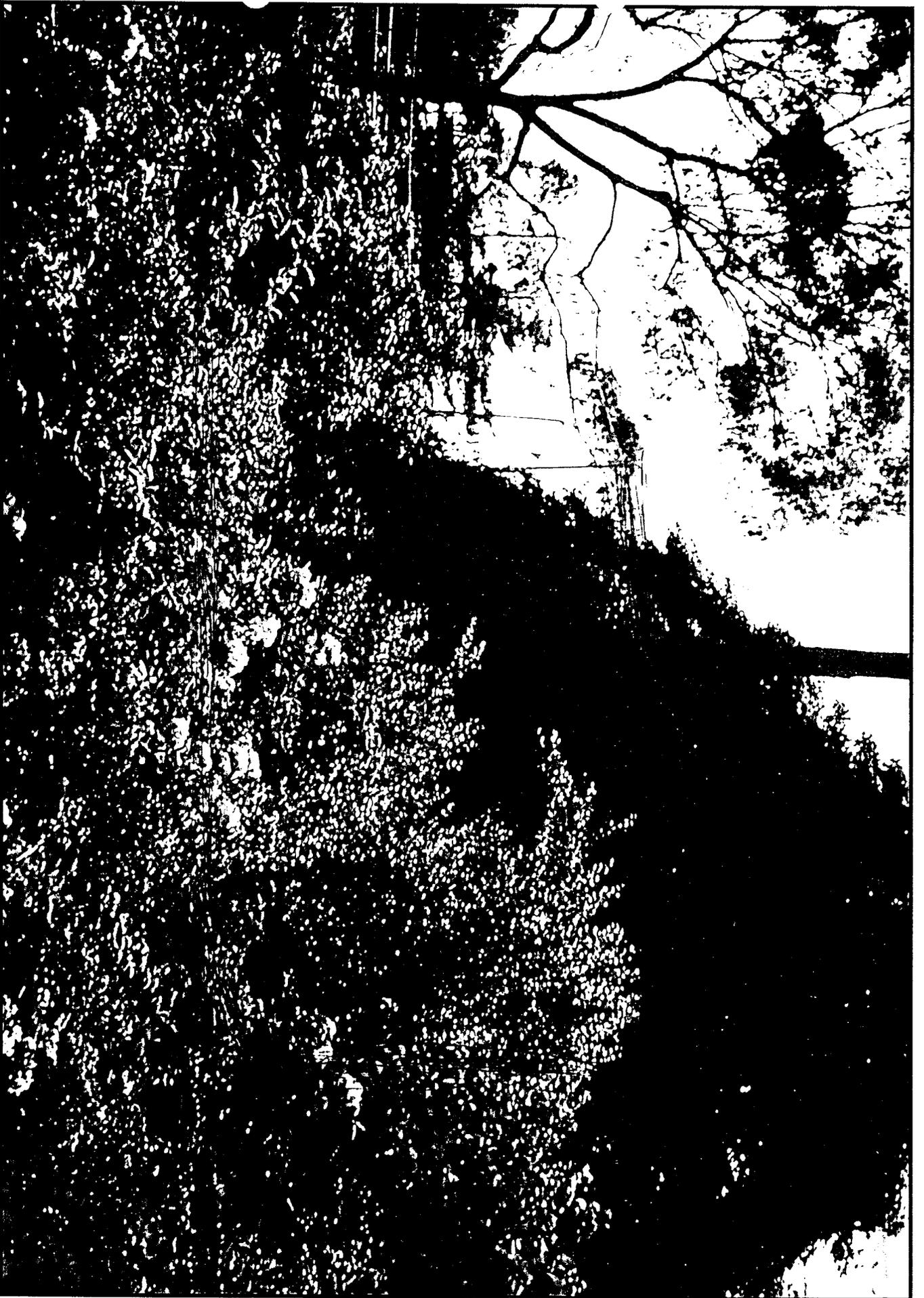


Existing  
2 story  
Home at  
3868  
Newton  
Street

Approximate view of Southeasterly structure from living room of 3869 Bluff Street.



Approximate view of Northwesterly Structure from living room of 3889 Bluff Street.



View of Northwesterly Structure from the deck of 3889 Bluff Street

Possible  
"Heritage"  
Tree that  
would be  
lost





# Daily Breeze

5215 TORRANCE BLVD • TORRANCE CALIFORNIA 90503-4077  
(310) 540-0055 • (310) 540-5611 Ext. 306

PROOF OF PUBLICATION  
(201 U.S.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 \_\_\_\_\_

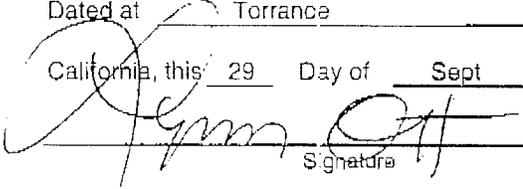
June 10, 1974  
Case Number SWC7146

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 thereof on the following dates, to-wit

Sept. 29,

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 29 Day of Sept 2006

  
Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB

DB 9-169

**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 10, 2006**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**PRE06-00008 and PRE06-00009,**

**Jeffrey A. Dahl (Stavo & Deidre Nordel);** City Council consideration

of an appeal of a Planning Commission 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 B-1-2 zone at 3674 Newton Street.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90603, prior to the public hearing.

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 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. 28 CFR 25.102-35.104 ADA Title II.

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

**SLE HEIBERS**  
**CITY CLERK**

Pub.: September 29, 2006.

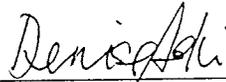
## PROOF OF SERVICE BY MAIL

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 28, 2006, I caused to be mailed 131 copies of the within notification for City Council PRE06-00008 & PRE06-00009: JEFFREY A DAHL (STEVE & DEIDRE NORDEL) 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 28, 2006, at Torrance California.



(signature)

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

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., October 10, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**PRE06-00008 and PRE06-00009, Jeffrey A. Dahl (Steve & Deidre Nordel):** City Council consideration of an appeal of a Planning Commission 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.

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

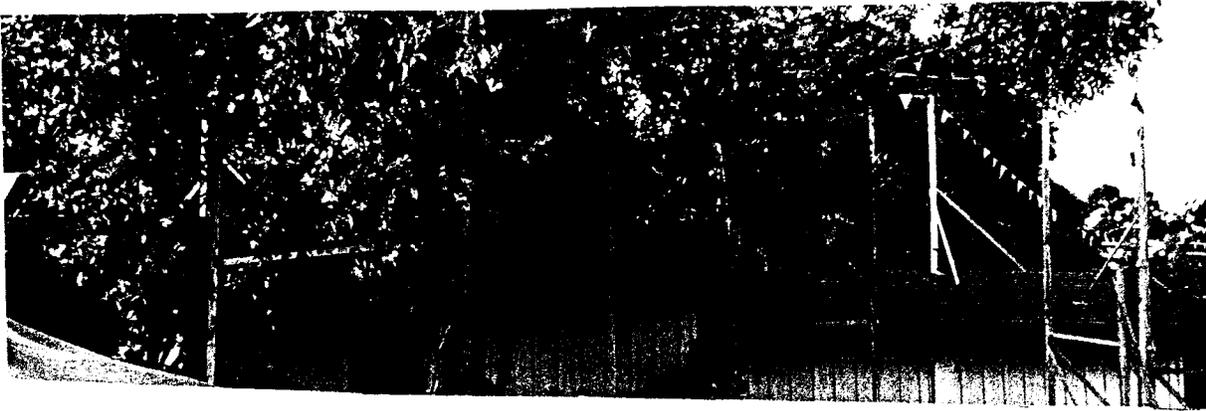
If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing,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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerks 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. [28 CFR 35.102-35.104 ADA Title II]

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

Publish: September 29, 2006

**SUE HERBERS  
 CITY CLERK**



# NOTICE Of Public Hearing

CITY COUNCIL  
will hear a request for two Precise Plans of Development (PRE06-00008 and PRE06-00009) to allow in conjunction with the demolition of an existing single family residence and accessory structure 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.



# NOTICE Of Public Hearing

NOTICE IS HEREBY GIVEN that the CITY COUNCIL will hear a request for two Precise Plans of Development (PRE06-00008 and PRE06-00009) to allow in conjunction with the demolition of an existing single family residence and accessory structure 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.

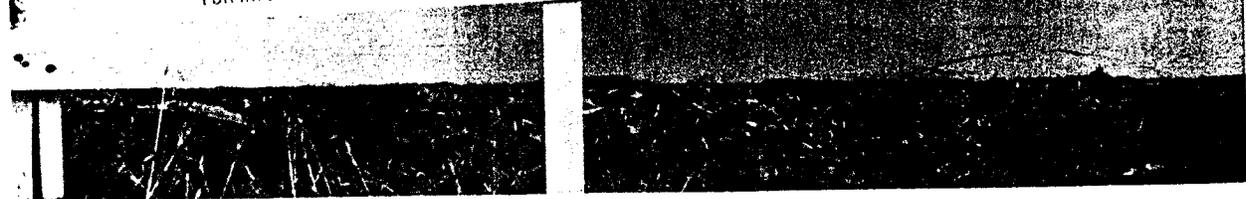
Applicant: Jeffrey A. Dahl (Steve & Deldre Nordel) Case Type & Case no.(s): PRE06-00008 & 09

Location: 3874 Newton Street (R-1 Zone)

Hearing date: October 10th, 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



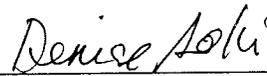
**PROOF OF SERVICE BY MAIL**

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 July 6, 2006, I caused to be mailed 132 copies of the within notification for Planning Commission PRE06-00008, PRE06-00009: JEFFREY A DAHL 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 July 6, 2006, at Torrance California.



(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., JULY 19, 2006**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**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 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.

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: July 7, 2006

One hundred thirty two (132) notices mailed 07/06/06. da

# 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.)

2006 JUL 10 PM 8:36

This space is for the County Clerk's Filing Stamp

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

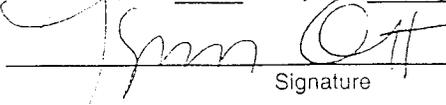
July 7,

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 7 Day of July 2006

  
Signature

NOTICE

Proof of Publicatic

DB

DB 7-52

**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., JULY 19, 2006, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

**CUP06-00004, DIV06-00005, PRE06-00011:**  
Petition of **MIKE ADLI (REZA AND AKRAM ADLI)** for approval of a Conditional Use Permit to allow a four unit condominium development, a Division of Lot for condominium purposes and a Precise Plan of Development to allow the construction of four two story units with semi-subterranean parking on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.

**CUP06-00009, TTM61985R:** Petition of **MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)** for approval of a Conditional Use Permit to allow the construction of a mixed use development consisting of seven live-work condominium units and a Vesting Tentative Tract Map for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue.

**CUP06-00011, TTM06674I:** Petition of **DOUG BRAUN (MADRONA MEDICAL PLAZA)** for approval of a Conditional Use Permit to allow an existing commercial center to be converted to medical and professional office condominiums and a Tentative Tract Map for condominium purposes on property located in the C-3 Zone at 3226 Sepulveda Boulevard.

**PRE06-00017:** Petition of **VIJAY B. PATEL** for approval of a Precise Plan of Development to allow the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 26102 Delos 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 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.

**PRE06-00010:** Petition of **TRACY UNDERWOOD (RON BALLESTEROS)** for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3205 Carolwood Lane.

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.

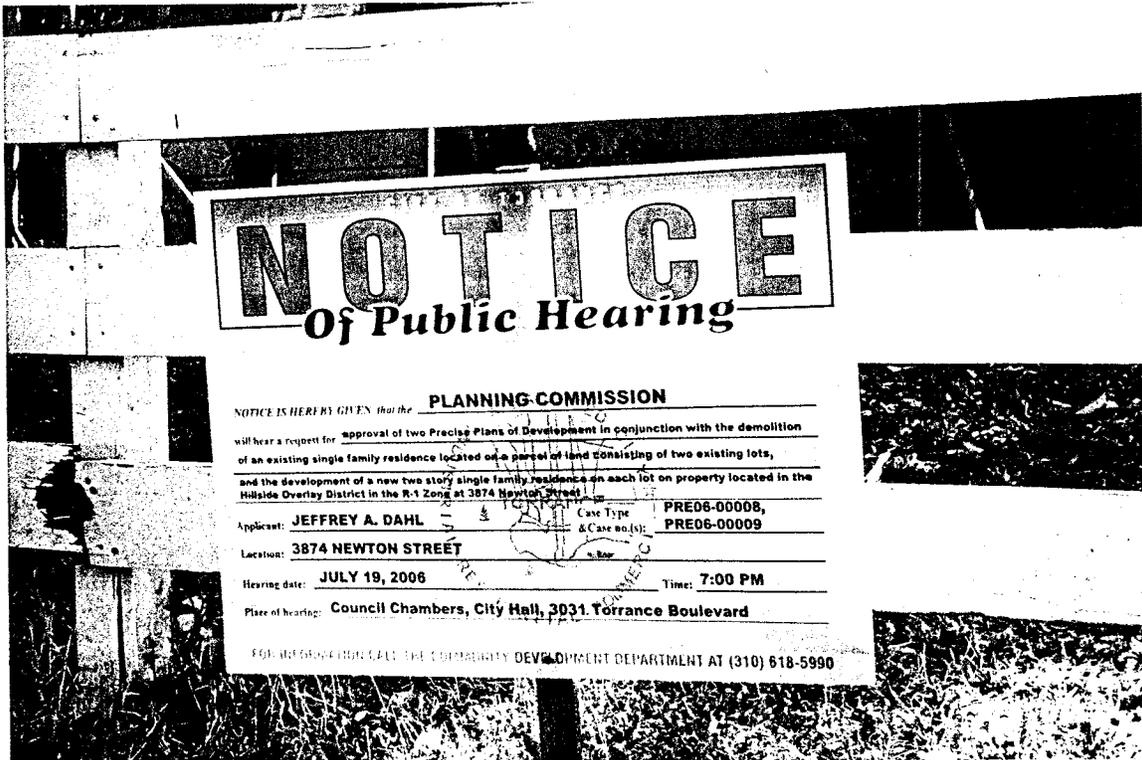
If you challenge any of the above matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk, prior to the public 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.

In compliance with 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 Clerks 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  
Pub.: July 7, 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 May 25, 2006, I caused to be mailed 134 copies of the within notification for Planning Commission PRE06-00008, PRE06-00009: JEFFREY A DAHL 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.

*Denise Adli*

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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:

**PRE06-00008, 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.

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 thirty four (134) notices mailed 05/25/06. da

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIF 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 306

## 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

Jameela Rasheed  
Signature

This space is for the City Clerk's Filing Stamp

2006 JUN 10 10:05 AM  
CITY CLERK'S OFFICE

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 **JEF-FREY 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.

**CUP06-00010, TTM66754:** 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.

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.

# NOTICE Of Public Hearing

## PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission will hear a request 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

Applicant: **JEFFREY A. DAHL**

Location: **3874 NEWTON STREET**

Hearing date: **June 7, 2006**

Time: **7:00 PM**

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

Case Type & Case No.: **PRE06-0000A, PRE06-0000B**

# NOTICE Of Public Hearing

## PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission will hear a request 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

Applicant: **JEFFREY A. DAHL**

Location: **3874 NEWTON STREET**

Hearing date: **June 7, 2006**

Time: **7:00 PM**

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

Case Type & Case No.: **PRE06-0000B, PRE06-00009**

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 **April 21, 2006**, I caused to be mailed **135** copies of the within notification for Planning Commission **PRE06-00008, PRE06-00009: JEFFREY A DAHL** 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 **April 21, 2006**, at Torrance California.

*Denise Aoki*

---

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

**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 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.

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: April 21, 2006

One hundred thirty five (135) notices mailed 04/21/06. da

# 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.)

2006 APR 24 PM 12:03

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

April 21,

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 21 Day of April 2006

Signature

This space is for the County Clerk's Filing Stamp

DB 4-140  
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. MAY 3, 2006, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

Proof of Publi

DB

PRE06-00007; Petition of FRED KOCH for approval of a Precise Plan of Development to allow the construction of one story additions and a roof deck in conjunction with major remodeling of an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 215 Via La Soledad.

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 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.

PRE05-00043; Petition of NELU ARDELJAN (PETE ARDELJAN) for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 227 Paseo De Granada.

CUP06-00006; Petition of ISAO NAKAMURA (GARDENA RAMEN) for approval of a Conditional Use Permit to allow on-site consumption of beer and wine in conjunction with an existing restaurant on property located in the C-3 PP Zone at 1849 182nd Street.

PCR06-00004, WAV06-00003; Petition of KAMAREN HENSON for approval of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot Low Medium Overlay District in the R-2 Zone at 1804 Androo Avenue.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the 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. 58-19, 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 45 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) 618-5969.

JEFFREY W. GIBSON  
Community Development Director  
Pub: April 21, 2006

