Council Meeting of
October 10, 2006

SUPPLEMENTAL #1 TO ITEM 13A

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13A
PRE06-00008 and PRE06-00009: Jeffrey A. Dahl (Steve & Deidre Nordel)

The following correspondence was submitted after the item was completed. The Community Development Director continues to recommend that the City Council deny the appeal and approve the project with conditions and adoption of **RESOLUTIONS** of approval.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:

_____
Jeffery W. Gibson
Community Development Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:
A. Correspondence

13A

ATTACHMENT A

Santana, Danny

From: hoonyin ho [hohoonyin@hotmail.com]
Sent: Thursday, October 05, 2006 10:04 PM
To: dsantana@torrnet.com
Subject: FW: 3874 Newton Development

>From: "hoonyin ho" <hohoonyin@hotmail.com>
>To: fscotto@torrnet.com, tbrewer@torrnet.com, gdrevno@torrnet.com,
>bsutherland@torrnet.com, hwhitkowsky@torrnet.com,
>pmnowatka@torrnet.com, pmcintyre@torrnet.com
>CC: hohoonyin@hotmail.com
>Subject: 3874 Newton Development
>Date: Tue, 03 Oct 2006 22:15:35 -0700
>
>Dear Mayor and council members,
>
>As home owner at 3847 Bluff Street for twenty years, I am very
>concerned about the proposed development at 3874 Newton Street. I
>fully believe that in order to fit harmoniously into the surrounding
>environment, the development should adhere to the Hillside Ordinance so
>that the floor area ratio is not over 50%, and the structure height is
>not over 14 Ft. I would hate to see this lovely area gradually degrade
>into something like part of the Redondo Beach neighborhoods.
>
>Sincerely, H.Y. Ho
>
>

Santana, Danny

From: ckike@aol.com

Sent: Sunday, October 08, 2006 9:15 PM

To: tscotto@torrnet.com; TBrewer@torrnet.com; GDrevno@torrnet.com; BSutherland@torrnet.com; hwhitkowsky@torrnet.com; pmnowatka@torrnet.com; pmcintyre@torrnet.com; dsantana@torrnet.com

Subject: PRE06-00008 & PRE06-00009 (Steve & Deidre Nordel property)

Hello Everyone,
My name is Colleen Ikemoto, I live at 3897 Bluff Street. I am writing to you, to please have these people who want to build two mansion size homes on this lot to have consideration to the surrounding neighborhood. To keep within the Hillside Ordinance.

This is the same problem that has been going on for a while. I know they have made changes, but there is no progress, just changes that still don't meet the requirement. This problem is getting to be an old story, I am sure that everyone is tired of hearing about it.

So just have them keep to the Hillside Ordinance and not to make such a monster size home in our area, like the ones that were built near that area, even though its not on the hillside. Those are an eyesore.

Thanks you for your time.

Sincerely,

Colleen Ikemoto

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Santana, Danny

From: BILL STUNKARD [br.stunkard@verizon.net]
Sent: Tuesday, October 10, 2006 12:28 PM
To: dsantana@torrnet.com
Subject: PRE06-00008 and PRE06-00009 3874 Netwon St.

Dear Torrance City Council,

I live 3889 Bluff St. directly behind and to the Northwesterly side of the proposed development. In prior meetings with the Planning commission and the Nordel's, I voiced my concerns with the house that is closest to my home that would be for resale, about the privacy & noise issues that would be affecting my property, I do appreciate that the Nordel's have eliminated the rooftop deck reduced the height,(pitch) and taken the 2ND story deck off the back which would have looked into my deck and into my den, as well as 3 of my bedrooms so I feel my privacy issues have been addressed.
But I would still like to voice my option about hillside development there is a large lot below me next the the Nordel's at 3898 Newton that can be split into two lots.We can expect to have a builder or homeowner come in and want to build and use the proposed 3874 Newton developments Far and Height for justification for their developement as well as possibly the Community Development Department/Planning Dept. for justifying future developments. We don't want these proposed structures to become a precedent for future development.
I have lived in the North Redondo for over 18yrs and witnessed the towering development being done" Build it Big, Sell it High".it is a shame that no one seems to build modest two-story homes anymore? I know it would be nice for builders or homeowners to build dream mansions on the hill to sell or for personal use but we need to take a close look what we our doing Now more than ever we need the commission to comply with the Hillside Overlay Ordinance."The Bigger is not always the better" for our neighborhoods do these over-scaled homes harmonize with the character of the neighborhoods?
We all know this is a citywide dilemma. So let's look to the future, tighten
variances and waivers and set precedence for our Hillside Overlay District.

Thank your for your consideration.
Gina Stunkard

October 10, 2006

CITY OF TORRANCE
Honorable Mayor and City Council Members
3031 Torrance Boulevard
Torrance, CA 90503

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

The enclosed photographs are included to illustrate how homes in the surrounding neighborhood, which in some cases have FAR;s over 50%, are still in harmony with the surrounding homes and don't affect views, privacy etc. due to the particular topography of the lot.

The photos are in the same order as the chart Mr. Nordel that was sent in a letter to Mr. Danny Santana in the Community Development Department on August 1, 2006. The discussion of the homes is listed in the same order as the items on the chart. I believe that these homes are not comparable to the proposed structures at 3872 and 3874 Newton due to the topography of those lots in relation to neighboring properties. If these structures are built, they will affect, views, privacy etc. and will not be in harmony with homes surrounding them.

Thank you for your consideration.

Sincerely,

Cheryl Gutierrez
3869 Bluff Street
Torrance, CA 90505

Enclosures

October 10, 2006

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Honorable Mayor and City Council Members
3031 Torrance Boulevard
Torrance, CA 90503

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Sincerely,

Cheryl Gutierrez
3869 Bluff Street
Torrance, CA 90505

Enclosures

October 8, 2006

CITY OF TORRANCE
Honorable Mayor and City Council Members
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.

After viewing the revised silhouettes at this address, 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.

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 changes made to this point but believe that the FAR should be reduced to 50% for both structures. If the FAR could be reduced, perhaps the large eucalyptus tree at the northwesterly corner of the property could be saved.

We hope that this petition provides insight to the your members as to 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.

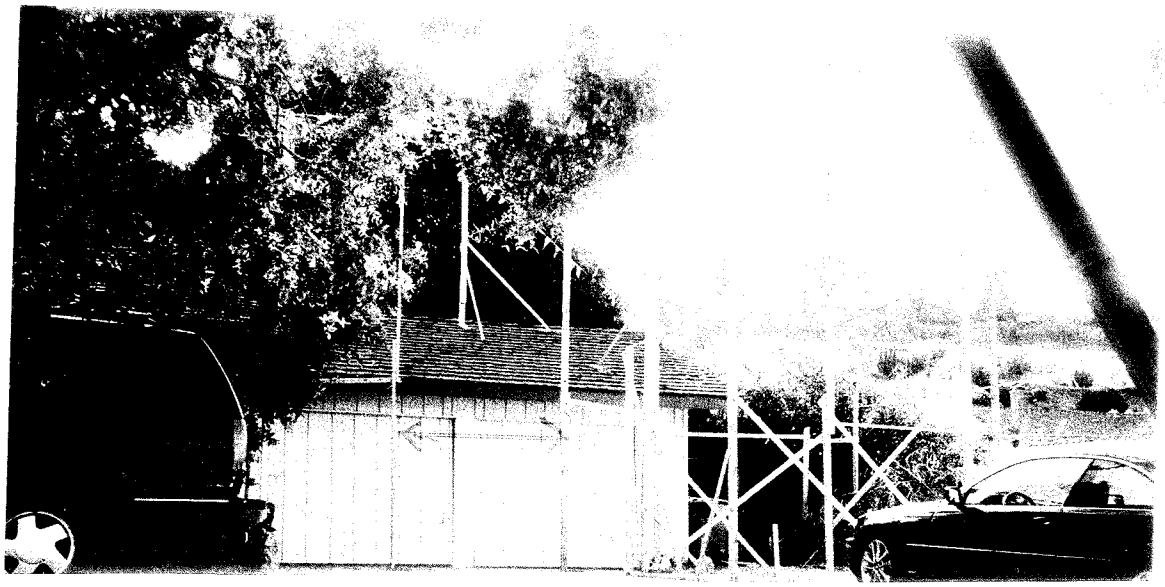
Sincerely,

Cheryl Gutierrez
3869 Bluff Street
Torrance, CA 90505

Enclosures

S[illegible]

Photo taken in October, 2006. Silhouette of structure will seems massive in relation to Bluff Street and the site on the corner of [illegible] Street, Ocean, and Newton.



Distance between the two homes, seems small in comparison with height and mass of the structure.

Neighborhood Petition-October 7, 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. **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. =**Impact to property values in surrounding vicinity and significant impacts to view, privacy, and air and light.**

2 **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.

3. **Loss of Mature Eucalyptus Tree-** Tree adds to character of neighborhood.

WE DO APPRECIATE CHANGES TO DATE: HOWEVER CHANGES ARE DIFFICULT TO SEE IN THE SILHOUETTES.

Printed Name	Address	Phone#	Signature
1. Suzanne Schuman	3900 Bluff St	375-0964	Suzanne Schuman
2. Kandy McFarlane	3832 Bluff	373-8051	[illegible]
3. NATA McFARLANE	3832 BLUFF	373-8051	[illegible]
4. Keith Oliver	4073 Bluff	375 1377	[illegible]
5. Adele Luttrell	3858 Bluff St.	3733934	[illegible]
6. Beth Lester	3814 Bluff St.	375-1947	Beth Lester
7. PALMER FELAND	2126 W 247TH LOMITA CA 310 539-4805		Palmer Feland

Neighorhood Petition (continued)- October 7, 2006

Name Printed	Address	Phone #	Signature
8. Cheryl Gutierrez	3869 Bluff St	791-7038	Cheryl Gutierrez
9. Michelle Kizmarzik	116 Paseo de la Concha #1 RB 90277	310 375-6284	[illegible]
10. Magalie Busch	3868 Bluff	944-3991	Busch
11. ~~Barbara Stahler~~ BARBARA STAHLER	4110 Wilmington	375-5345	Barbara Stahler
12. [illegible] Shoukri	2623 Beland	370-0505	[illegible]
13. Jon Bonichonsky	3827 BLUFF ST.	310-200-7441	[illegible]
14. Robert G Yaccarino	4025 Bluff St.	310.378.9482	Robert Yaccarino
15. Harvey Nash	3888 BLUFF ST	310.373.2552	Harvey Nash
16. Lynda Bunting	4018 Bluff St	310-375-6930	Lynda Bunting
17. Ann Paour	4704 Konya Dr. Torr	310-371-0470	Ann S Paour
18. FRANK PAOUR	S S	S	Frank Paour
19. Peter & Jennifer Mah	3821 Bluff St.	310-830-8710	[illegible]
20. Richard Lester	3814 Bluff St	310 375-1949	[illegible]
21. Cheryl Pearey	4009 BLUFF ST.	(310) 375-8441	Cheryl Pearey
22. Jim Pearey	4009 Bluff St	310-375-8441	[illegible]
23. Lola Ungar	3903 Bluff St	310-375-7410	[illegible]
24. Martin Cuyler	3903 Bluff St	310-37 410	[illegible]
25. Marjie Segel	3862 Bluff St	310 373-4333	

Neighorhood Petition (continued)- October 7, 2006

Name Printed	Address	Phone #	Signature
26. Sue Richardson	3952 Bluff Street	375 8480	S Richardson
27. Peter Richardson	—"—	—"—	P Richardson
28. BILL ATKINSON Bill Atkinson	3955 BLUFF	378-3938	W. R. Atkinson
29. John Hener	3855 Bluff	791-4820	[illegible]
30. Norm Segal	3862 Bluff	373-4333	Norman Segal
31. Connie Butte	3875 Bluff	378-6919	Connie Butte
32. Karen M. Wheeler	4034 Bluff St.	378-1210	Karen M. Wheeler
33. Lori Sena	3944 BLUFF	378-1856	[illegible]
34. TRACY HETZ	2432 W. St	539-525	[illegible]
35. Melva Voigt	24255 Walnut Ave	791-1455	[illegible]
36. Kelly WARD	3904 Bluff	701-4933	[illegible]
37. PAUL MAR	3819 Bluff	378-063	[illegible]
38. Tom E. NEWMAN	3823 BLUFF	791-1333	[illegible]
39. Steve Schuck	4026 Bluff	323-335-0026	[illegible]
40. Lori Lyle Oliver	4073	310 375-1379	Lori Oliver
41. Hector Gutierrez Jr	3869 Bluff St.	310 791-7038	Hector Gutierrez
42. Sabrina Gutierrez	3869 Bluff St.	(310) 791-7038	[illegible]
43. Joe Luttrell	3858 Bluff	310 373-3934	J. P. Luttrell

Neighorhood Petition (continued)- October 7, 2006

Name Printed	Address	Phone #	Signature
44. Lee Ann Hart	3865 Newton	3103781763	[illegible] Hart
45. Gary Hart	3868 Newton	3103781763	[illegible]
46. Gina [illegible]	[illegible] Bluff St.	310 325-8099	[illegible]
47. Elaine Barrios	3851 Bluff St	310 [illegible]	[illegible]
48. [illegible]	3851 Bluff St	(310) 373-1[illegible]	Carlos Barrios
49. Colleen Ikemito	3897 Bluff St.	(310) 375-0815	Colleen Ikemito
50. Bob Busch	3868 Bluff St	310-944-3991	[illegible]
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October 10, 2006

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3031 Torrance Blvd.
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