Council Meeting of
November 14, 2006

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

Members of the Council:

SUBJECT: City Council consideration of resolutions to deny a proposal to allow the construction of a new (replacement) dwelling unit with a Floor Area Ratio above 0.5 and a reduced exterior side yard setback on property located in the Small-lot Low-Medium Overlay District in the R-2 zone at 1804 Andreo Avenue.

PCR06-00004 and WAV06-00003: Kamaren Henson

Expenditure: None

RECOMMENDATION

The Community Development Director recommends that the City Council adopt Resolutions denying a Planning Commission Review to allow the construction of a new (replacement) dwelling unit resulting in a floor area ratio above 0.5 and a Waiver to allow a reduction of the exterior side yard setback on property located in the Small-lot Low-Medium Overlay District in the R-2 zone at 1804 Andreo Avenue.

Funding: Not applicable

BACKGROUND

On September 26, 2006, the City Council considered the Planning Commission Review and Waiver cases related to the construction of a replacement dwelling unit resulting in a FAR over 0.5 with less than the required exterior side yard setback. The City Council voted 5-0 to deny the proposed project. As directed by the City Council resolutions of denial for the Planning Commission Review and Waiver have been provided for the City Council's consideration.

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.) Resolutions

10A

Attachment A

RESOLUTION NO. 2006-_____

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

PCR06-00004: KAMAREN HENSON

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

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

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

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

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 44 of the Torrance Municipal Code; and

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

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

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

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

b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;

c) That the proposed floor area to lot area ratio of 0.58 to 1.0 is not consistent with the scale and size of developments in the vicinity.

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

Introduced, approved and adopted this 14th day of November, 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, DENYING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK IN CONJUNCTION WITH THE CONSTRUCTION OF A SECOND DWELLING UNIT ON PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY R-2 ZONE AT 1804 ANDREO AVENUE.

WAV06-00003: Kameran Henson

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

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

WHEREAS, the City Council of the City of Torrance conducted a public hearing at the meeting of September 26, 2006 to consider an appeal of a denial of a Waiver filed by Kameran Henson to allow a reduction of the side yard setback in conjunction with the construction of a second dwelling unit on property located in the R-2, Small Lot, Low-Medium Overlay Zone at 1804 Andreo Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

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

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

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

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

b) That the property is identified as Lot 25, Block 35 of the Torrance Tract;

c) That the project is in compliance with the Low-Medium Residential Density General Plan Designation;

d) The project may substantially interfere with the orderly development of the City because the resulting structure would have been situated closer to the property line than allowed by District Development Standards.

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

Introduced, approved and adopted this 14th day of November, 2006.

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Mayor of the City of Torrance

ATTEST:

_____
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____