

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 a resolution to deny a proposal to allow the construction of first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 zone at 210 Via El Toro.**

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

**Expenditure: None**

**RECOMMENDATION**

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

**Funding:** Not applicable

**BACKGROUND**

On October 3, 2006, the City Council considered a Precise Plan of Development to allow the construction of first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 zone. The City Council voted 7-0 to deny the proposed additions. As directed by the City Council a resolution of denial for the Precise Plan of Development has been provided for the City Council's consideration.

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.) Resolution



**RESOLUTION NO. 2006-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A PLANNING COMMISSION REVIEW AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS FOR AN EXISTING SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 210 VIA EL TORO.**

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

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

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

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

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

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

- a) That the property is located at 210 Via El Toro;
- b) That the property is identified as Lot 127 of Tract 18379
- c) That the proposed new residence will have an adverse impact upon the view of other properties in the vicinity because the second-story would obstruct existing views of residences to the east;
- d) That the proposed new residence has not been designed to cause the least intrusion on the views of other properties in the vicinity because the proposed second-floor would obstruct views for properties to the east;
- e) That, as conditioned, the design will have a harmful impact upon the land values and investment of other properties in the vicinity because surrounding residences may experience an impact to existing views;

f) That denial of such an application would not result in an unreasonable hardship to the applicant because other opportunities exist for expansion to the residence through one-story additions;

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

Introduced, approved and adopted this 14<sup>th</sup> 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 \_\_\_\_\_