

Council Meeting of
November 14, 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 retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue.

VAL06-00001: Bronco Popovich

Expenditure: None

RECOMMENDATION

The Planning Commission and the Community Development Director recommend that the City Council deny the appeal and adopt a RESOLUTION denying a Validation Permit (VAL06-00001) to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue.

Funding: Not applicable

BACKGROUND

The primary dwelling, originally constructed in 1920, is located on a 5,600 square foot property one lot south of Sierra Street, along the west side of Cota Avenue. In the judgment of Community Development Staff, the structure in question appears to have been constructed at approximately the same time as the residence and was originally used as a garage. In 1956, the 363 square foot two-car garage was added and the subject structure was reclassified as a utility room.

In July 2005, a complaint was filed with the Environmental Division of the Community Development Department regarding unpermitted demolition of the original garage structure as well as unpermitted reconstruction and additions to the structure. Should this request be denied unpermitted structures would have to be removed, or a criminal complaint will be filed with the City Prosecutor's office. The Planning Commission denied the Validation request and the applicant has appealed the Planning Commission's decision.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for August 16, 2006. *On August 3, 2006* 132 notices were mailed to property owners within a 500 foot radius and to the Olde Torrance Neighborhood Association. On November 3, 2006, 132 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to the Olde Torrance Neighborhood Association, and a notice of public hearing was posted at the site and a legal advertisement was published in the newspaper.

Environmental Findings

Continued use of an existing public or private structure or facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15302.

ANALYSIS

The applicant is requesting approval of a Validation permit to allow the retention of an accessory structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone. The subject structure totals 425 square feet and will be comprised of a three-quarter bathroom, a sink area and an open floor plan. Including the subject structure, all three structures that presently exist on the property total 2,059 square feet. A summary of the project statistics follows:

Statistical Information

- | | |
|---------------------------------|-------------------|
| • Lot Area | 5,600 square feet |
| • Existing Residence | 1,271 square feet |
| • Rebuilt Structure | 425 square feet |
| • Garage | 363 square feet |
| • Total Area | 2,059 square feet |
| • | |
| • Lot Coverage/Floor Area Ratio | .37 |

According to inspections by Staff, it was determined that the original accessory structure was demolished and that it was being rebuilt and expanded in its original location without permits. The applicant was advised that under current zoning standards, the accessory structure does not comply with the City's Zoning and Building and Safety Codes. The applicant was advised to either remove the structure and obtain permits for a new structure that meets code, or obtain approval from the Planning Commission to retain the structure. Furthermore, if the structure is allowed to be retained in its present location, the building would have to be altered in order to meet Building and Safety Codes. Building and Safety issues include size and length of eaves and fire rated construction methods. Zoning Code issues include setbacks from property line, the distance between the accessory structure and the main house, the size of the structure and the potential use of the structure as a second unit.

The new structure does not meet current City Zoning and Building codes in terms of placement, size and distance between structures. Construction was occurring without the benefit of permits, and the applicant has had over a year to remedy the situation. In the judgment of staff, the original accessory structure was demolished and replaced by a new larger structure. Therefore, Staff recommends denial of the appeal and denial of the project.

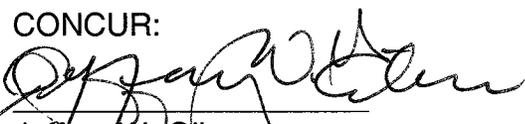
PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the Validation request on August 16, 2006. The applicant gave a brief presentation of the request and the evolution of the current condition of the structure. Deputy City Attorney Whitham confirmed Commissioner Horwich's questions regarding the criteria for approving a Validation Permit and Plans Examiner Noh explained modifications would still need to be made to conform to Building Codes. After receiving public testimony from adjoining neighbors that support the structure's retention and clarification from Senior Fire Prevention Officer Kazandjian regarding one-hour fire construction, the Planning Commission voted to close the public hearing. A motion to approve the request failed by a vote of 2-3 with the Commissioners Browning, Busch and Gibson dissenting and absent Commissioner Uchima. The Planning Commission then voted to deny the project by a vote of 3-2 with Commissioners Horwich and Faulk dissenting and absent Commissioner Uchima.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

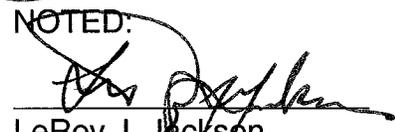
CONCUR:


Jeffery W. Gibson
Community Development Director

By


Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolution
 - B. Letter of Appeal
 - C. Planning Commission hearing Minutes Excerpt 08/16/06
 - D. Previous Planning Commission Staff Report and Supplemental
 - E. Proofs of Publication and Notification
 - F. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
 - G. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A VALIDATION PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 4 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE RETENTION OF A STRUCTURE AFTER SUBSTANTIAL RECONSTRUCTION WORK WAS COMPLETED WITHOUT THE BENEFIT OF A BUILDING PERMIT ON PROPERTY LOCATED IN THE R-2 ZONE AT 1007 COTA AVENUE.

VAL06-00001: BRONCO POPOVICH

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 16, 2006, to consider an application for a Validation Permit filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue; and

WHEREAS, the Planning Commission denied the Validation Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on November 14, 2006, to consider an appeal of a Planning Commission denial an application for a Validation Permit filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota 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 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 1007 Cota Avenue;
- a) That the property is described as Torrance Tract, Block 66, Lot 2, as per map recorded in the office of the Los Angeles County Recorder, State of California; and That the zoning for the subject property is R-2 and single and two family residential uses are permitted within the R-2 Zone if in compliance with all applicable provisions of the Torrance Municipal Code; and

- b) That retention of the unpermitted structure may be detrimental to the public welfare or to the property of other persons located in the vicinity since it does not provide the required distances from property lines for a new structure of its size; and
- c) That the retention of the illegal structure may substantially interfere with the orderly development of the City as it is inconsistent with current zoning standards; and
- d) That the reconstruction of the structure in question was undertaken without the benefit of permit; and

That although the removal and proper reconstruction and relocation may be a costly endeavor, it would ensure that the structure conforms to all current development standards so as to not detract from any public benefit.

NOW, THEREFORE, BE IT RESOLVED that VAL06-00001 filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue on file in the Community Development Department of the City of Torrance, 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

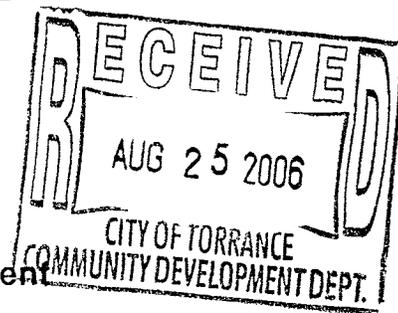
APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

CITY OF TORRANCE**INTEROFFICE COMMUNICATION**

DATE: August 24, 2006



TO: Jeffery Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2006-10

Attached is Appeal 2006-10 received in this office on August 24, 2006 from Bronco Popovich, 1007 Cota Avenue, Torrance, CA 90501. This appeal is of the Planning Commission's denial on August 16, 2006 regarding VAL06-00001: BRONCO POPOVICH located at 1007 Cota Avenue, Torrance, CA 90501 citing there was no clear reason for denial of validation permit.

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

TMC SECTION 11.5.3. PROCEDURE AFTER FILING.

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

A handwritten signature in black ink, appearing to read "Sue Herbers", written over a horizontal line.

Sue Herbers, CMC
City Clerk

cc: City Council



CITY OF TORRANCE APPEAL FORM

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

2006 AUG 24 PM 3:13

CITY CLERK

RE: VALIDATION, VAL06-00001
 (Case Number and Name)

Address/Location of Subject Property 1007 COTA AVENUE
 (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: 8-16-06 Appealing: APPROVAL DENIAL

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

THERE WAS NO CLEAR REASON FOR DENIAL FOR VALIDATION PERMIT.

Name of Appellant BRONCO POPOVICH

Address of Appellant 1007 COTA AVENUE

Telephone Number (310) 787 8033

Signature Bronco Popovich

For office use only:

Appeal Fee paid \$ 160.00 Date 8-24-2006 Received by [Signature]
 Clerk #1472 dd 8-24-06

Notice to: Community Development Department: Planning Building & Safety

City Council City Manager City Attorney Other Department(s) _____

EXCERPT OF MINUTES

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

August 16, 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 7:00 p.m. on Wednesday, August 16, 2006, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Horwich.

3. ROLL CALL

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

Absent: Commissioner Uchima.

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

Planning Manager Lodan relayed Commissioner Uchima's request for an excused absence.

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

10. FORMAL HEARINGS

10E. VAL06-00001: BRONCO POPOVICH

Planning Commission consideration of a Validation Permit to allow the retention of a structure after substantial reconstruction has been completed without benefit of permit on property located in the R-2 Zone at 1007 Cota Avenue.

Recommendation

Denial.

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

Bronco Popovich, 1007 Cota Avenue, submitted an aerial photograph showing that the reconstructed accessory building has the exact same footprint as the original building and was not expanded as claimed in the staff report. Referring to photographs previously submitted, he explained that the reconstruction came about as a result of a mold problem, which was caused by water migrating from a neighbor's planter, and as he tried to correct the problem he found that he had opened up Pandora's Box because the entire structure was rotted and unstable. He noted that the only people affected by the project are his immediate neighbors, all of whom have submitted letters of support.

In response to Commissioner Horwich's inquiry, Deputy City Attorney Whitham confirmed that all four criteria must be met in order to grant a Validation Permit: 1) Issuance of the permit will not be materially detrimental to the public welfare or to the property of other persons in the vicinity; 2) It will not substantially interfere with the orderly development of the City; 3) The illegal construction did not result from a deliberate attempt to violate City laws; and 4) To remedy the illegality would cost an amount of money disproportionate to the public benefit which would result therefrom. She noted that the structure must also comply with all current Building and Safety Codes and expressed concerns about whether that would be possible.

Plans Examiner Noh advised that the building's north wall would have to be one-hour fire rated and the eaves would have to be cut back in order to meet current Building Codes.

Mr. Popovich expressed his willingness to do whatever is necessary to bring the structure into compliance with current Building Codes.

Commissioner Horwich indicated that he would support approval of the Validation Permit because he was willing to accept the applicant's word that the construction was not a deliberate attempt to violate City laws and he believed the other three criteria were met.

In response to Commissioner Browning's inquiry, Mr. Popovich provided clarification regarding the progression of the work.

Planning Manager Lodan explained that while the building was not demolished in the classic sense, it was clear to the Code Enforcement Officer that the structure has been almost entirely rebuilt even though the demolition may have occurred in stages.

In response to Commissioner Gibson's inquiry, Planning Manager Lodan reported that the initial complaint was received in July 2005 and the application for the Validation Permit was not received until July 2006 under threat of prosecution.

Commissioner Gibson expressed concerns about setting a precedent should the Validation Permit be approved.

With regard to the delay, Mr. Popovich explained that he had been corresponding with staff via e-mails trying to figure out the best solution and had to wait three months to get an appointment with Planning Manager Jane Isomoto. He reported

that he has not done any further construction since he was told to stop and has only secured the building so animals could not get in.

Commissioner Busch questioned whether the Commission had the ability to approve the structure in its present location due to potential safety issues.

Planning Manager Lodan advised that the structure in its present location could be modified to meet current Building Codes, but it would not meet current Zoning standards, which require a greater setback from the property line and from the main structure.

Mr. Popovich related his understanding that in order to meet current Zoning standards, he would have to move the building three feet and cut off a portion of the back.

Commissioner Browning questioned whether Mr. Popovich intends to have a bathroom in the structure. Mr. Popovich explained that the original structure had a bathroom and he was hoping to retain it, however, he will eliminate it if the Commission prefers. He noted that the accessory structure was originally constructed in the 1920s along with the main house and it was not an illegal structure.

Rick Nawrocki, 2264 Sierra Street, explained that it was his planter that caused the water damage and confirmed that the structure has been slowly rebuilt in the same location.

Marie Michaud, 1003 Cota Avenue, stated that she is the one most affected by the structure in question and she supports its retention.

Chairperson Faulk stated that he believes the applicant simply improved an existing structure that was in extremely poor condition and he does not consider it to be new construction. He noted that there are many claptrap structures in this area, which are safety hazards, and this would have been one of them had the applicant not improved it. He voiced his opinion that all four criteria were met for the granting of the Validation Permit.

Commissioner Browning expressed doubts that a one-hour fire wall would be capable of stopping the spread of fire when this structure and the house to the north are less than a foot apart.

Fire Marshal Kazandjian advised that a one-hour fire wall is typically required when someone is upgrading a pre-existing structure and it would be unusual to require a two-hour fire wall. Referring to photographs showing termite damage, he suggested that a one-hour fire wall would be a significant improvement over prior conditions.

Planning Manager Lodan pointed out that the structure would have to be removed should the Validation Permit be denied.

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

MOTION: Chairperson Faulk moved for the approval of VAL06-00001. The motion was seconded by Commissioner Horwich and failed to pass as reflected in the following roll call vote:

AYES: Commissioner Horwich and Chairperson Faulk
 NOES: Commissioners Browning, Busch and Gibson
 ABSENT Commissioner Uchima

MOTION: Commissioner Gibson moved to deny VAL06-00001. The motion was seconded by Commissioner Browning and passed as reflected in the following roll call vote:

AYES: Commissioners Browning, Busch and Gibson
 NOES: Commissioner Horwich and Chairperson Faulk
 ABSENT Commissioner Uchima

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-099.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-099. The motion was seconded by Commissioner Browning and passed by a 4-1 roll call vote, with Chairperson Faulk dissenting (absent Commissioner Uchima).

Commissioner Horwich reminded the applicant of his right to appeal the Planning Commission's decision, and Chairperson Faulk noted that the appeal must be filed in the City Clerk's office within 15 days.

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AGENDA ITEM NO. 10E

CASE TYPE AND NUMBER: Validation, VAL06-00001

NAME: Bronco Popovich

PURPOSE OF APPLICATION: Request for approval of a Validation Permit to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone.

LOCATION: 1007 Cota Avenue

ZONING: R-2: Limited Multiple Family Residential District

ADJACENT ZONING AND LAND USE:

North: R-2: Developed with two Single Family Residential properties

South: R-2: Developed with Single and Two Family Residential

East: R-2: Developed with Single and Two Family Residential

West: R2-PP: Developed with Single and Two Family Residential

GENERAL PLAN DESIGNATION: Medium-High Density Residential

GENERAL PLAN & ZONING CONSISTENCY:

This property is located in a Low Medium Density Residential General Plan designation, which is intended for single and two family residential development.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The subject property consists of one-parcel 5,600 square feet in size (0.13 acres). The property is rectangular in shape and is located on the west side of Cota Avenue south of Sierra Street. The site is developed with a single family residence, a detached two car garage, and the subject accessory structure. It appears that the accessory structure was the original one-car garage that was constructed with the dwelling in 1920.

ENVIRONMENTAL FINDINGS:

Continued use of an existing public or private structure or facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15302.

BACKGROUND

As previously mentioned the primary dwelling was originally constructed in 1920. Although the time of the accessory structure's construction could not be verified, upon inspection by Code Enforcement, the structure appears to have been constructed at approximately the same time as the residence and was originally used as a garage. In 1956, the 363 square foot two-car garage was added and the subject structure was reclassified as a utility room.

In July 2005, a complaint was filed with the Environmental Division of the Community Development Department regarding unpermitted demolition of the original garage structure and unpermitted reconstruction and additions to the structure. Should this request be denied unpermitted structures would have to be removed, or a criminal complaint will be filed with the City Prosecutor's office.

ANALYSIS

The applicant is requesting approval of a Validation permit to allow the retention of an accessory structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone.

According to inspections by Building and Safety employees, the city has determined that the original accessory structure was demolished and that it was being rebuilt and expanded in its original location without permits. The applicant was advised that under current zoning standards, the accessory structure does not comply with the City's Zoning and Building and Safety Codes. The applicant was advised to either remove the structure and obtain permits for a new structure that meets code, or obtain approval from the Planning Commission to retain the structure. Furthermore, if the structure is allowed to be retained in its present location, the building would have to be altered in order to meet Building and Safety Codes. Building and Safety issues include size and length of eaves and fire rated construction methods. Zoning Code issues include setbacks from property line, the distance between the accessory structure and the main house, the size of the structure and the potential use of the structure as a second unit.

The applicant was required to submit a Validation substantiation criteria sheet (Attachment #7). A Validation Permit may be granted if, in the judgment of the Planning Commission, the following criteria are met:

- a) Issuance of the permit will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity of the subject property; and
- b) It will not substantially interfere with the orderly development of the City; and
- c) The illegal construction in question does not result from a deliberate attempt to violate the laws of the City; and
- d) To remedy the illegality would cost an amount of money disproportionate to the public benefit which would result therefrom.

The applicant has submitted a requested the opportunity to personally show Commissioners the structure. Contact information for the applicant is provided in the correspondence section. Staff notes that correspondence was also received from

neighboring property owners in support of the structure's retention noting that it is attractive and provides for additional privacy.

In the judgment of staff, the original accessory structure was demolished and replaced by a new larger structure. The new structure does not meet current City Zoning and Building codes in terms of placement, size and distance between structures. Construction was occurring without the benefit of permits, and the applicant has had over a year to remedy the situation. The applicant is advised to remove the accessory structure and pursue construction that meets current standards. This may include an accessory structure, a secondary dwelling unit, or a R-2 development. Therefore, Staff recommends denial of the subject request.

PROJECT RECOMMENDATION: DENIAL

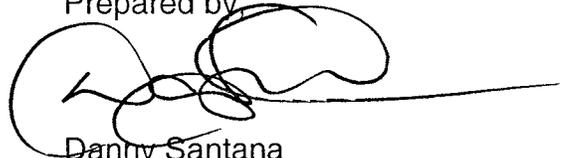
FINDINGS OF FACT IN SUPPORT OF DENIAL:

Findings of fact in support of DENIAL are set forth in the attached resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Should the Commission consider approval of the subject request, a list of recommended conditions for the project is set forth in Attachment #4

Prepared by,



Danny Santana
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Resolution
2. Location and Zoning Map
3. Code Requirements
4. Recommended conditions
5. Validation criteria substantiation sheet
6. Correspondence
7. Site Plan, Floor Plan & Elevations

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 herewith for information purposes only.

Building and Safety Department:

- Obtain all necessary building permits.
- Provide one-hour wall construction at north wall.
- Provide rain gutter at north wall eaves.
- Comply with the state energy requirements.

Community Development Department, Environmental Division

- Provide required garage parking for additional dwelling unit.
- Explain whether the structure will be used as an R2 or 2nd dwelling unit.
- Should this request be denied all unpermitted structures must be removed within 30 days or a criminal complaint will be filed with the City Prosecutor's office.

Community Development Department, Permits and Mapping Division

- Install street tree in the City parkway area every 50' for the width of this lot (74.3.2). Contact the Torrance Street Department at 310-781-6900 for information on type and size of tree for your area.

RECOMMENDED CONDITIONS, IF APPROVED:

1. That the reconstructed structure shall be subject to all conditions imposed in Planning Commission case VAL06-00001 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, drawings, specifications, 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 the subject Validation Permit is not implemented 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 color and material samples shall be submitted for review and approval to the satisfaction of the Community Development Director; (Development Review)

Give facts to substantiate the following criteria by which the Planning Commission may grant this Validation Permit. It is mandatory that these criteria be met before the Planning Commission can make the necessary findings of fact to justify the granting of this request. The burden of showing that these criteria have been met is on the applicant.

- 1. THE ILLEGAL CONSTRUCTION OR USE IN QUESTION DOES NOT RESULT FROM A DELIBERATE ATTEMPT TO VIOLATE THE LAWS OF THE CITY OF TORRANCE.

See attached Response to Question # 1

- 2. IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF.

There will be NO Materially Detrimental to the public welfare. If any it would be to my adjacent neighbors which are in full support of the validation permit which will be expressed at the hearing and/or attached statements see attached e-mails.

- 3. IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE ORDERLY DEVELOPMENT OF THE CITY AS PROVIDED FOR IN THE OFFICIAL LAND USE PLAN.

Correct, this will not Disturb or Impact the orderly development manner of the city as provided for in The Official Land Use Plan. It will not increase the density associated with my Zoned R 2 property.

- 4. TO REMEDY THE ILLEGALITY WOULD COST AN AMOUNT OF MONEY DISPROPORTIONATE TO THE PUBLIC INTEREST WHICH WOULD RESULT THEREFROM.

The cost that I would incur would range between \$35-\$40000 because of the property loss, estimated property devaluation, the cost to mitigate construction repairs, and petition application fees.

There would be no cost or no inconvenience to the public or interest. If any inconvenience it would be to my adjacent neighbors which they are in full support of the validation permit which will be expressed at the hearing and/or attached statements.

NOTE: If the applicant holds less than the fee simple title to the property in question, the signature of the owner, or holder, of the remainder or reversionary interest, must consent thereto in writing.

As owner, or holder, of the remainder or reversionary interest in the above described land, I/We consent to this application for a Validation Permit.

Bronco Pappas
(Signature of Owner or Authorized Agent)

1007 COTA AVE.
(Address)

8-11-2006 OWNER
(Date) (Title)

Santana, Danny

From: Bronco Popovich [bronco.popovich@sbcglobal.net]
Sent: Thursday, August 10, 2006 6:07 PM
To: Santana, Danny
Subject: RE: Request for Planning Commissioners to visit property

Mr. Santana,

Sorry you are correct. The best number to reach me is my cellular number (213) 220-4381, and my home is (310) 787-8033.

Thanks

Bronco Popovich

"Santana, Danny" <DSantana@TORRNET.COM> wrote:

Mr. Popovich,

It may be helpful if you provide your phone number so that they have the ability to contact you should you not be there when they have time to visit the site.

Thanks,

Danny Santana
Associate Planner

From: Bronco Popovich [mailto:bronco.popovich@sbcglobal.net]
Sent: Wednesday, August 09, 2006 4:50 PM
To: dsantana@torrnet.com
Subject: Request for Planning Commissioners to visit property

Hello Danny,

I am requesting for Planning Commissioners to visit and view actual conditions of my property 1007 Cota Avenue, Regarding VAL 06-00001 Petition.

Thank you,

Bronco Popovich

Santana, Danny

From: Walker, David S. [david.walker@Nissan-Usa.com]
Sent: Friday, August 11, 2006 7:23 AM
To: dsantana@torrnet.com
Cc: bronco.popovich@sbcglobal.net
Subject: Planning Commission Hearing

Members of Torrance Planning Commission

Unfortunately I will not be able to attend the Planning Commission hearing on August 16, 2006, regarding VAL 06-00001 petition of Bronco Popovich for approval of a validation permit.

I am Mr. Bronco Popovich's next-door neighbor (David Walker) and I would like to go on record that I **strongly support the approval of Mr. Popovich's validation permit, to allow the retention of the restored structure.**

The structure looks great and looks identical to what was previously there apparently in the same footprint.

I am aware that Mr. Popovich was in fact only trying to repair a water and possible mold problem on the North Side of his accessory structure where previous neighbors (owners) had built a flower planter adjacent to Mr. Popovich's property which started all the problems for Mr. Popovich. Unfortunately Mr. Popovich's problems grew and grew.

Thank you for your time and consideration.

If you have any questions or concerns please do not hesitate to call or e-mail me at,

310-528-7693
David.Walker@nissan-usa.com

David Walker
1011 Cota Avenue us
Torrance, CA 90501

08/11/2006

Santana, Danny

From: Rick Nawrocki [ricnorocke@yahoo.com]
Sent: Friday, August 11, 2006 5:47 AM
To: dsantana@torrnet.com
Subject: VAL06-00001

Danny Santana
Planning Associate

Planning Commissioners,

Regarding VAL06-00001 This is to convey that I am in total support of the approval of Mr. Bronco Popovich's petition for a validation permit to allow the retention of the structure.

I am the property owner at 2264 Sierra street adjacent to Mr. Popovich's property, according to all the neighbors that I have talked to, it appears that the building has been there since the early 1920s.

I do not see any problems of retaining the structure, it does give me the privacy that I enjoy.

I have no problems with the structure, so please approve the petition.

I am available if you have any questions and would like to talk to me cell phone number 310 963-8980.

Rick Nawrock
2264 Sierra Street
Torrance Ca 90501

Do you Yahoo!?
Next-gen email? Have it all with the [all-new Yahoo! Mail Beta](#).

Santana, Danny

From: Rebecca Nelson [remelrebecca@yahoo.com]
Sent: Friday, August 11, 2006 11:05 AM
To: dsantana@torrnet.com
Cc: Bronco.popovich@sbcglobal.net
Subject: VAL06-00001

Dear Torrance Planning Commissioners

Regarding VAL06-00001, I would like to go on record to express my support for the approval of a validation permit to allow the retention of Mr. Bronco Popovich's structure.

I live directly across the street from Mr. Popovich's property. I have visited the property to view Mr. Popovich's dilemma firsthand. I believe as other neighbors directly adjacent from Mr. Popovich that he did not intentionally try to circumvent the permit process, but only mitigate his water problem.

I am sure this is not the first time this has happened, where a home owner start repairing a problem on an old structure, which had escalated beyond his control and permits have been granted. I hope to see that the planning commission is also fair to Mr. Popovich.

In addition the structure has been there for many years, and I would appreciate that it would remain because of the historical value associated with "Old Torrance" that the City Council has adopted to maintain the integrity of the neighborhood. I feel that part of the "charm" of our neighborhood is because all the houses are not "cookie-cutter" perfect-after all, a large portion of them are quite old. I do not see any reason why the planning commission would fail to grant the approval of the validation permit, as his structure looks basically like it did when it was built many years ago, and in the same footprint.

You can contact me on my Cellular number 310-561-0060, or at home at 31-328-4075 if you have any questions or concerns.

Sincerely,

Rebecca Nelson (Home Owner)
1008 Cota Ave.
Torrance California 90501

08/11/2006

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10E (LIMITED DISTRIBUTION)

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT: VAL06-00001/Bronco Popovich
LOCATION: 1007 Cota Avenue

The following correspondence and colored photos was submitted after the item was completed. Staff continues to recommend denial of the project as conditioned.

Prepared by,



Danny Santana
Planning Associate

Respectfully submitted,



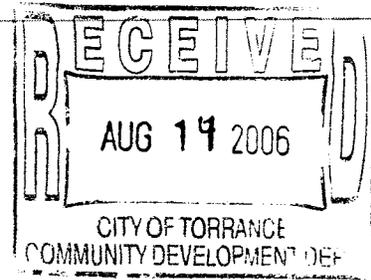
Gregg D. Lodan, AICP
Planning Manager

Attachments:

- 1.) Correspondence
- 2.) Colored Photographs (Limited Distribution)

Santana, Danny

From: Bronco Popovich [bronco.popovich@sbcglobal.net]
Sent: Friday, August 11, 2006 8:17 PM
To: Santana, Danny
Subject: RE: Request for Planning Commissioners to visit property



Mr. Santana,

Upon review of the staff report the attachment Responce to Question # 1 is missing. I am attaching it to this e-mail. Please submit to the commissioners, it is very important, it gives the sequence of events that clearly shows that the legal construction was not deliberate. Monday I will also have 10 sets of color copies of the pictures I had submitted. The black and white copies are not legible, I cannot even make out the pictures.

As always thank you.

Bronco Popovich

"Santana, Danny" <DSantana@TORRNET.COM> wrote:

Mr. Popovich,

Please call me when you have had chance to complete the form.

Thank You,

Danny Santana

From: Bronco Popovich [mailto:bronco.popovich@sbcglobal.net]
Sent: Wednesday, August 09, 2006 4:50 PM
To: dsantana@torrnet.com
Subject: Request for Planning Commissioners to visit property

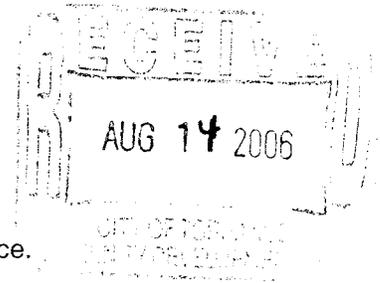
Hello Danny,

I am requesting for Planning Commissioners to visit and view actual conditions of my property 1007 Cota Avenue, Regarding VAL 06-00001 Petition.

Thank you,

Bronco Popovich

08/14/2006



Response to Question # 1

There was no deliberate attempt to violate the laws of the city of Torrance.

My intention was only to stop the rain water from migrating into my structure along the north side accessory structure. The cause of the rain water migration was that a flower planter was built adjacent to and partially on my property by a prior property owner of 2264 Sierra Street. See attached pictures.

Nearing completion of the repairs to the north wall of the building the roof joists needed to be replaced due to the excess of termite damage. See attached photos

When the roof was completed I assumed we were done with the structure.

The last and fatal problem was discovered, that the walls that were sitting on the slab foundation without foundation bolts shifted, became unstable and unsafe. I had to install new additional footings and walls, one section at a time to safely and properly secure my structure.

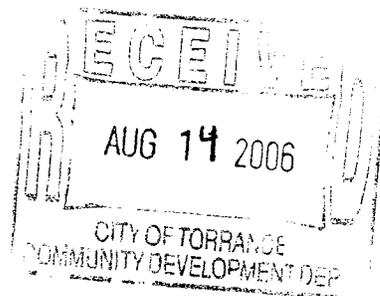
Simply put I opened up Pandora's Box.

Regrettably, what seemed to be a simple solution became a very costly venture to me.

MARIE-A. MICHAUD

Attorney at Law

2276 TORRANCE BLVD.
TORRANCE, CALIFORNIA 90501
TEL: (310) 328-3500 FAX: (310) 320-0102
EMAIL: marieandreem@hotmail.com



August 11, 2006

City of Torrance
Torrance CA

Re: Mr. Bronco Popovich, 1007 Cota Avenue, Torrance CA 90501

Dear City Official:

My name is Marie Michaud. On 7/21/2005, I purchased the property located at 1003 Cota Avenue, Torrance CA 90501. I liked the neighborhood with its old, quaint and well maintained little houses.

My house is right next to Mr. Bronco Popovich. More specifically, my house is north of his house.

I became aware of Mr. Popovich's trouble with the city around the time I initially moved in my new house. He told me he made some repair to an 87-year-old structure behind his house. He also told me the city believed such repair to be "new construction" despite aerial pictures from the 50's indicating that the same structure was already in existence at the exact same location.

I do not agree with the city. I believe one man should have the right to repair any existing structure on his property without the city getting involved and labeling such simple repair as "new construction".

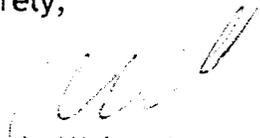
I am not inconvenienced by my neighbor's construction. He kept the style of the old structures, since he simply made some repairs. His property is well maintained. His place is clean. He doesn't obstruct the view or the day light. He managed to keep the original style of old Torrance.

If someone should be inconvenienced by his so-called construction, I should be the one. But I am not. I am the closest one in this entire city closest to his structure.

Please allow Mr. Popovich to finish his repair. I would hate to live next to a structure in disrepair.

I can be reached at the number indicated above if you have any question.

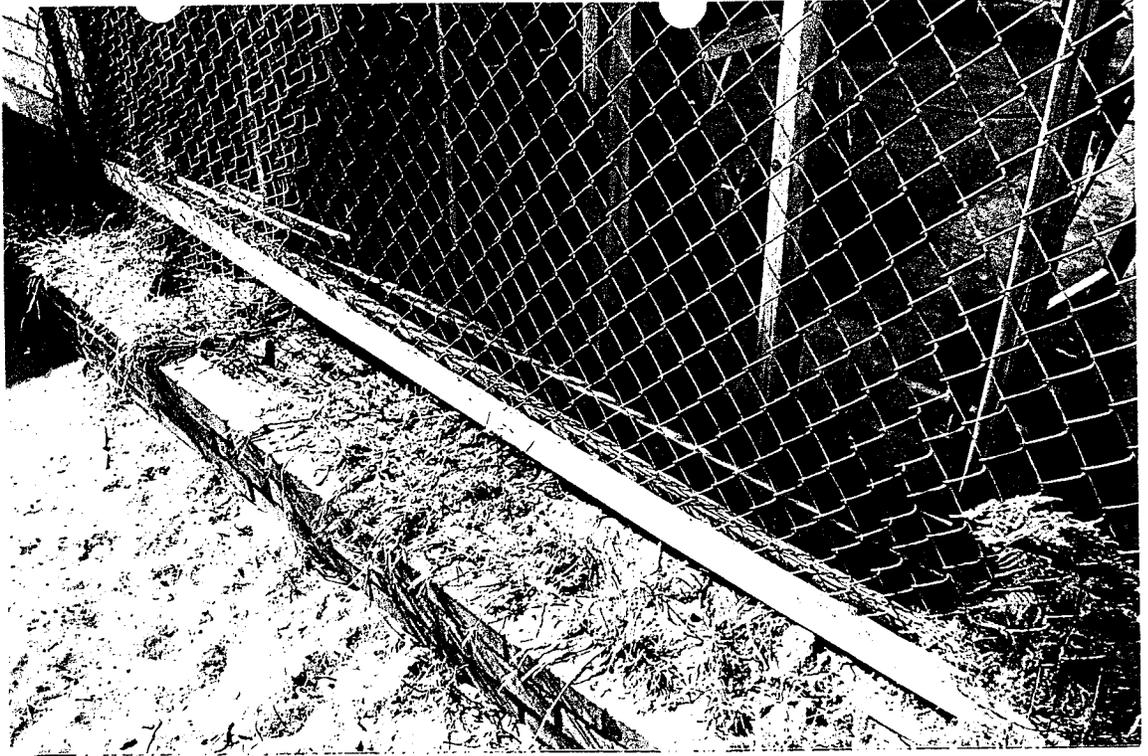
Sincerely,

A handwritten signature in cursive script, appearing to read "Marie-A. Michaud".

Marie-A. Michaud
Attorney at Law

Picture # 1.

Shows flower planter
and stem elevation repair



Picture # 2.

Shows view of
neighbors backyard
2264 Seirra Street



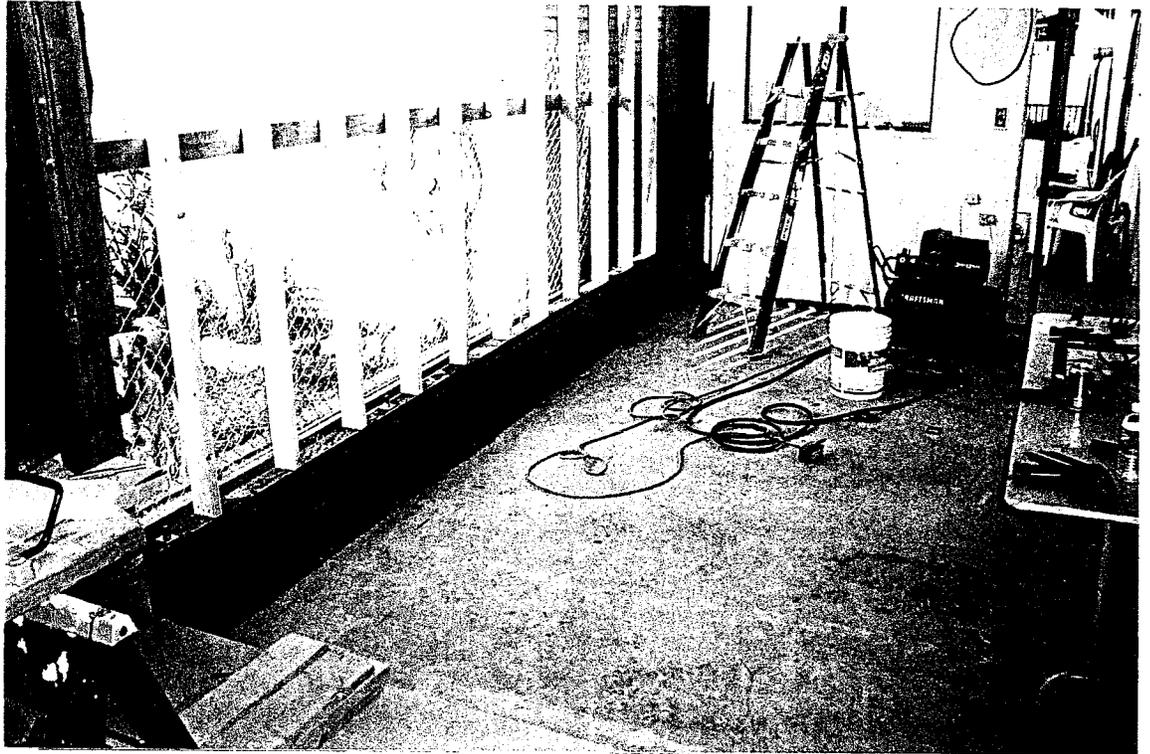
RECEIVED
AUG 14 2006
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT

Picture # 3.

Shows the needed raised foundation stem wall to repair water migration problems.

Note Existing East wall still intact.

Note
This is where the problem comes in where the walls begin to shift and become dislodged unstable and unsafe.

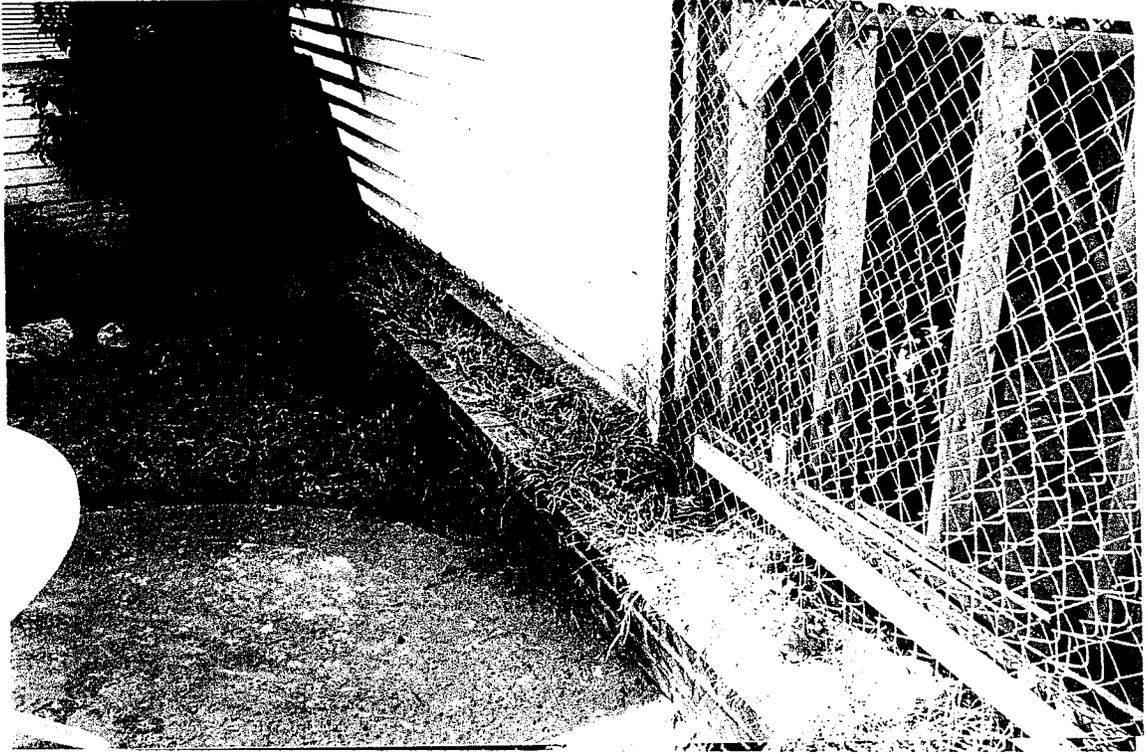


Picture # 4.

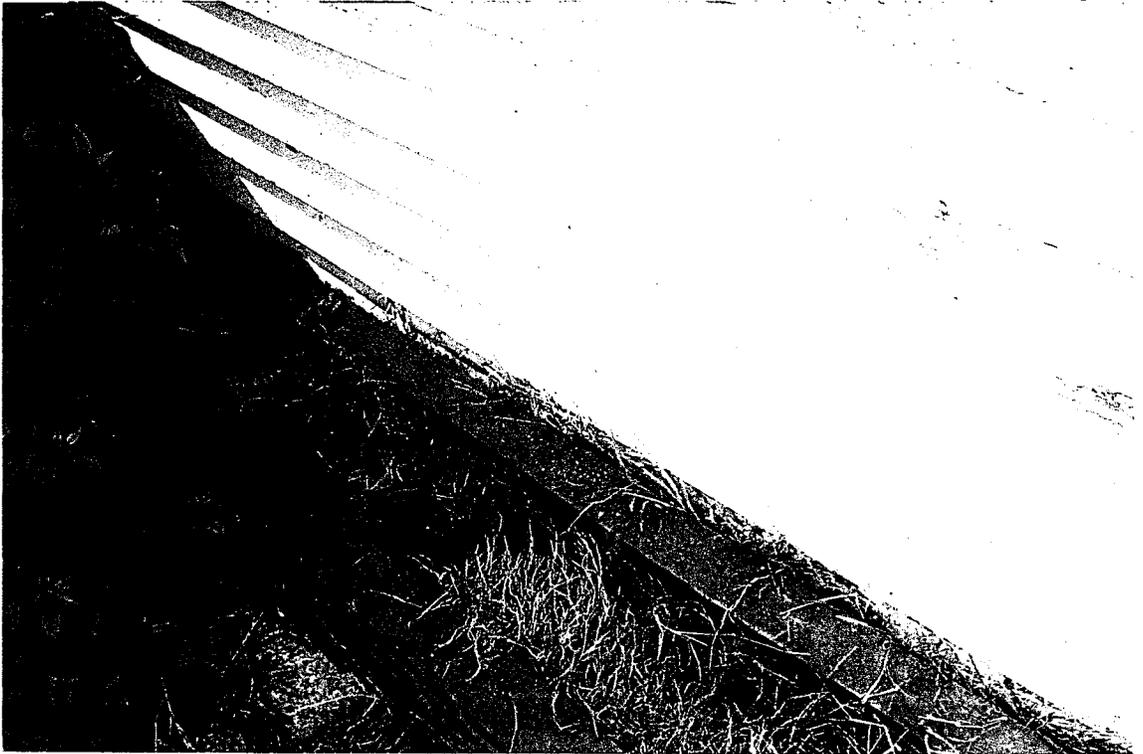
Shows length of lower planter.



Picture # 5.
Shows flower planter
that caused
water migration
into my structure, which
needed to be repaired.



Picture # 6
Shows flower planter
that caused
water migration
into my structure, which
needed to be repaired.

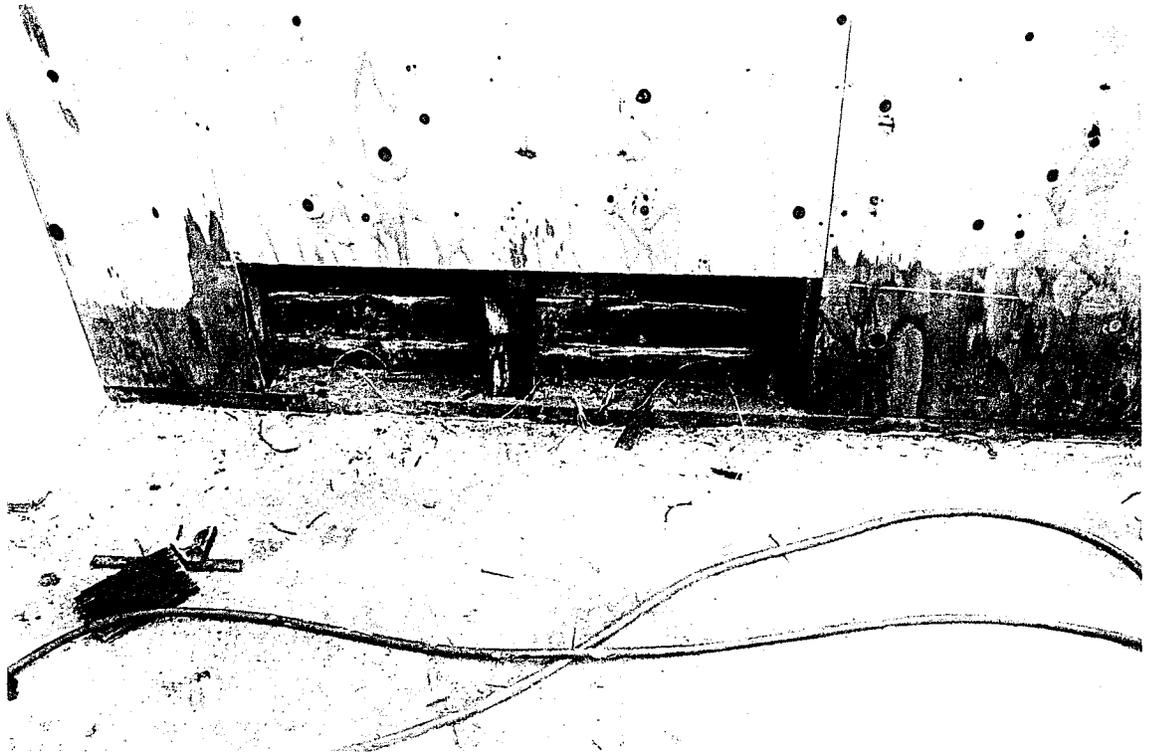


Picture # 7

Shows the evidence if that water was migrating through the wall from the flower planter into my structure.

Note possible mold. This needed to be eradicated.

Note problem was pre-existing.



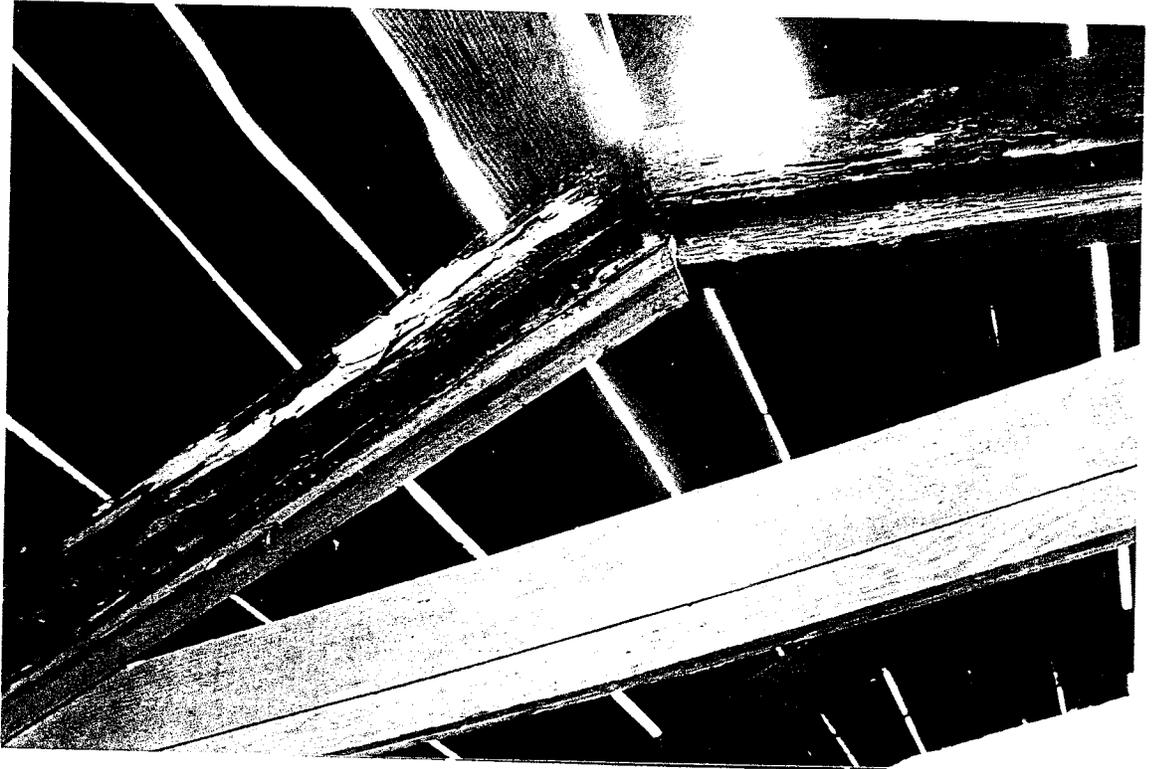
Picture # 8 and

Termite damage.
Poor condition of roof



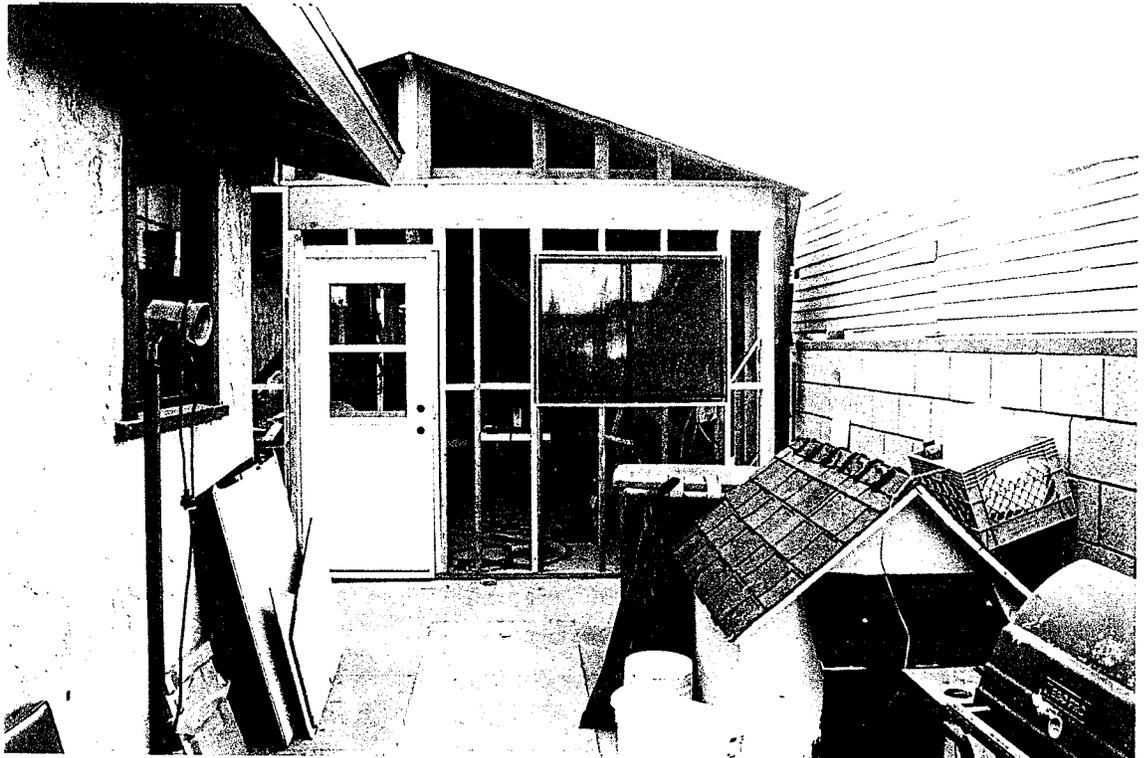
Picture # 9

Termite damage.
Poor condition of roof.



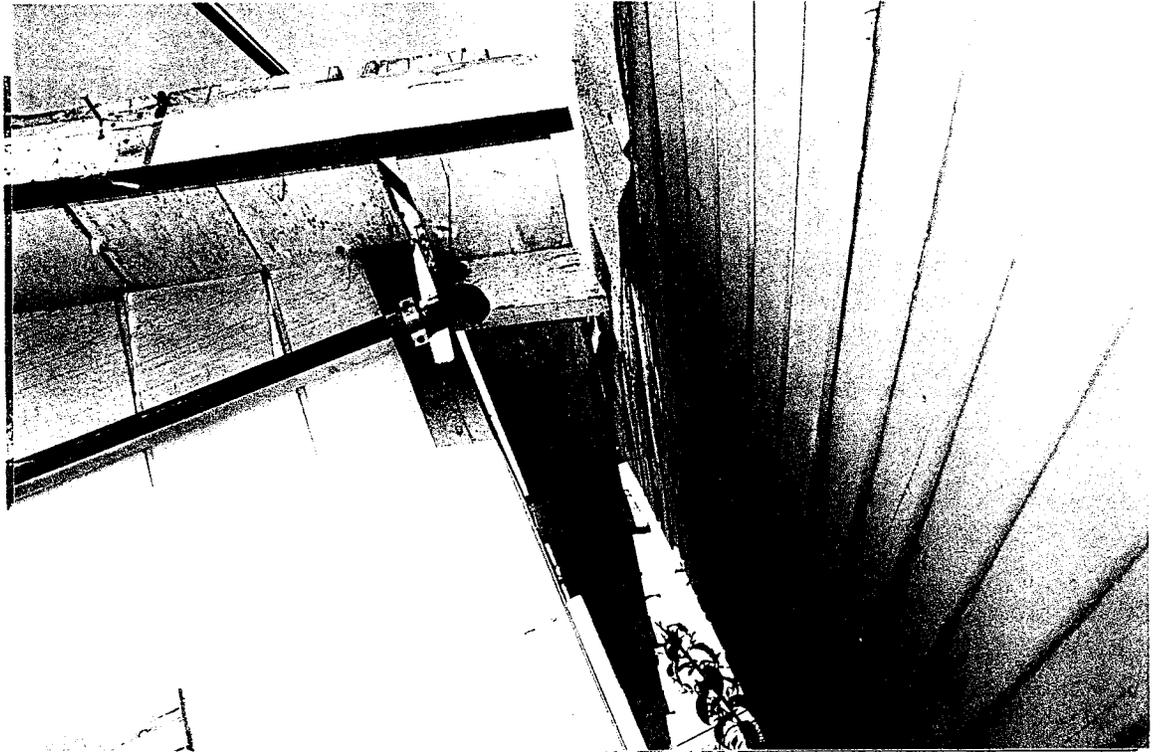
Picture # 10

Shows East wall
restored with garage
door header and
new door, because of
mold and termite
damage.

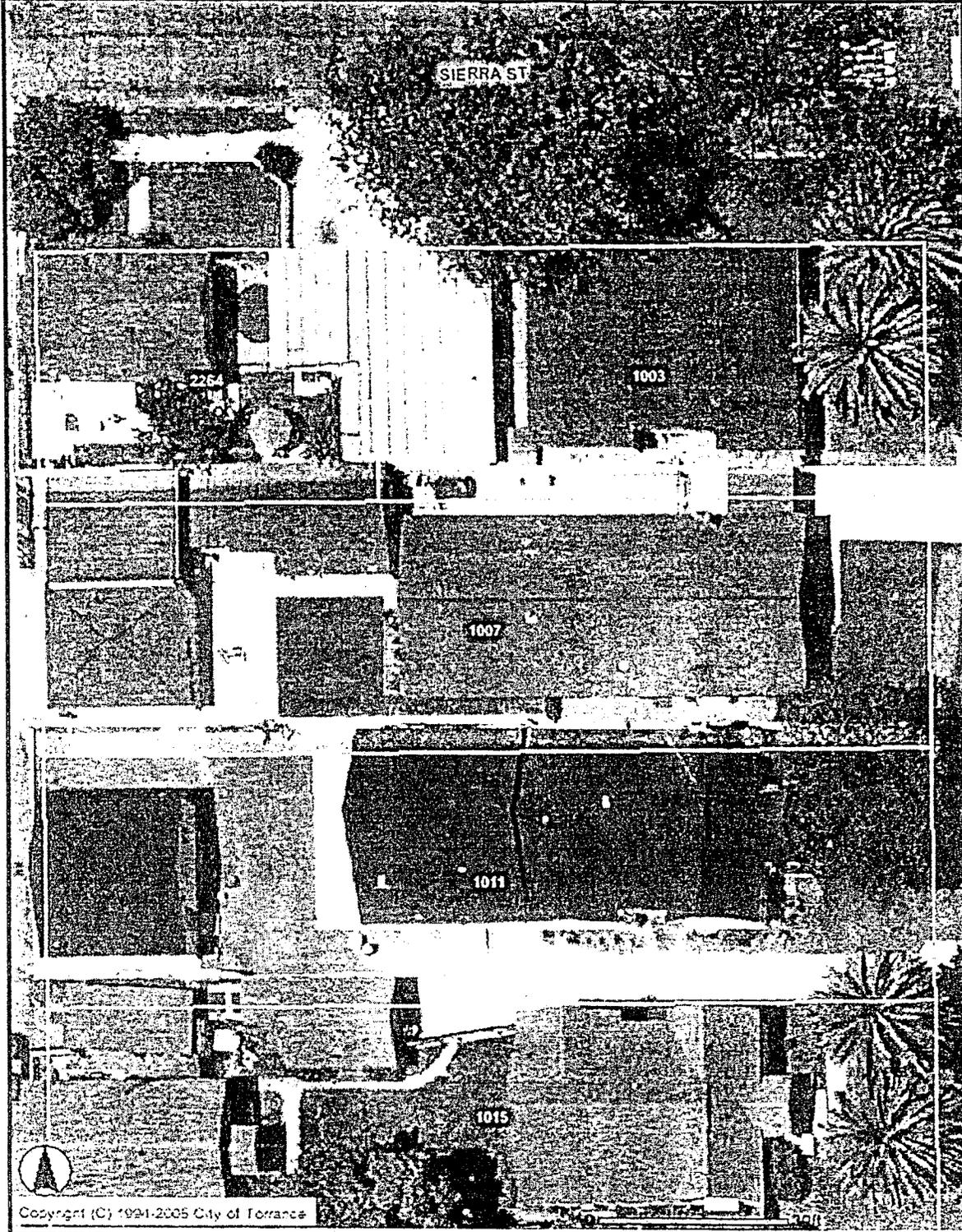


Picture # 11

Shows previous
tails of roof rafters,
and structures.



1007 Cota Ave



- Le
- City Box
- Parcel #
- Parcels
- Street N
- Aerials-

Copyright (C) 1991-2005 City of Torrance

Lines and photos are approximate, not to be used for establishing absolute or relative positions

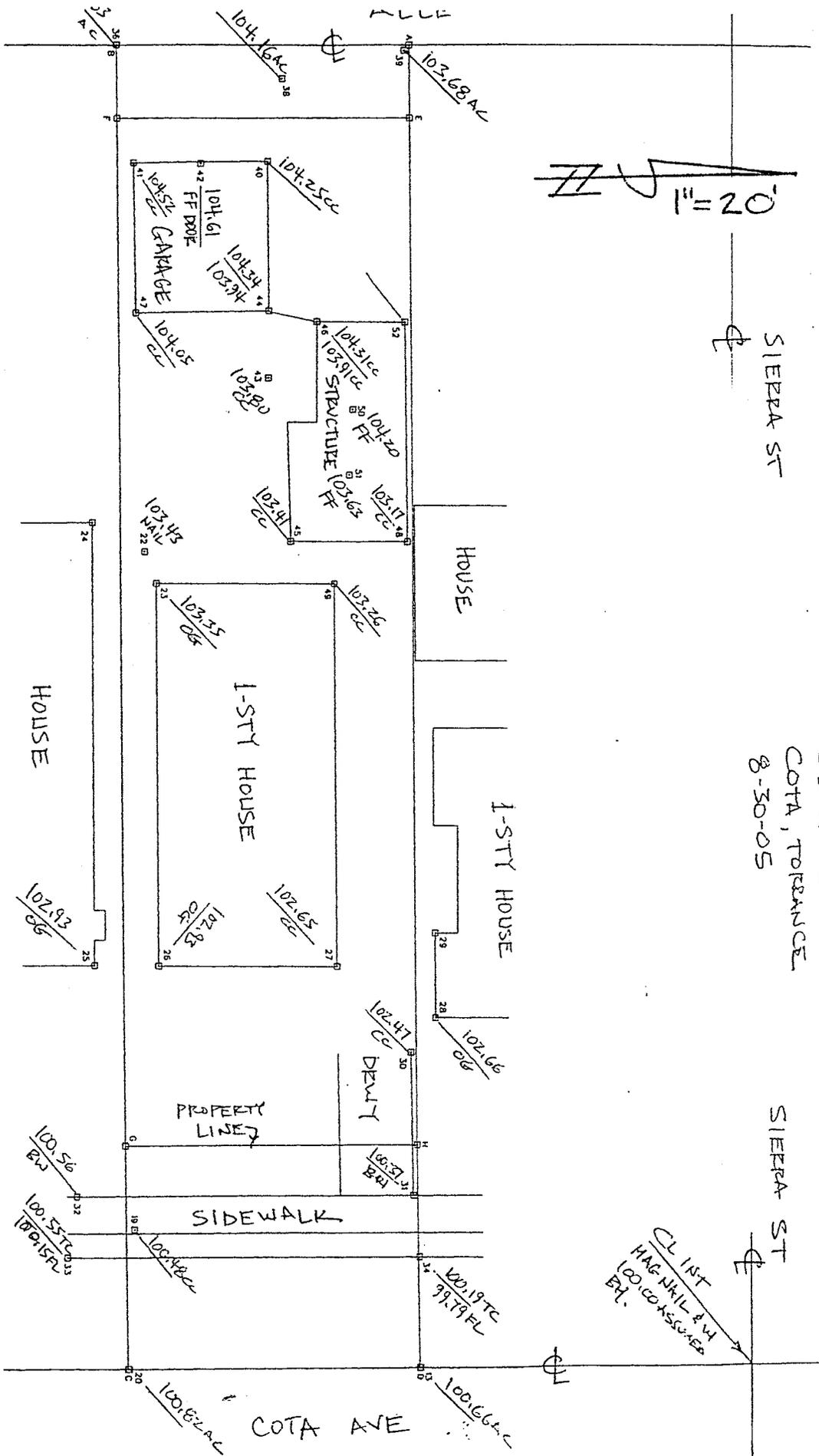
1" = 20'

SIERRA ST

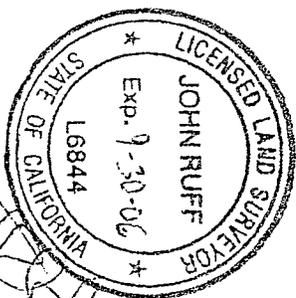
OSUPN 1
COTA, TORRANCE
8-30-05

SIERRA ST

CL INT
H&M-NIL-2-M
100-CO-ASSUMED
EPL



PROPERTY ADDRESS:
1007 COTA AVENUE, TORRANCE, CA 90501



8-30-05

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

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

Nov. 3,

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 3 Day of Nov. 2006

Signature

This space is for the County Clerk's Filing St

Proof of Publication of

DB

DB 11-32
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., **November 14, 2006**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

VAL 06-00001, Bronco Popovich:

City Council consideration of an appeal of a Planning Commission denial of a Validation Permit to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota 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 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 (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 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.

SUE HERBERS
CITY CLERK

Pub.: November 3, 2006.

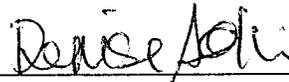
PROOF OF SERVICE BY MAIL

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 **November 3, 2006**, I caused to be mailed **128** copies of the within notification for City Council **VAL06-00001: BRONCO POPOVICH** 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 **November 3, 2006**, at Torrance California.

A handwritten signature in black ink, appearing to read "Denise Solis", is written over a horizontal line.

(signature)

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

NOTICE OF PUBLIC HEARING

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

Publish: **November 3, 2006**

**SUE HERBERS
CITY CLERK**



CITY OF TORRANCE

NOTICE Of Public Hearing

NOTICE IS HEREBY GIVEN that the City Council ^{AND}

will hear a request for consideration of an appeal of a Planning Commission denial of a Validation Permit to allow the retention of a structure after substantial reconstruction work was

Completed without the benefit of a Building permit on property located in the R-2 Zone.

Applicant: Bronco Popovich Case Type & Case no.(s): VAL06-00001

Location: 1007 Cota

Hearing date: November 14, 2006 Time: 7:00 PM

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

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

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

2006 AUG 14 PH12: 25

STATE OF CALIFORNIA

CITY OF TORRANCE

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

Proof of Publication

DB

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

August 4,

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 4 Day of August 2006

Signature

This space is for the County Clerk's Filing Stamp

DB 8-41

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., AUGUST 16, 2006, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOL-

LOWING MATTERS:
PRE06-00015: Petition of MICHAEL LEE (KIM AND GEORGE PRE-

CIADO) for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage and an accessory structure on property located in the Hillside Overlay District in the R-1 Zone at 306 Calle Mayor.

PRE06-00018: Petition of STEVE AND JENNIFER GANALON 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 4910 Calle De Arboles.

VAL06-00001: Petition of BRONCO POPOVICH for approval of a Validation Permit to allow the retention of a structure after substantial construction has been completed without the benefit of a permit on property located in the R-2 Zone at 1007 Cota Avenue.

DIV06-00011: Petition of AT&T (MICHAEL JOHSZ) for approval of a Division of Lot to allow one lot to be subdivided into two lots on property located in the Industrial Redevelopment Project Area, M1 and M2 Zones of Torrance Center I at 21241 and 21281 Western Avenue.

Material can be reviewed in the Community 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 is 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 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. [28CRF35.102-35.104 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.: August 4, 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 **August 3, 2006**, I caused to be mailed **132** copies of the within notification for Planning Commission **VAL06-00001: BRONCO POPOVICH** 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 **August 3, 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., AUGUST 16, 2006**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

VAL06-00001: Petition of **BRONCO POPOVICH** for approval of a Validation Permit to allow the retention of a structure after substantial construction has been completed without the benefit of a permit on property located in the R-2 Zone at 1007 Cota Avenue.

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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.

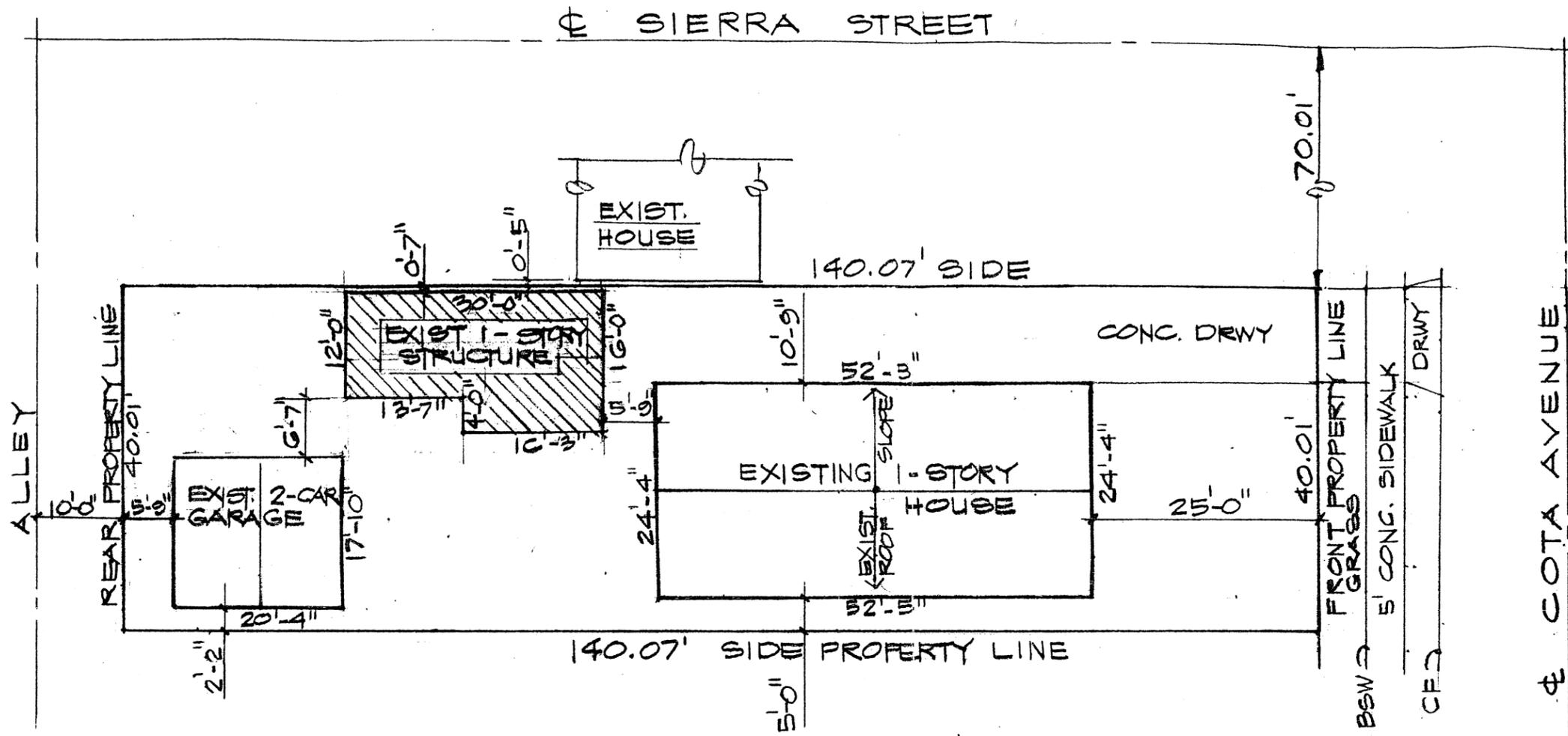
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For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-5990.

JEFFERY W. GIBSON
Community Development Director

Publish: August 4, 2006

One hundred thirty two (132) notices mailed 08/03/06. da



AREAS

- EXISTING 1-STORY STRUCTURE: 425 SF.
- EXISTING HOUSE: 1,271 SF
- EXISTING 2-CAR GARAGE: 363 SF

PLOT PLAN

SCALE: 1/16" = 1'-0"



DENIED
 By Planning Commis.
 8/16/06. [Signature]

BRONCO POPOVICH
 VAL06-00001

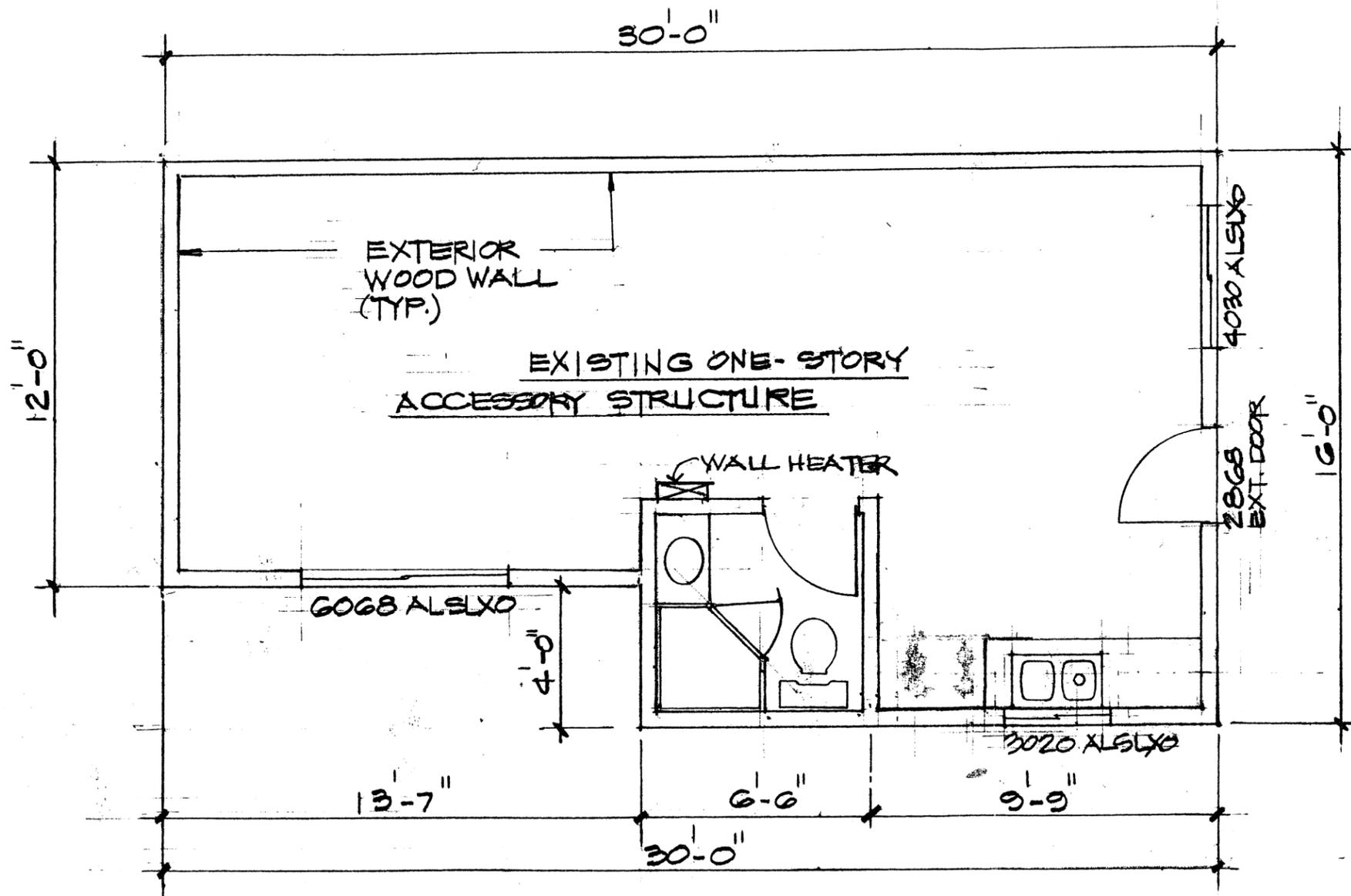
LEGAL DESCRIPTION:

LOT 2 OF BLOCK 66, TORRANCE TRACT,
 MAP BOOK BOOK 22 PAGES 94-95
 ASSESSORS' PARCEL 7354-015-003

PROPERTY ADDRESS:

1007 COTA AVENUE
 TORRANCE, CA. 90501

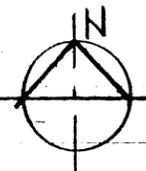
OWNER: MR. BRONCO POPOVICH



EXISTING FLOOR PLAN

SCALE:

1/4" = 1'-0"



PROPERTY ADDRESS

1007 COTA AVENUE
TORRANCE, CA. 90501

OWNER: MR. BRUNO POPOVICH

ASPHALT SHINGLES
ROOFING

EXTERIOR WOOD WALL

NORTH SIDE ELEVATION
SCALE 1/4" = 1'-0"

ASPHALT SHINGLES
ROOFING (GYP)

6068 ALSXO

3020 ALSXO

EXTERIOR
WOOD WALL

PLATE

FINISHED FLOOR

FINISHED FLOOR

SOUTH SIDE ELEVATION
SCALE 1/4" = 1'-0"

PROPERTY ADDRESS

1007 COTA AVENUE
TORRANCE, CA. 90501

OWNER: MR. BRONCO POPOVICH