SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13B

PRE-06-00025 & WAV06-00016: OLYMPIA GREER (SANDRA & GUY RUCKDASCHEL)

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-0025 WAV06-0016
ADDRESS/LOCATION-SUBJECT PROPETY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: SUMMARY OF DOCUMENTS OF RECORD AND NUMBER OF DOCUMENTS SUBMITTED FOR REVIEW TO THE CITY OF TORRANCE IN THE ABOVE MATTER-PART TWO

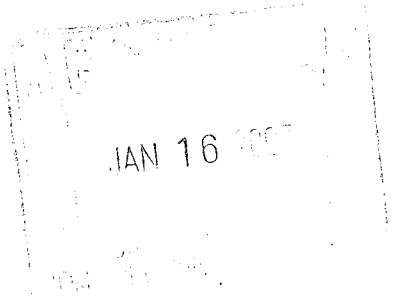
SUMMARY OF DOCUMENTS PART TWO

SUPPLEMENT: THE LEGAL STUFF & THE REST OF THE DIRT LETTER (11 PAGES) WITH 10 ATTACHMENTS (59 PAGES)

RECAP DOCUMENTS SUBMITTED:

SIX (6) PART INITIAL PACKAGES	509	PAGES
SUPPLEMENT	70	PAGES
TOTAL	579	PAGES

RECEIVED BY DATED ON



APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-0025 WAV06-0016
ADDRESS/LOCATION-SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: SUMMARY OF DOCUMENTS OF RECORD AND NUMBER OF DOCUMENTS SUBMITTED FOR REVIEW TO THE CITY OF TORRANCE IN THE ABOVE MATTER

SUMMARY OF DOCUMENTS

PART I
OVERVIEW LETTER WITH 9 ATTACHMENTS- 51 PAGES

PART 2
SILHOUETTE # 3 VS # 4 WITH TOOL & COLOR PHOTOS-12 PAGES

PART 3
SILHOUETTE # 1, 2, 3 COLOR PHOTOS WITH RULER/EASEMENT NON ISSUE-19 PAGES

PART 4
SILHOUETTE # 3
60 NEIGHBORS IN THE 500 FOOT ZONE ON SITE VISIT SIGNED LETTERS WITH MAP-77 PAGES

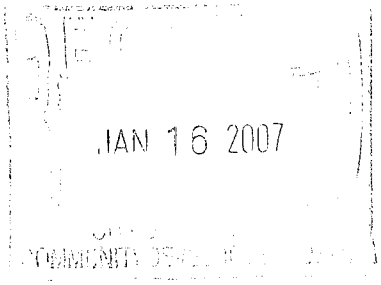
PART 5
SILHOUETTE # 3 VS # 4 COLOR PHOTOS LETTER AND ZONE MAP-7 PAGES

PART 6
SILHOUETTE # 4
57 NEIGHBORS IN THE 500 FOOT ZONE SIGNED LETTERS WITH MAP-343 PAGES

TOTAL 6 PARTS(ITEMIZED ABOVE) 509 PAGES OF MATERIAL

RECEIVED BY

DATED ON



APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: SUMMARY OF DOCUMENT PACKAGES

PART 1
OVERVIEW LETTER WITH 9 ATTACHMENTS

PART 2
SILHOUETTE # 3 VS # 4 WITH TOOL & COLOR PHOTOS

PART 3
SILHOUETTE # 1, 2, 3 COLOR PHOTOS WITH RULER/EASEMENT NON ISSUE

PART 4
SILHOUETTE # 3
60 NEIGHBORS IN THE 500 FOOT ZONE ON SITE VISIT SIGNED LETTERS WITH MAP

PART 5
SILHOUETTE # 3 VS # 4 COLOR PHOTOS LETTER AND ZONE MAP

PART 6
SILHOUETTE# 4
57 NEIGHBORS IN THE 500 FOOT ZONE SIGNED LETTERS WITH MAP

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-00016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 09-20-06
ADDITIONAL COMMENTS: SUMMARY OF DOCUMENT PACKAGES

PART I
OVERVIEW LETTER WITH 9 ATTACHMENTS

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025WAVO6-00016
ADDRESS/LOCATION OF SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF THE PLANNING COMMISSION
DATE OF DECISION 9-20-06 APPEALING APPROVAL
ADDITIONAL COMMENTS VIEW, VALUE AND REDESIGN OPTIONS

THE APPLICANT AND ARCHITECT APPEAR TO HAVE DELIBERATELY MISLED, MANIPULATED AND MANEUVERED THEIR WAY PAST THE HILLSIDE ORDINANCE, CITY STAFF AND THE PLANNING COMMISSION WITH A PRECISE PLAN THAT BLOCKS MY ORIGINAL WHITE WATER, CITY LIGHT, CLOSE OCEAN COASTLINE SIT DOWN VIEWS FROM MY ORIGINAL LIVING ROOM AND DINING AREA. AT THE OUTSET OF THE PROJECT, I WELCOMED NEW DEVELOPMENT AND INVITED THE APPLICANT TO USE MY PATIO TO SIGHT THEIR ELEVATIONS. SUBSEQUENTLY, THERE HAS BEEN THREE DIRECT WRITTEN COMMUNICATIONS FROM THE APPLICANT, AN E-MAIL, "THE TOWER WILL STICK UP A LITTLE HIGHER THAN THE EXISTING ROOF LINE, BUT I DON'T SEE ANY PROBLEMS OBSTRUCTING YOUR PRISTINE VIEW." ATTACHMENT ONE. SHORTLY THEREAFTER, AND PRIOR TO THE INSTALLATION OF THE INITIAL OVER 27 FOOT ILLEGAL SILHOUETTE, THE APPLICANTS BRIEFLY SHOWED ME THEIR DESIGN EMPHASIZING THE ARCHITECTURAL STYLE OF THE EXTERIOR AND THE INTERIOR FLOOR PLAN WITH GUARANTEES THERE WOULD BE NO VIEW BLOCKAGE. ALSO, THE ARCHITECT NEVER CONTACTED ME EITHER IN WRITING OR BY PHONE AND HAS NEVER VISITED MY HOME TO DISCUSS IMPACT ISSUES AT ANY TIME DURING THIS PROCESS. INITIALLY, THE ARCHITECT HAD PRODUCED 3 SILHOUETTE DESIGNS WITH MINOR ADJUSTMENTS AND A ONE FOOT REDUCTION OF THE HIGHEST ELEVATION. THE 4TH SILHOUETTE WAS PRODUCED 5 WEEKS AFTER THE ARCHITECT'S LETTER OCTOBER 2, 2006 "WE REVISED THE SILHOUETTE PER PLANNING COMMISSION APPROVAL." ATTACHMENT FOUR THE ARCHITECT WAS REFERRING TO SILHOUETTE 3.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF DECISION 9-20-06 APPEALING APPROVAL
ADDITIONAL COMMENTS: VIEW, VALUE AND REDESIGN OPTIONS

THE 4TH SILHOUETTE IS PRESENTED WITH AN EIGHT INCH (8") REDUCTION OF THE HIGHEST ELEVATION OF SILHOUETTE 3. OBSERVE THE CHIMNEY BRICKS IN THE 4TH PHOTO EXHIBIT. EACH COURSE IS TWO (2") INCHES AND THE HIGHEST ELEVATION HAS BEEN LOWERED BY THREE (3) COURSES OF BRICK, (6" INCHES) PLUS TWO (1") SPACES OF MORTAR.(2"INCHES) EQUAL EIGHT (8") INCHES. VARIOUS MINOR ROOF FRAMING ELEVATION ADJUSTMENTS WERE APPLIED AND THE TOWER IS NOW WIDER.. THE DELAYED TIMING OF THE PRODUCTION OF THE 4TH SILHOUETTE APPEARS TO BE ANOTHER DELIBERATE ATTEMPT TO CONFUSE A MAJORITY OF HOMEOWNERS IN THE 500 FT NOTIFY ZONE. THEY PREVIOUSLY VISITED MY HOME AND VIEWED THE 3RD SILHOUETTE APPROVED BY THE PLANNING COMMISSION. THE 4TH SILHOUETTE DESIGN IS COMPLETELY REVAMPED IN MINOR WAYS SO THE ARCHITECT COULD ARGUE THAT NO ONE HAS SEEN THE 4TH SILHOUETTE. POSSIBLY, THE APPLICANT FELT INVITING, ("ROUNDING UP AS MANY NEIGHBORS TO VOTE AGAINST OUR PROJECT. HE BELIEVES THAT THE NUMBERS WILL GIVE HIM SYMPATHY IN FRONT OF CITY COUNCIL") , ATTACHMENT FOUR. CALLING THEM INTO MY HOME FOR A SECOND TIME AND 2ND OPINION OF THE OF 4TH SILHOUETTE WOULD BE A BOTHERSOME INCONVENIENCE AND TIME CONSUMING PROCESS. CONSEQUENTLY, IT WOULD BE DIFFICULT FOR ME TO DUPLICATE A 2ND SERIES OF OPEN HOUSE INSPECTIONS. STILL, BOTH 3RD AND 4TH SILHOUETTES SHARE THE SAME CLONE LIKE DESIGN, THE HIGHEST ELEVATION IS TO HIGH AND BLOCKS MY WHITE WATER, CITY LIGHT, CLOSE OCEAN COASTLINE SIT DOWN VIEWS FROM MY ORIGINAL LIVING ROOM AND DINING AREA.
DIFFERENT DESIGN VIRTUALLY IDENTICAL ROOF ELEVATION BLOCKING SILHOUETTE.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025WAV06-00016
ADDRESS/LOCATION OF SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF THE PLANNING COMMISSION
DATE OF DECISION 9-20-06 APPEALING APPROVAL
ADDITIONAL COMMENTS VIEW,VALUE AND REDESIGN OPTIONS

IN THE ARCHITECTS DECEPTIVE ATTEMPT TO JUSTIFY STEALING MY ORIGINAL VIEWS, THEY ARGUE QUESTIONABLE ENCROACHMENT OF THE E/W LOT BOUNDARY, SET BACKS, ZONING AND CODE VIOLATIONS. IN FACT, MY FAMILY ROOM ADDITION AND KITCHEN REMODEL WERE PERMITTED AND FINALED IN 1979 AND 1987 RESPECTIVELY. THEIR ATTEMPTED FLIMFLAM APPROACH CAMOUFLAGES THE REAL ISSUE OF VIEW INVASION WITH BOGUS NON ISSUES. THE E/W BOUNDARY JOINS BOTH PROPERTIES ON THE TOP OF THE UNBUILDABLE SLOPE WITH A WALL /HARDSCAPE THAT HAS BEEN IN PLACE MORE THAN TWENTY YEARS. AT THE VERY LEAST, THESE FEATURES ARE PROTECTED BY PRESCRIPTIVE EASEMENT OF MORE THAN 5 YEARS OF OPEN, HOSTLE USE OF A PORTION OF HILLSIDE UNDER CALIFORNIA LAW. FURTHERING THEIR ATTEMPT TO CHISEL OFF AND DIMINISH MY ORIGINAL VIEWS, THE ARCHITECT HAS CHOSEN TO LOOK THE OTHER WAY PRETENDING THE HILLSIDE ORDINANCES ARE NOT RELEVANT. FOR INSTANCE, SECTION 91.41.6 PLANNING AND DESIGN SUB SECTIONS A, B, D, F "PROPOSED DEVELOPMENT WILL NOT HAVE ADVERSE IMPACT ON VIEW;" "DESIGN WILL CAUSE LEAST INTRUSION ON VIEWS IN THE VICINITY;" "DESIGN WILL NOT HAVE HARMFUL IMPACT ON LAND VALUES AND INVESTMENT OF OTHER PROPERTIES IN THE VICINITY;" "DESIGN WILL NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES IN THE VICINITY." MOREOVER, THE ARCHITECT HAS NOT DEMONSTRATED ANY HARDSHIP OF SPECIAL CIRCUMSTANCES IN THE PRECISE PLAN THAT PERMITS THE APPLICANT TO IGNORE OR DISREGARD SECTION 91.41.7 PERMITTED DEVELOPMENT-RESIDENTIAL SUB SECTION C "NO PORTION OF THE DWELLING IN THE CASE OF NEW CONSTRUCTION WILL EXCEED FOURTEEN (14) FEET IN HEIGHT;" ALSO THE APPLICANT WAIVES SECTION 91.41.10 LIMITATION ON INCREASES IN HEIGHT "NO ENLARGEMENT IN ANY BUILDING OR STRUCTURE, OR ANY REMODELING OF ANY BUILDING OR STRUCTURE OR PART THEREOF TO BE HIGHER THAN BEFORE REMODELING OR ENLARGEMENT;"

APPEAL TO TORRANCE CITY COUNCIL
RE:PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF DECISION 9-20-06 APPEALING APPROVAL
ADDITIONAL COMMENTS: VIEW, VALUE AND REDESIGN OPTIONS

ADDITIONALLY, UNDER THE SAME SECTION 91.41.10, SUB SECTIONS A AND B 2 THE ARCHITECT HAS NOT PROVED THAT THERE IS A LACK OF FEASIBILITY IN THEIR DESIGN EXCEPT BY INCREASING THE HEIGHT" WHICH "GRANTING THE APPLICATION WOULD NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES IN THE VICINITY." ATTACHMENT TWO . THE APPLICANTS OFFER A DESIGN CHARACTERISTIC ONE LEVEL LIVING WITH A SUBTERRANEAN GARAGE OR A DE FACTO 2 STORY HOME WITH A HEIGHT OF APPROX. (26) FEET. AS A MATTER OF FACT, THERE ARE ONLY TWO OTHER 2 STORY RESIDENCES ON VIA LA SOLEDAD AND BOTH BUILT PRIOR TO THE 1977 ORDINANCE ADOPTION. ALSO, THE PLAN FEATURES LITTLE SOIL REMOVAL, PENTHOUSE (9') OR (10') CEILINGS, AND A NON FUNCTIONAL TOWER, THREE FACTORS THAT BLOCK MY ORIGINAL VIEWS. FROM THE OUTSET, THE ARCHITECT HAS STRUGGLED WITH A DESIGN THAT IS FEASIBLE (PETER RAYHILL LETTER DATED SEPTEMBER 27, 2006)ATTACHMENT THREE. AFTER WEEKS OF PONDERING, THE ARCHITECT IS STILL IS TRYING TO SEE IF THEIR ROOF FRAMING DESIGN IS "DOABLE". (GREER & ASSOCIATES LETTER OCTOBER 2, 2006) ATTACHEMENT FOUR. AS TO THE ARCHITECT'S FINAL PLANS, SEE ATTACHED ANALYSIS BY EXPERT PLANNER/DESIGNER PETER RAYHILL AND HIS DISCUSSION OF ALTERNATE DESIGN OPTION THAT DOES NOT INTERFERE WITH MY ORIGINAL VIEWS. ATTACHMENT FIVE (PART I & 2) WITH CONSTRUCTION DETAILS & COST ESTIMATE OF APPROXIMATELY $158,000. IN PURCHASING A HOME, VIEW IS A PRINCIPAL SEARCH CRITERIA GIVEN PRIMARY IMPORTANCE ALONG WITH OTHER STANDARDS: BEDROOM, BATHROOM, SQUARE FOOTAGE, LOT SIZE, PRICE, AND LOCATION. ACCORDING TO THE SOUTHBAY BOARD OF REALTORS MATRIX MLS SERVICE, VIEWS HAVE TWENTY-THREE (23) SUB CATEGORIES. MY HOME FEATURES ELEVEN (11) OF THE MOST VALUABLE VIEW CHARACTERISTICS. ATTACHMENT SIX. MORE VIEW /MORE VALUE & BABROS & ASSOCIATES ESTIMATES MY LOSS OF VALUE FROM VIEW INVASION AT ONE HUNDRED FIFTY THOUSAND DOLLARS

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06 APPEALING DECISION
ADDITIONAL COMMENTS: VIEW, VALUE AND REDESIGN OPTIONS

TWO LETTERS PREPARED BY **DAVID BABROS REAL ESTATE APPRAISER**. ATTACHMENT **SEVEN.** YOU HAVE HEARD FROM NEIGHBORS IN THE NOTIFICATION ZONE, SECTION 91.41.4 PUBLIC HEARING, ONE HUNDRED ELEVEN **(111) HOMES** ARE **IN** THE CITY **500 FOOT AREA**. I VISITED, SPOKE WITH, AND OBTAINED PETITION SIGNATURES FROM A **MAJORITY** OF THE RESIDENTIAL **OWNERS.** SUBSEQUENTLY, SIXTY **(60)** OF THESE OWNERS PERSONALLY VISITED MY HOME, SAT IN THE ORIGINAL LIVING ROOM AND DINING AREA AND **OBSERVED** THE 27 FOOT OR 26 FOOT VIEW BLOCKING **SILHOUETTE 3.** ALL RECEIVED A COPY OF THE HILLSIDE ORDINANCE AND **ALL COLLOBARATIVELY** AGREED **BY WRITTEN LETTER** THAT THE APPLICANTS **ROOF ELEVATIONS** BLOCK MY ORIGINAL VIEWS AND **NEED TO BE LOWERED**. THEIR LETTER, ZONE MAP, PETITIONS AND A COPY OF THE ORDINANCE THEY RECEIVED HAS PREVIOUSLY BEEN SUBMITTED AS PART OF THIS PRESENTATION TO THE COUNCIL AND CITY STAFF. COLOR PHOTOS OF THE INITIAL **THREE** (3) SILHOUETTES NINE (9) PAGES HAVE BEEN SUBMITTED ALONG WITH A ONE PAGE COLOR PHOTO ATTACHMENT OF THE BOUNDARY DISPUTE AND LETTER OF EXPLANATION OF SAME WITH FOUR ATTACHMENTS (SEVEN PAGES) HAVE BEEN PROVIDED TO THE COUNCIL AND CITY STAFF. AS TO THE 4TH SILHOUETTE, **OWNERS** WERE **CONTACTED AT THEIR HOMES,** THEY OBSERVED **COLOR PHOTOS** OF 4TH DESIGN AND **SIGNED A NEW LETTER** REGARDING THEIR OPINION OF THE 4TH SILHOUETTE. COLOR PHOTOS OF 4TH SILHOUETTE, OWNER LETTERS, ZONE MAP HAVE BEEN SUBMITTED TO THE COUNCIL AND CITY STAFF. THE CITY COUNCIL IN SESSION WILL HEAR FROM SEVERAL NEIGHBORS IN THE 500' NOTIFY ZONE AND WILL BE SHOWN ENLARGED POSTER SIZE PHOTOS OF THE FINAL VIEW BLOCKING SILHOUETTE.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPETY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06 APPEALING DECISION
ADDITIONAL COMMENTS: VIEW, VALUE AND REDESIGN OPTIONS

AS A GOOD NEIGHBOR, I OFFERED COMPROMISING OPTIONS DURING THE PLANNING COMMISSION HEARING OF 9-20-06 PER THE AUDIO RECORDING MID COUNTER SECOND TAPE AVAILABLE IN THE CITY CLERK'S OFFICE. ATTACHMENT EIGHT. AFTER THE APPEAL WAS FILED, I APPROACHED CITY STAFF AND ASKED THEM TO OFFER A VERBAL COMPROMISE ON THE PLAN. LOWER THE ROOF ELEVATION AN ADDITIONAL FIVE FEET WHICH THE ARCHITECT REJECTED. SIMILARILY, I APPROACHED THE APPLICANT DIRECT AND OFFERED THE SAME VERBAL MODIFICATION, THE RESPONSE A NOTE, "THANKS BUT NO THANKS." A SECOND WRITTEN COMMUNIQUE' FROM THE APPLICANT. A THIRD SHORT E-MAIL WAS RECEIVED ON 11/29/06: AND TELLS ME, "YOUR CONCERNS ABOUT PARTIAL VIEW BLOCKED WHEN YOU SIT DOWN IN YOUR DINING AREA ARE SOLVED WITH AN ADDITIONAL 9" REDUCTION IN HEIGHT AND A RE-CONFIGURATION OF THE ROOF DESIGN IN THE PROBLEM AREA." ATTACHMENT NINE.

WHILE THEIR DESIGN HAS CHANGED LITTLE (3 PRIOR SILHOUETTES ONE FOOT REDUCTION WITH EACH SILHOUETTE, PLUS NINE 9"), BOTH THE ARCHITECT AND THE APPLICANTS HAVE SHOWN THEIR UNWILLINGNESS TO CHANGE THEIR SINGLE MINDED SUPPORT FOR A SILHOUETTE ELEVATION THAT BLOCKS MY ORIGINAL VIEWS. A 4TH SILHOUETTE FEATURES DIFFERENT ROOF FRAMING & ELEVATIONS AND AN EIGHT (8"OR 9") HEIGHT REDUCTION WITH WIDER TOWER. DESPITE ALL TRANSFORMATIONS THE 4TH SILHOUETTE IS "MORE INTRUSIVE" THAN THE 3RD SILHOUETTE . BABROS & ASSOCIATES ATTACHMENT SEVEN.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025WAV06-00016
ADDRESS/LOCATION OF SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF THE PLANNING COMMISSION
DATE OF DECISION 9-20-06 APPEALING DECISION
ADDITIONAL COMMENTS VIEW, VALUE AND REDESIGN OPTIONS

ACTIVE USE AND ENJOYMENT IN A HOME CAN BE CHARACTERIZED AS 25% STANDING AND 75% SITTING. PRIMARY ROOMS OF ENJOYMENT IN A HOME ARE LIVING AND DINING ROOMS. THE PROJECT SIGNIFICANTLY AFFECTS THE USE AND ENJOYMENT OF 75% OF MY SIT DOWN ORIGINAL LIVING ROOM AND DINING AREA VIEWS. I RETAINED CETECH ENGINEERING TO SURVEY THE HEIGHT ELEVATION OF MY FLOOR AGAINST THE MAXIMUM HEIGHT OF THE 4TH SILHOUETTE. THE ELEVATION NEEDS TO BE LOWER BY 4.5 FEET FROM THE SAME BENCHMARK THAT ESTABLISHED THE CURRENT SILHOUETTE. THE SILHOUETTE AND CONSTRUCTION FRAMING MUST BE RECERTIFIED AT THE LOWER ELEVATION.

THE ARCHITECT'S PRECISE PLAN AND HEIGHT WAIVER ARE NOT JUSTIFIED BECAUSE THEIR DESIGN DEVALUES MY PROPERTY $150,000.00 DOLLARS.

I SUPPORT DEVELOPMENT, BUT I DO NOT WANT TO PERSONALLY SUBSIDIZE THIS PROJECT. THE APPLICANT'S PROPOSED DESIGN IS MY LOSS OF DOLLARS, THEIR DREAM HOME VISION IS AT MY EXPENSE IN LOST VALUE AND ENJOYMENT.

WHILE THE CITY COUNCIL CANNOT SELECT THE APPLICANT'S DESIGN, THE COUNCIL SHOULD MODIFY THE PLAN BY REDUCING THE MAXIMUM ELEVATION BY 4.5 FEET AND PROTECT MY ORIGINAL VIEWS, ENJOYMENT AND PROPERTY VALUE.

SUBMITTED BY:

MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277

Attachment: CETECH

MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH, CA 90277

5561
16-24/1220
060588112

12-12-06
Date

Pay to the Order of Thomas Yuge $ 375.00

Three Hundred Seventy Five Dollars

Wells Fargo Bank, N.A.
California
wellsfargo.com

For CETECH ENGINEERING Michael Lampasi

⑈122000247⑈ 060588112591⑈ 05568

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

CETECH ENGINEERING
ENGINEERS ◆ PLANNERS ◆ SURVEYORS

THOMAS T. YUGE, P.E.
PRINCIPAL

2252 W. CARSON STREET, SUITE B
TORRANCE, CA 90501

PH (310) 533-1550
FAX (310) 533-1280

ENGINEERS/SURVEY COMPANIES

ENGINEER/SURVEY COMPANY	TELEPHONE NUMBER
ALAN SHORT	949-586-5200
BOLTON ENGINEERING CO.	310-544-6010
BRYANT PALMER SOTO, INC.	310-326-9111
BV ENGINEERING	949-852-0517
CBM CONSULTING	310-329-0102
CETECH ENGINEERING	310-533-1281
CONVERSE CONSULTANTS	626-930-1200
DANJON ENGINEERING, INC.	714-572-6800
DAVID A. BOYLE ENGINEERING	714-957-8144
DAVID GRAY, INC.	805-987-3945
DCA CIVIL ENGINEER	310-327-0018
DENN ENGINEERS	310-542-9433
EGL	562-945-0689
FUSCOE ENGINEERING	619-554-1500
GILBERT ENGINEERING	562-402-0196
HALL & FOREMAN, INC.	909-982-7777
JOHN M. CRUIKSHANK CONSULTANTS	310-320-8852
JOHN RIAHI	310-375-0404
KPFF CONSULTING ENGINEERS	310-828-1536
LANCO ENGINEERING	310-533-4955
NBCE, INC.	714-573-9999
PFEILER & ASSOCIATES ENGINEERS	909-860-5850
PIAI ENGINEERING	310-379-4941
PSOMAS	310-954-3700 OR 714-751-7373
R. T. QUINN & ASSOCIATES	310-320-4125
ROLAND BLANCAFLOR	310-371-7202
SOUTH BAY ENGINEERING	310-375-2556
THIENES ENGINEERING	714-521-4811
TRANSTECH	909-595-8599

X:\Secretary\cks\CD-CONTRACTOR, ET AL LIST
08/16/06

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Subject: Fw: hummingbird food
Date: Wed, 22 Mar 2006 22:25:29 -0800
From: "g&s" <gbird02@sprynet.com>
To: <mikelamp@earthlink.net>

----- Original Message -----
From: g&s
To: michaellamp@earthlink.net
Sent: Wednesday, March 22, 2006 9:41 PM
Subject: hummingbird food

Hey Michael,

The recipie is 1/4 cup sugar with 1 cup water.
We checked out the new plans tonight they look pretty nice. The tower will stick up a little higher than the existing roof line, but I dont see any problems obstructing your pristine view. We'll show you the plans maybe this weekend.

Thanks,
Guy

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) Denial of such an application would constitute an unreasonable hardship to the applicant. As used in this Section, and hereinafter in this Article, the term "hardship" shall mean that because of special circumstances applicable to the property, including size, shape, topography, soil conditions, location or surroundings, the strict application of this Article deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;

f) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

g) 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, the portion remodeled or enlarged)

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:

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

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 deterimental 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

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Wednesday, September 27, 2006

Michael Lampasi
525 Via Los Miradores
Redondo Beach, CA 90277
Aka: Torrance "Hillside Overlay" area

Re: Proposed addition to: 149 Via la Soledad
Redondo Beach, CA 90277
Aka: Torrance "Hillside Overlay" area

Dear Michael;

Per your request, I visited the site & neighborhood of your home and the adjacent property with its silhouette indicating the roof line of the proposed addition. I also went to the City of Torrance Community Development department, and requested to review the plans that were submitted for the proposed addition and remodel of the existing residence adjacent to your house. I also spoke with Danny Santana, and reviewed the guidelines for the development of residences in the area. Here is what I was able to glean from studying the plans, and what I understand about the situation:

A 2-story residence in the area has a maximum height allowance of 27'-0" which, at the discretion of the city process, may be reduced in the event that allowing the maximum would encroach on a neighbor's "original view".

I was a little surprised that the proposal had been designed and submitted without having obtained a current boundary & topographic survey, given that the property line between your properties has a particular abnormality in its configuration. Apparently the city departments do not require this as a part of the Precise Plan Application process. In my opinion it should be mandatory.

In reviewing the plans that were available at the counter, I noted that the Roof Plan, as drawn, indicates that all the sloping portions are to have the same 3-1/2 : 12 pitch. However, the configuration of the roof lines (as drawn) is both mathematically and physically impossible. Roof planes with the same pitch require hips and valleys at 45 degrees to each other. If the stated numbers ascribed to the ridge lines are mandatory, then the Roof Plan and associated roof framing plans will have to be amended in order to be realistic. Also, the Exterior Elevation drawings do not reflect a common roof pitch, so it is difficult to tell what the proposed project will really look like.

All that stated, the neighbor's proposal appears to be within the stated guidelines of a 27' height. It is therefore a matter for review, by your neighbors and the city officials, as to what constitutes your "original view", and what new construction will encroach upon it.

In light of the configuration of your home and its location to the adjoining property line, I don't know that my "opinion" of the proposed project can serve your cause to preserve your view. From what I understand from Mr. Santana, the matter will need to be resolved by a consensus in establishing which parts of your "original view" can be protected.

As merely a suggestion as to how a reduction in height of the proposed project might be accomplished, lowering the plate height of the second floor from 10' down to 9' seems feasible. This solution still allows the use of an 8' height for window & doors, which is both common and desirable in the style proposed.

The Precise Plan Application process provides for you to make an appeal, as you've stated you have begun, and to establish what exactly constitutes the "original view" that the "Hillside Overlay" ordinances were written to protect.

If I were the owner of your property, the value of which is directly linked to its existing white-water and city-lights view, I would want to both establish and document precisely what is my "protected view". Good luck with your appeal.

For the record, I found that the silhouette as constructed (and photographed) is unclear and confusing...making it difficult to tell what the proposed roof line will actually look like.

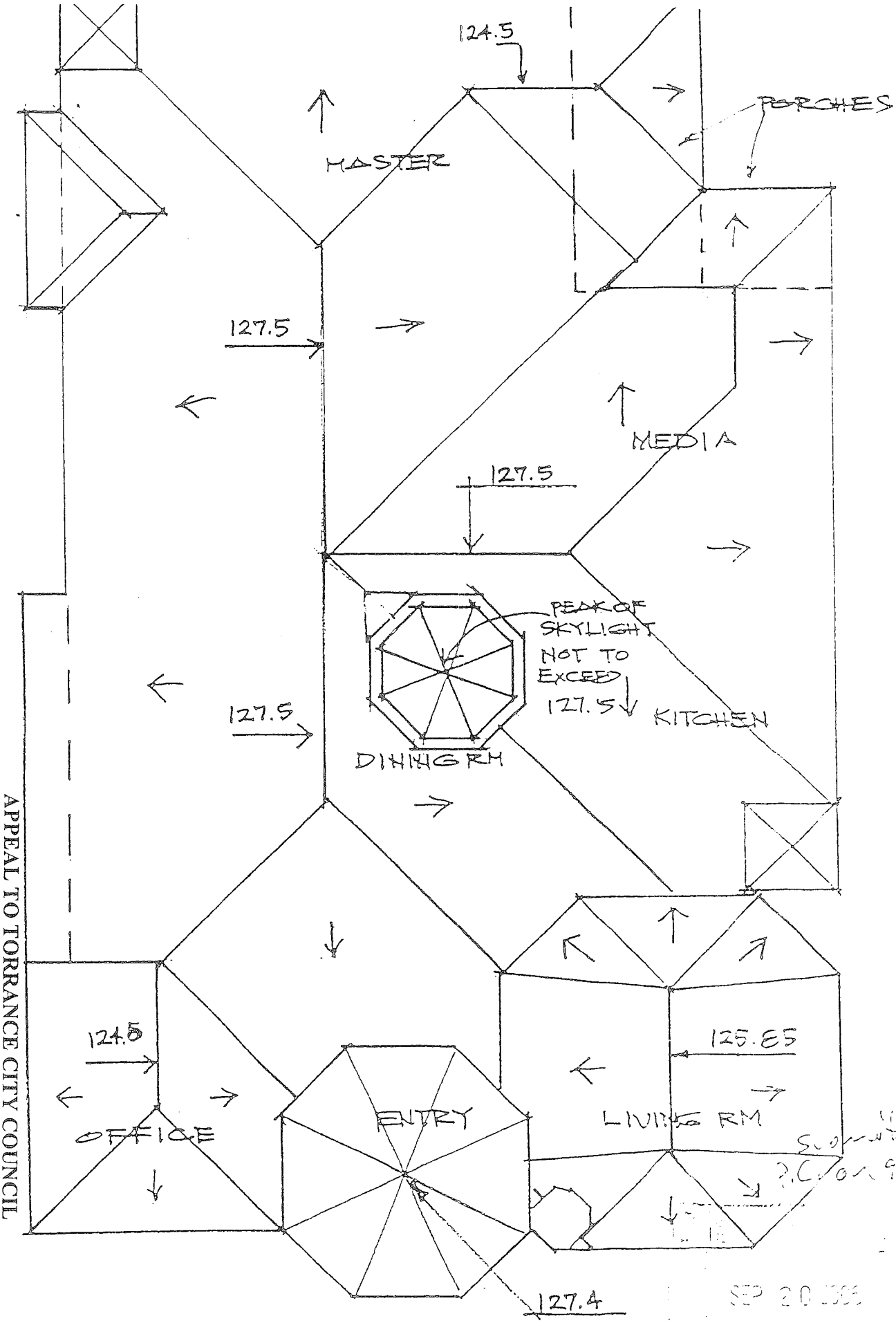
Sincerely,

Peter A. Rahill

PPEAL TO TORRANCE CITY COUNCIL
: PRE06-00025 WAV06-0016
)DRESS/LOCATION/SUBJECT PROPERTY
9 VIA LA SOLEDAD
ECISION OF PLANNING COMMISSION
ATE OF APPEAL 9-20-06

AGES 2 OF 3

Peter A. Rahill PLANNING & DESIGN
205 Avenue I Suite #
Redondo Beach, CA 9027
o (310) 619-5474 fax (310) 540-976
dba: the Village DESIGNSMITH



149 VIA LA SOLEDAD
RUCKDASCHEL RESIDENCE

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Submitted at P.C. Mtg. 9.20

SEP 20 2006

OCT 03 2006

GREER & ASSOCIATES AIA ARCHITECTS

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

PAGES 1 OF 3

October 2, 2006

Mr. Danny Santana
Planning Department
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

RE: PRE06-00025 WAV06-00016 - 149 Via La Soledad, Redondo Beach

Dear Mr. Santana,

Enclosed please find my email to you dated 7-24-06 and the Roof Framing which was an attachment to that email, in which I explained in detail how we intended to modify the roof in order to meet the planning staff conditions. This is the same roof plan distributed to the commissioners the evening of the public hearing.

Even though the decision as described in the resolution is not based on this but on a one foot reduction of all ridge lines of the previously submitted plan, we wish to make this correspondence part of the project record.

Also my clients have tried to negotiate with the neighbor unsuccessfully, so we revised the silhouette per Planning Commission approval and will support our case when the neighbor's appeal is on the City Council agenda.

Thank you for your efforts,

Sincerely,

Ogreer

Olympia P Greer, AIA
GREER & ASSOCIATES, AIA Architects

Enclosures

80034 CAMINO SANTA ELISE • INDIO, CA 92203 • TEL: (760) 464-6885 • FAX: (760) 772-3871
• E-MAIL: ogreer@greerarchitects.com • WEB SITE: http://www.greerarchitects.com

ATTACHMENT FOUR 4 PAGES

Olympia Greer

From: "Olympia Greer" <ogreer@verizon.net>
To: "Santana, Danny" <DSantana@TORRNET.COM>
Cc: "Guy & Sandra Rucjdaschel" <gbird02@sprynet.com>
Sent: Monday, July 24, 2006 12:21 PM
Attach: Olympia Greer, AIA.vcf; Roof Framing.jpg
Subject: Roof framing

Danny,
My clients and I wish to proceed with the recommendation of approval with the conditions you mentioned to me last Thursday by phone

However, in order to make sure we can do it, I tested out the roof heights you mentioned to me as conditions, to the best of my understanding and it looks doable.

Attached is the drawing showing the following revised roof heights.

The roof over the living room area was and still is: 125.85
The roof over the front office is broken down into a small segment with new roof line: 124.5 and the rear segment which goes up to 127.5 (height of the existing roof)
The roof over the kitchen and media room: 127.5 and the main ridge line running front and back or north and south is also at 127.5 (the height of the existing roof).
This was achieved by framing the roof over the rear porches separately.

We are having the silhouette certified as is and will be ready to submit the plans as per our last submittal.

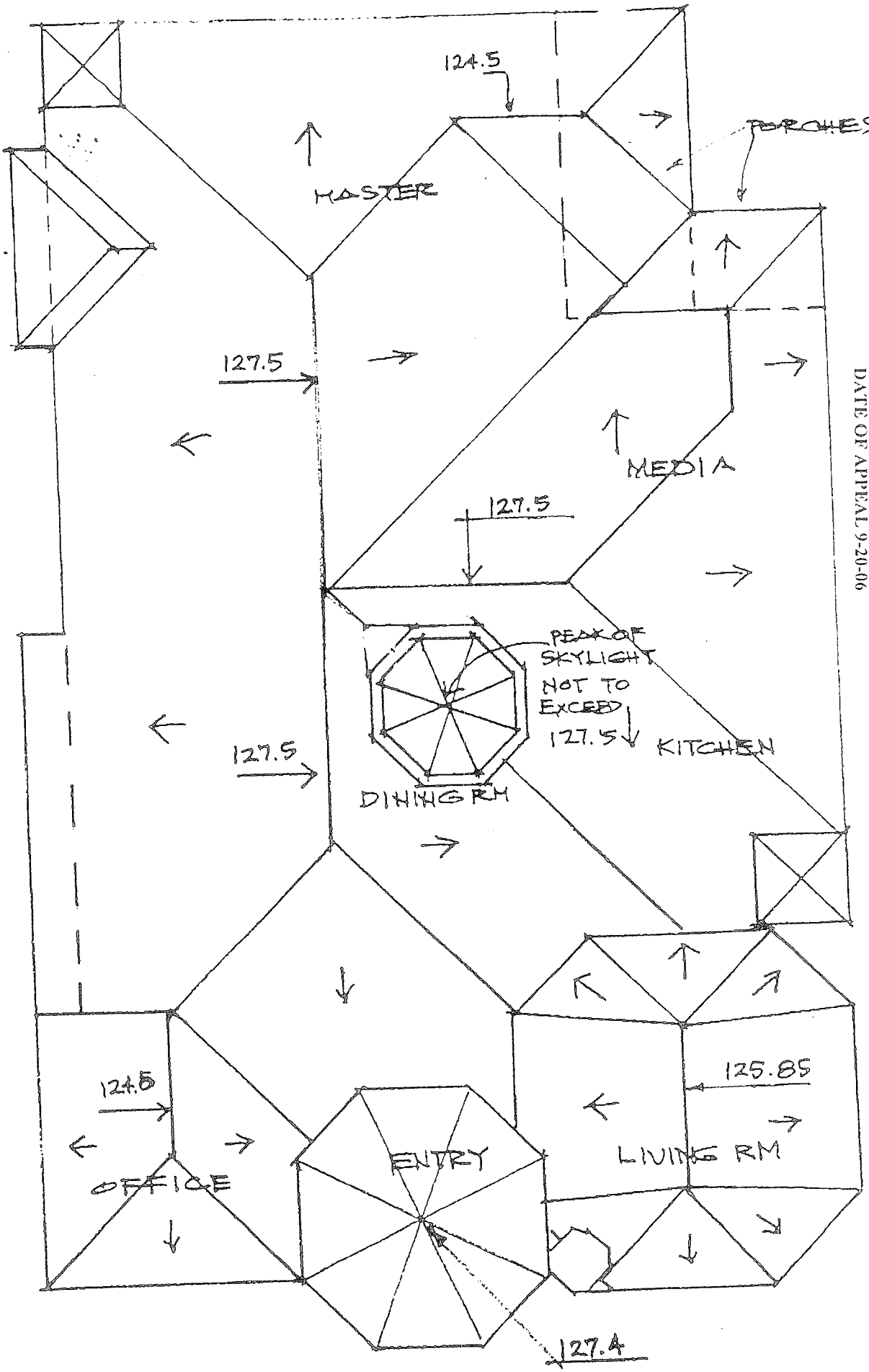
Please email the photos you took at your last visit where in your opinion there still a small obstruction.

Thank you.

Olympia P Greer, AIA
Greer & Associates, AIA Architects
80034 Camino Santa Elise
Indio, CA 92203
(760) 464-6885

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

10/2/2006



149 VIA LA SOLEDAD

BUCKBASCHEL RESIDENCE

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

RECEIVED
OCT 04 2006
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

September 30, 2006

Mr. Danny Santana
Planning Department
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

RE: PRE06-00025 WAV06-00016

Dear Mr. Santana and Members of the Planning Commission:

We would like to thank you for your time and effort and the approval you gave on our project. We are very happy to be in compliance with the Hillside Overlay Ordinance and to have come up with a design that does not impact our neighbors. We are sad, however, to know that Mr. Lampasi of 525 Via Los Miradores has filed an appeal.

This week, we are re-silhouetting our house so that it will give Mr. Lampasi and all the neighbors a clearer picture of our project. Hopefully, this will change his perspective and cancel his appeal and his quest to round up as many neighbors to vote against our project. He believes that the numbers will give him sympathy in front of City Council.

We also apologize for the inconvenience this project may have caused you, especially now that additional work is required to prepare for Mr. Lampasi's appeal. We tried very hard to meet his demands and have been very patient regarding his encroachment on our property. We are very confused over the fact that, despite his encroachment, he is still aggressively pursuing a frivolous appeal.

Again, thank you for your efforts.

Sincerely,

Guy Ruckdaschel Sandra Ruckdaschel

Guy and Sandra Ruckdaschel
149 Via La Soledad
Redondo Beach, CA 90277

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

December 5, 2006

To: Torrance City Council

Re: PRE06-00025 WAV06-0016
For subject property 149 Via La Soledad

Dear Council Members;

Mr. Lampasi invited me to his home at 525 Via Los Miradores, as a consultant, to see first hand the existing views he enjoys sitting in his Living Room and looking over the roof of the adjacent downhill house on the subject property.

Section 91.41.10 of the Hillside Overlay ordinance appears to point out and summarize **the intent of the ordinance**; which is to protect such existing views, and the real value they represent to the property owner, from being blocked by newer construction. It states:
"No enlargement in 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."

A two-dimensional depiction of the proposed new height of the enlargement to this downhill adjacent house, with elevation numbers on a piece of paper, simply does not tell the whole story; particularly where the data is set by an assumed benchmark rather than common datum: such as the actual elevation above sea level. For example, a quick search of Google Earth shows the actual mean elevation of 149 Via La Soledad as being **246 feet** above sea level (see attached copy).

Having seen the view from Mr. Lampasi's Living Room, it is my opinion that establishing the limits of any proposed new construction needs to be done per a visual inspection of the site in order to be in compliance with the ordinance.

While the Hillside Overlay ordinance is in place to **limit expansion beyond existing upper limits**, anyone can still construct a 2-story configuration by expanding downward; and there are guidelines at the city to do that.

ATTACHMENT FIVE 3 PAGES

Since the significant and tangible value to the homes in this community are directly proportionate to their amount and quality of ocean & city views, the manner in which this ordinance is enforced has, without exaggeration, **huge fiduciary impact**.

Therefore, allowing a downhill property **to gain an "acquired" view** it does not currently have, at the expense of blocking an existing uphill property's view, **nullifies the purpose of the ordinance.** If the ordinance fails to protect that purpose, then perhaps it should be done away with altogether. Since that is not likely to happen, I hope the Council will **guard the integrity of the ordinance** just as though the property it is intended to protect were your own. This sentiment appears to be shared by all of Mr. Lampasi's neighbors who have graciously taken the time to express and document their mutual concerns.

Respectfully submitted by,

Peter A. Rahill
205 Avenue I # 1
Redondo Beach, CA 90277
(310) 619-5474

↖ actual elevation

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

IN ORDER FOR THE APPLICANT NOT TO CLAIM UNREASONABLE EXPENSE FOR THE DESIGN OPTION PROPOSED BY PETER RAYHILL , **ATTACHMENT FIVE- PART 1 – 3 PAGES.** ESTIMATES FOR DESIGN ALTERNATIVE CONSTRUCTION PROPOSED BY PETER RAYHILL WERE OBTAINED **ATTACHMENT FIVE PART 2 –17 PAGES.** UNDER THE **CURRENT PLAN** THE FRONT PORTION OF THE LOT IS EXCAVATED TO ACCOMMODATE **30% OF THE NEW DEVELOPMENT.** IF THE APPLICANT **BUILDS DOWN 4.5 FEET** ON THE ENTIRE LOT AN **ADDITIONAL 70% CONSTRUCTION COSTS** FOR SHORING, DEMOLITION, GRADING, SOIL COMPACTING AND EXCAVATING WILL BE ADDED. TWO ESTIMATES **$138,000** AND $100,000 WERE OBTAINED AND THE HIGHER LARRY MURAHAMI CONSTRACTING **BID** WAS **USED.** THE DANTUMA MASONARY **BID** AT **100%** OF THE COSTS WAS MEASURED FROM SIDE GATE TO SIDE GATE AND REAR WALL OR 170 LINEAR FEET **WITHOUT** INCLUDING THE FRONT SUBTERRANEAN GARAGE DIG. NOTE ITEM NUMBER FIVE (#5) ON THE ESTIMATE DOES NOT INCLUDE BACK FILL, SUB DRAIN WATERPROOFING. THESE ITEMS WERE ADDED VERBALLY AND SUPPLEMENTAL ESTIMATE NOTES EXPLAIN THE **ADDITIONAL $11,240.00 COSTS. TOTAL MASONARY BID $58,840.00.** THE SOILS GEOTECHNICAL ENGINEERING IS BASED ON 70% COST AS TESTING IS PART OF THE SUBTERRANEAN GARAGE BUILD. NOTE THE WESTERN LABORATORIES ESTIMATE DOES NOT INCLUDE TESTING THE PHYSICAL PROPERTIES AND ENGINEERING CHARACTERISTICS OF THE SOIL. THESE ITEMS WERE ADDED VERBALLY AND SUPPLEMENTAL ESTIMATE NOTES EXPLAIN THE **ADDITIONAL $2,080 COSTS.** WESTERN **LABS ADJUSTED BID IS $4,080.00. TOTAL AMOUNT OF THE THREE (3) BIDS $158,296.00.**

ATTACHMENT FIVE- PART 2-17 PAGES

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

THREE FIRMS , LARRY MURAKAMI CONTRACTING, DANTUMA MASONARY, & WESTERN LABS WERE REFERRED BY DENIS WILFONG, BUILDING SUPERINTENDENT COMSTOCK HOMES, FOR THE NEW 14 LUXURY TOWNHOMES "RIVIERA VILLAS" STARTING IN $800,000 RANGE SEE ATTACHED FLYER. THE FOURTH FIRM, TRIGGER THE DIGGER HAS EXTENSIVE SOUTH BAY AREA EXPERIENCE AND WAS CHOSEN BY REPUTATION. DUE TO THE DEMANDING WORK SCHEDULES, TWO OF THE FOUR FIRMS REVIEWED THE THIRTEEN (13) PHOTO PACKAGE ATTACHED. ONE FIRM BASED THEIR ESTIMATE ON MEASUREMENT ONLY. ONE FIRM VISITED THE SITE.

SUBMITTED BY

Michael Lampasi

MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277

ATTACHMENT FIVE- PART 2-17 PAGES

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

Riviera Villas

GRAND OPENING Sunday, November 12th!

COASTAL LUXURY REACHES NEW HEIGHTS

Announcing the Release of 14 Luxury Town Homes!

Join us on Sunday, November 12th From 11:00 a.m. – 3:30 p.m.

(address & map on reverse side)

Bring your walking shoes and tour a limited number of homes that will be released for sale, starting from the high $700,000s

Spacious Floor Plans Offer Two to Three Bedrooms, Two Bathrooms with Powder Room and Attached Two Car Garage

THE STANDARD FINISHES & FEATURES AT RIVIERA VILLAS

INTERIORS THAT WHISPER LUXURY

- Free Flowing Open Spaces with Ocean Views (select units) -

- Granite Slab Countertops in Kitchen & Laundry Area -

- Custom European Cabinetry Throughout -

- Built-In Media Desk off Kitchen -

- Gourmet Viking Appliances -

- Luxurious Waterworks Plumbing Fixtures & Farmhouse Kitchen Sink -

- Wine Chiller –

- Custom 12" x 12" Ceramic Tile Flooring at Entry, Kitchen, Powder, Bathrooms & Dressing Area -

- Wall Mounted Panasonic Plasma HDTV in Living Room -

- Fireplace with Custom Pre-Cast Concrete Surround -

- Luxurious Master Suites with Shower and Separate Oval Tub, Sinks and Fixtures by Waterworks

- Full Height Tile Surrounds Surround in all Showers –

- Waterworks Sinks and Fixtures in Secondary Baths with Freestanding Pedestal Sink and Fixtures in Powder Room -

-High Efficiency Heating & Air Conditioning -

- Custom Designed Contemporary Staircases -

- Low Voltage Wiring for Multi-Media & Security -

EXTERIORS OF EXCEPTIONAL CHARACTER

- Concrete Tile Roofs -

- Stone Veneer Detailing Per Elevation -

- Hand Crafted Lighting -

- Wood Framed Decks -

- Decorative Iron Gates, Balcony & Rails Per Plan & Elevation –

ATTACHMENT FIVE – PART 2 – 17 PAGES

- (over)-

Comstock Homes

Riviera Villas

PRIORITY REGISTRATION

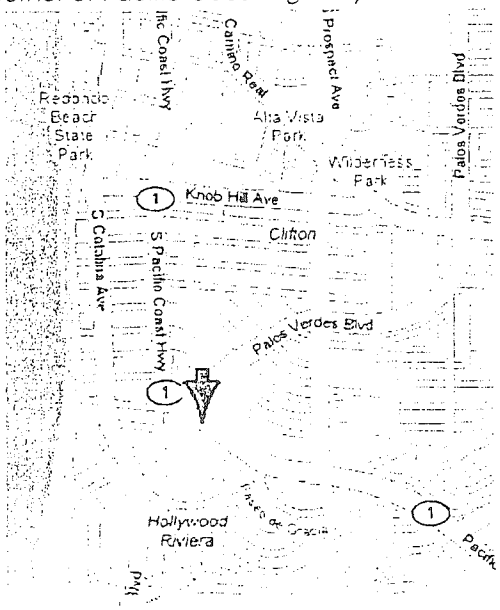
To be placed on our priority registration list, please complete and fax the attached Credit Authorization to *(310) 546.3981*. Upon being pre-approved by Comstock Homes' preferred lender, a sales representative will be in contact with you.

SALES INFORMATION

Sunday, November 12th
11:00 a.m. – 3:30 p.m.
100 Palos Verdes Blvd.
Torrance, CA

Phone: (310) 546.5781 Ext. 242
Fax: (310) 546.3981
www.Comstock-Homes.com

(At the corner of Pacific Coast Highway & Palos Verdes Blvd)



Comstock Homes
Denis Wilfong
818.363.0072 Site
818.363.0229 Fax
Cell 310-505-2073

APPEAL TO PLANNING COMMISSION
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

ATTACHMENT FIVE – PART 2 – 17 PAGES

Comstock Homes

Comstock Homes
A DIVISION OF COMSTOCK, CROSSER & ASSOCIATES

Denis Wilfong
818/353-0072 Site
818/353-0229 Fax

Cell 310-505-2073

321 12th Street
Manhattan Beach, CA 90266

Telephone 310/546-5781
Facsimile 310/545-2602
www.Comstock-Homes.com

DANTUMA MASONRY

LICENSE #740960

JOHN DANTUMA
714-920-6261

7411 Walnut Street
Buena Park, CA 90620

Office 714-670-0420
Fax 714-670-8701

Western Laboratories
Geotechnical Engineering

Ken Mansir
Field Engineer

4030 Spencer Street, Suite 101, Torrance, CA 90503-2456
(310) 371-6747 (800) 526-7194 FAX (310) 371-6727
E-mail: westernlaboratories@verizon.net

Larry Murakami Contracting

Shoring • Demolition • Grading • Excavating
Authorized CHANCE Anchor Installer

License #491151
CA 739

www.LarryMurakamiContracting.com
e-mail: LMurakami@aol.com
23120 Los Codona Ave.
Torrance, CA 90505

(310) 373-3870
Fax (310) 378-5949

ATTACHMENT FIVE - PART 2 - 17 PAGES

Larry Murakami Contracting
23120 Los Codona Ave.
Torrance, California 90505-3745
Contractors License # 491151
(310) 373-3870
Fax: (310) 378-5949
Email: Lmurakami@aol.com

December 28, 2006

Michael Lampasi
P.O. Box 11052
Torrance, CA 90510

Re: job site address 149 Via La Soledad, Redondo Beach

Demolition, shoring, excavation, grading and recompaction

$ 138,000 estimate only based on photos, dimensions and lot diagram.

Larry Murakami

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

310 373-4500 DIRECT
MICHAEL LAMPASI 310-809-1812 CELL
JOBSITE 149 VIA LA SOLEDAD

DETAILS OF ESTIMAE

EXC 5000 1 REMOVE DIRT + CEMENT FRONT SLOPE
CEMENT DRIVEWAY 39'X33' (14' OPENING) 3' TO 6' GRADE

EXC 5,000 2. SHORE NON CONFORMING EAST SLOPE
50,000 115' LINEAR FEET – 7' CUT (SLOPE WIDTH 16' REAR 23' CENTER 26' FRONT TOPC 4' WL
125X8

38,000 3. SHORE NON CONFORMING REAR SLOPE
EXC 5,000 85'X9 74' LINEAR (SLOPE WIDTH 23') – 9' CUT

4. REMOVE 4.5' DIRT ENTIRE PAD
20,000 60 X 100 BUILDING FOOTPRINT

2500 5. REMOVE 209' LINEAR EXISTING 8" BLOCK WALL/WIRE

C/E = 2500

10,000 + IVY W/ EXCAVATOR 2,000

$138,000

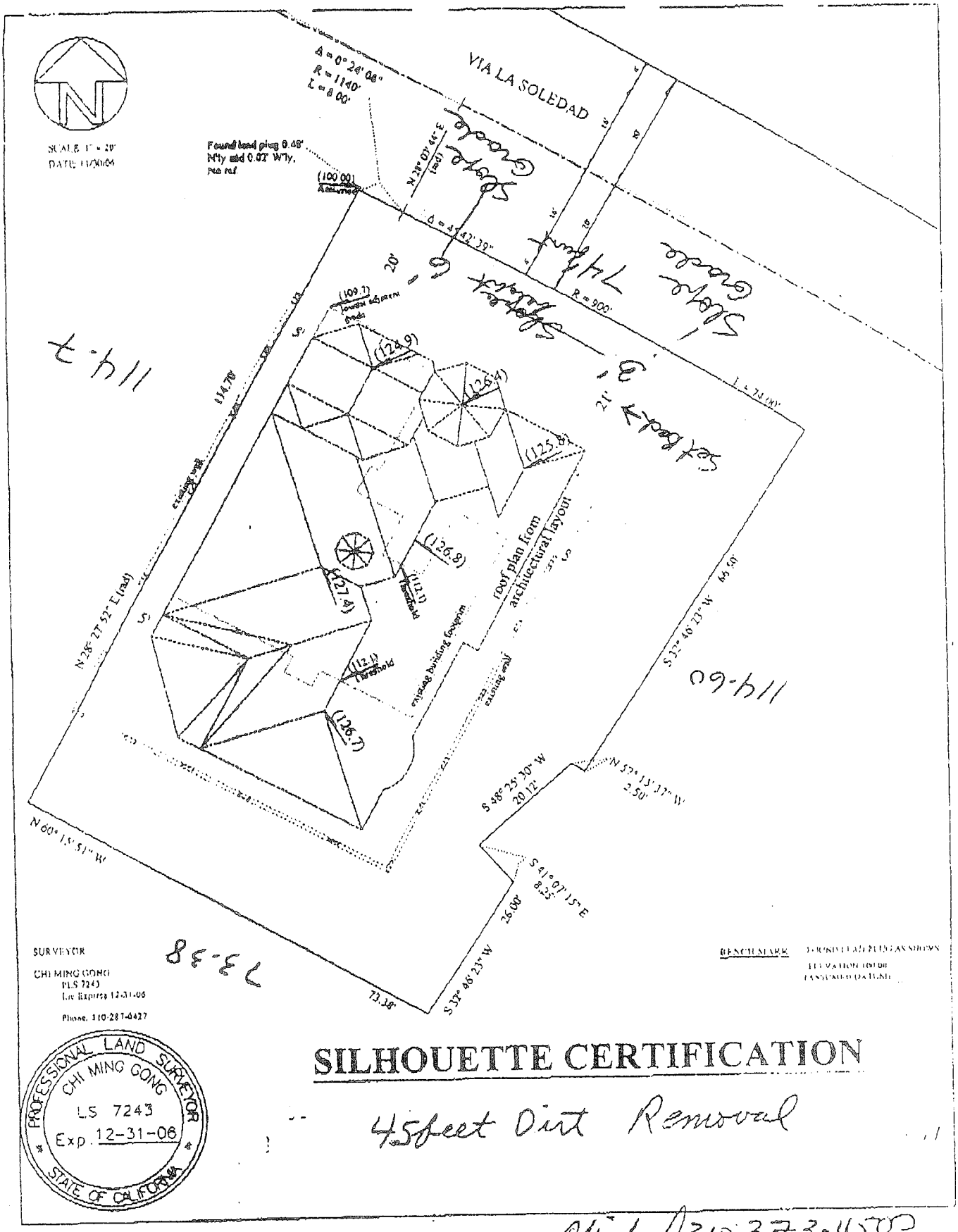
License #491151
CA 739

Larry Murakami Contracting

Shoring • Demolition • Grading • Excavating

ATTACHMENT FIVE- PART 2 - 17 PAGES

www.LarryMurakamiContracting.com
e-mail: LMurakami@aol.com
23120 Los Codona Ave. (310) 373-3870
Torrance, CA 90505 Fax (310) 378-5949



SILHOUETTE CERTIFICATION

45feet Dirt Removal

Michael 310 373-4500

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

ATTACHMENT FIVE - PART 2 - 17 PAGES

DANTUMA MASONRY

Preliminary Bid Proposal

December 26, 2006

To:
Michael Lampasi

Project:
149 Via La Soledad
Redondo Beach

7411
Walnut Ave.
Buena Park
Ca 90620

(714) 670-0420

LICENSE #740960

JOHN DANTUMA
714-920-6261

7411 Walnut Street
Buena Park, CA 90620

Office 714-670-0420
Fax 714-670-8701

Item	Description	LF	Price	Total
1	Build retaining wall 170' long 8' max height	1360	35.00	47,600.00
	Notes: 1. Price includes dig footing, rebar, concrete, block and grout 2. Based on tractor dig no hand digging 3. Price is contingent on review of job site and approved plans 4. Does not include demo of existing wall 5. Does not include back fill, sub drain, waterproof			
			Total amount of bid	$ 47,600.00

Respectfully Submitted,

John Dantuma

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

APPEAL TO PLANNING COMMISSION
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

SUPPLEMENTAL ESTIMATE	AMOUNT
DANTUMA MASONARY	
NOTES ON ESTIMATE	
BACK FILL: DEPENDING ON SOILS REPORT BEST CASE USE NATIVE LOCAL ON SITE DIRT	
170 LINEAR FEET $29.00 PER FOOT $4930.00 ROUNDED TO	$ 5000.00
SUB DRAIN: SDR35 4 INCH WHITE PERFORATED PLASTIC DRAIN PIPE 170 LINEAR FEET	$ 500.00
ROCK $10.00 PER LINEAR FOOT	$ 1700.00
WATERPROOF: $2.75 PER FOOT X 170 LINEAR FEET X 8 FOOT HEIGHT	$ 3740.00
TOTAL	$11,240.00

ATTACHMENT FIVE- PART 2 - 17 PAGES

Western Laboratories
Geotechnical Engineering

December 19, 2006

MR. MICHAEL LAMPASI
149 Via La Soledad
Torrance, California 90277

Subject: Geotechnical Exploration Proposal
Proposed Single Family Residence
149 Via La Soledad
Torrance, California

Dear Sir:

Western Laboratories is pleased to submit this proposal to provide a geotechnical exploration for the proposed single family residence to be constructed at the subject site.

Scope of Work

Our exploration will include the following tasks:

- delineating proposed boring locations at the site and notifying Underground Service Alert 48 hours prior to commencing any subsurface work;
- drilling two (2) 4-inch diameter hand auger borings at accessible locations and into competent native soils, to retrieve relatively undisturbed ring and bulk samples for laboratory analysis;
- laboratory testing of selected samples to determine their physical properties and engineering characteristics;
- engineering analysis to provide recommendations for design and construction of the proposed residence;
- compiling a geotechnical engineering report.

Laboratory testing will include, but will not be limited to the following:

- in-situ unit weights;
- expansion index (if applicable);
- consolidation;
- direct shear.

Western Laboratories
Geotechnical Engineering

Ken Mansir
Field Engineer

4030 Spencer Street, Suite 101, Torrance, CA 90503-2454
(310) 371-6747 (800) 526-7134 FAX (310) 371-6727
E-mail: westernlaboratories@verizon.net

A geotechnical engineering report will be prepared with supporting materials, including: boring logs, a plot plan, and laboratory results. Items to be considered in the report will include, but will not be limited to the following:

- general site commentary;
- laboratory testing procedures;
- description of subsurface soils;
- recommendations for earthwork, including site preparation, excavation, and placement of compacted/engineered fill;
- foundation type and design capacity for support of the proposed residence;
- estimated total and differential foundation settlements;
- lateral earth pressure design recommendations;
- seismic design information per the 2001 CBC;
- slab-on-grade recommendations.

Fees and Insurance

Our fee for the above mentioned tasks will not exceed $2,000.00. Please return a copy of this proposal with an original signature by the financially responsible party and a $1,000.00 retainer to signify acceptance of this offer. The balance will be due upon completion of our written report.

This fee does not include additional services requested by you or other consultants, or by the controlling agencies during the review process. Additionally, this fee does not include plan reviews, or construction related services (i.e. grading observation & field density testing, foundation excavation observations, etc.). Fees for these and any additional services will be billed on a time and material basis in accordance with the attached Professional Fee Schedule.

All contract and billing procedures will be in accordance with the attached General and Commercial Terms and Conditions. Our cost estimate is valid for a term of 45 days from the date of this proposal. Western Laboratories reserves the right to review and revise fees subsequent to the passage of the aforementioned time period.

Certificates of insurance, depicting our general liability coverage limits of $4,000,000 aggregate and $2,000,000 per occurrence, our professional liability coverage limits of $1,000,000 aggregate and $1,000,000 per occurrence, and workers compensation insurance coverage, are available upon request.

Although the utmost of care and caution is exercised during the physical investigation of property, it should be understood by the owner that this firm shall not be held responsible for unforeseen damages that may occur due to movement of equipment or the presence of unmarked underground lines.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

Our services are provided to determine the geotechnical engineering properties of the on-site soils and does not include any environmental sampling, testing or assessment of any contamination of soils or ground water at the site.

We would like to thank you for providing Western Laboratories the opportunity to be of service to you. Should you have any questions regarding the contents of this proposal, please feel free to contact the undersigned at (310) 371-6747.

Respectfully submitted,

WESTERN LABORATORIES

Tony Watke
Associate Engineer

The undersigned hereby agrees to the terms of consultation and compensation set forth herein and acknowledges receipt of a duplicate copy hereof, executed by an authorized representative of Western Laboratories.

MR. MICHAEL LAMPASI

Authorized Signature	Date
Printed Name	Title

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

SUPPLEMENTAL ESTIMATE	AMOUNT
WESTERN LABORATORIES	
NOTES ON ESTIMATE	
COMPACTION TESTING: TEST THE PHYSICAL PROPERTIES & ENGINEERING	
CHARACTERISTICS OF THE SOIL DENSITY THRU SOIL COMPACTING PROCESS.	
$65.00 PER HOUR 8 HOURS PER DAY $520.00 PER DAY X 4 DAYS	$2080.0.
BASIC SOILS REPORT DECEMBER 19, 2006 PROPOSAL	$2000.0[illegible]
TOTAL	$4,080.0[illegible]

Trigger The Digger
P.O. Box 2222
Manhattan Beach, Ca. 90267
310.318.3112 office
310.372.2818 fax

ESTIMATE

Number: E269

Date: December 22, 2006

Bill To:

Michael Lampasi

Ship To:

Michael Lampasi
149 Via La Soledad
Redondo Bch Ca

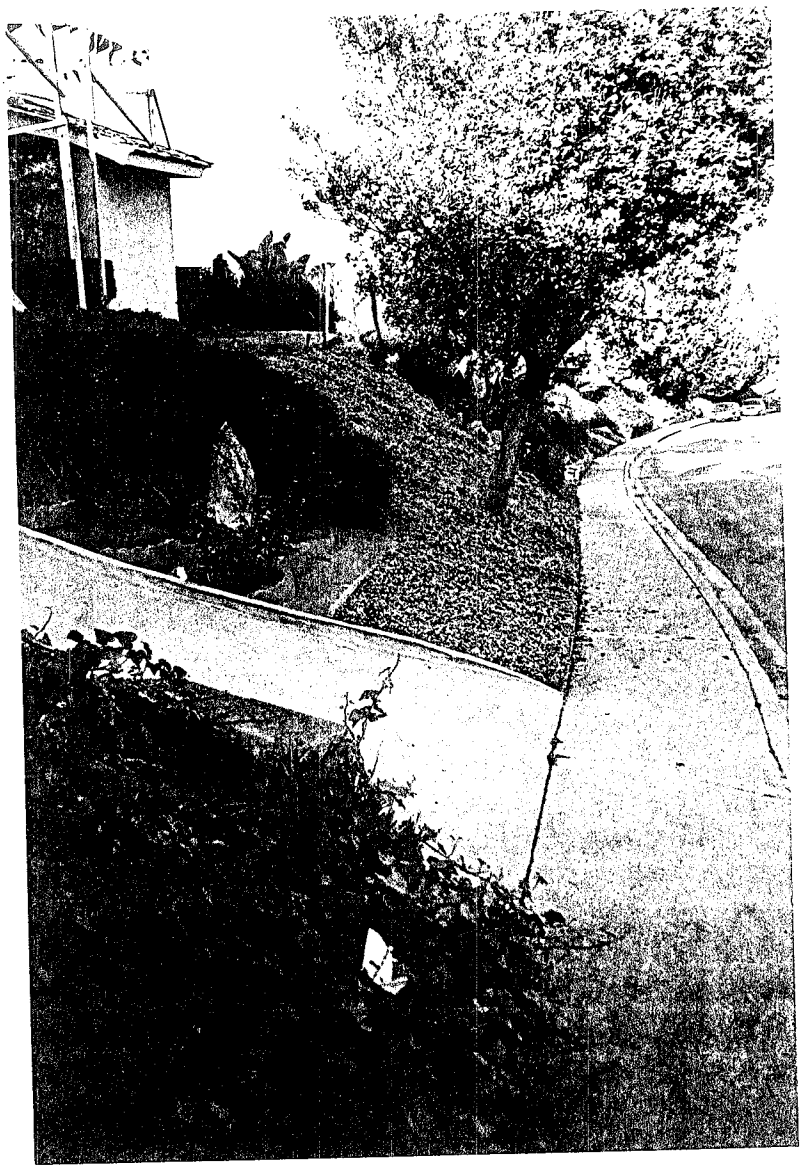
Description	Amount
Shoring and Excavation (includes concrete, plans & permits)	100,000.00
Price subject to plans	
Total	$100,000.00

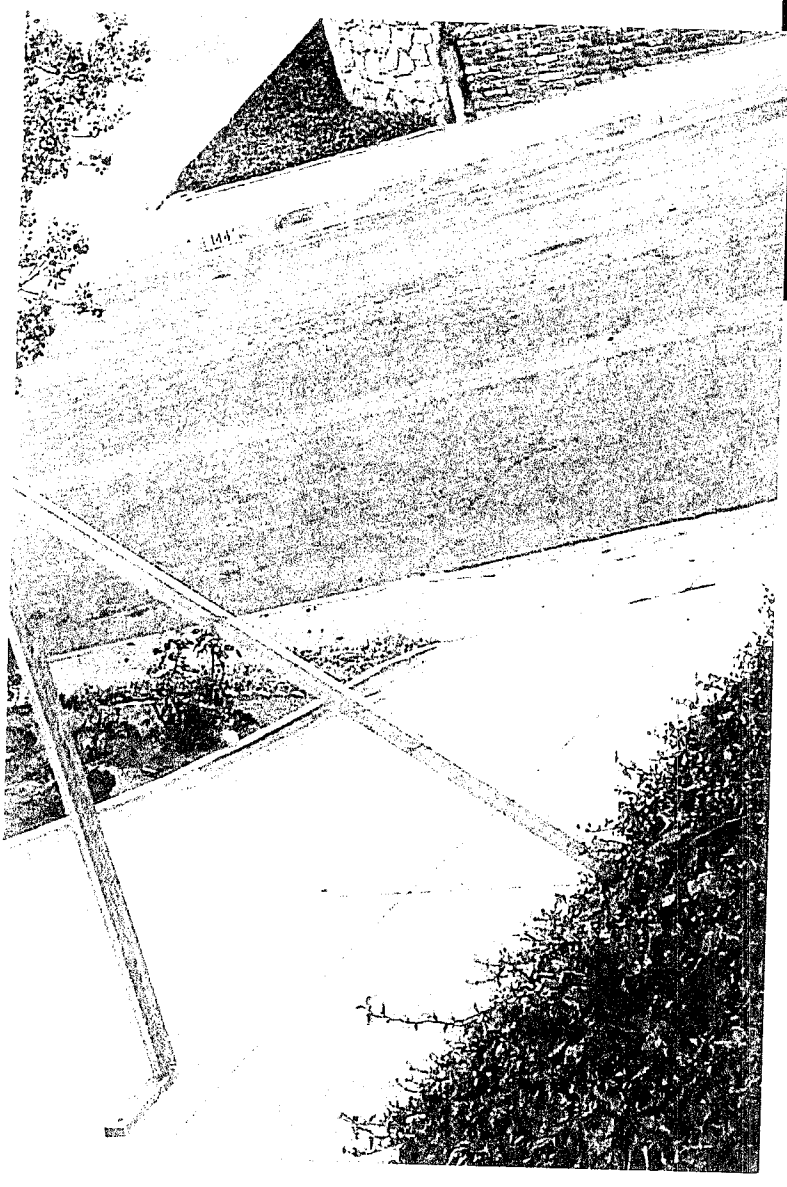
Trigg - owner

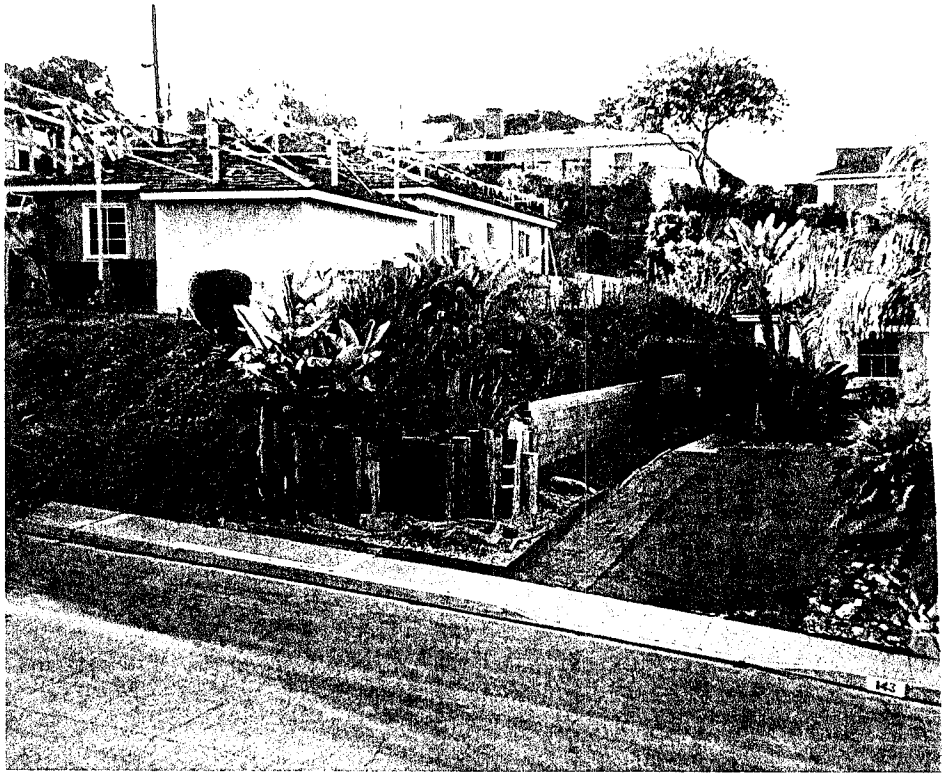
TRIGGER THE DIGGER
DEMOLITION•EXCAVATION
SHORING
UNDERGROUND UTILITIES
PETER TRIGG ST. LIC. 661465
310-318-3112

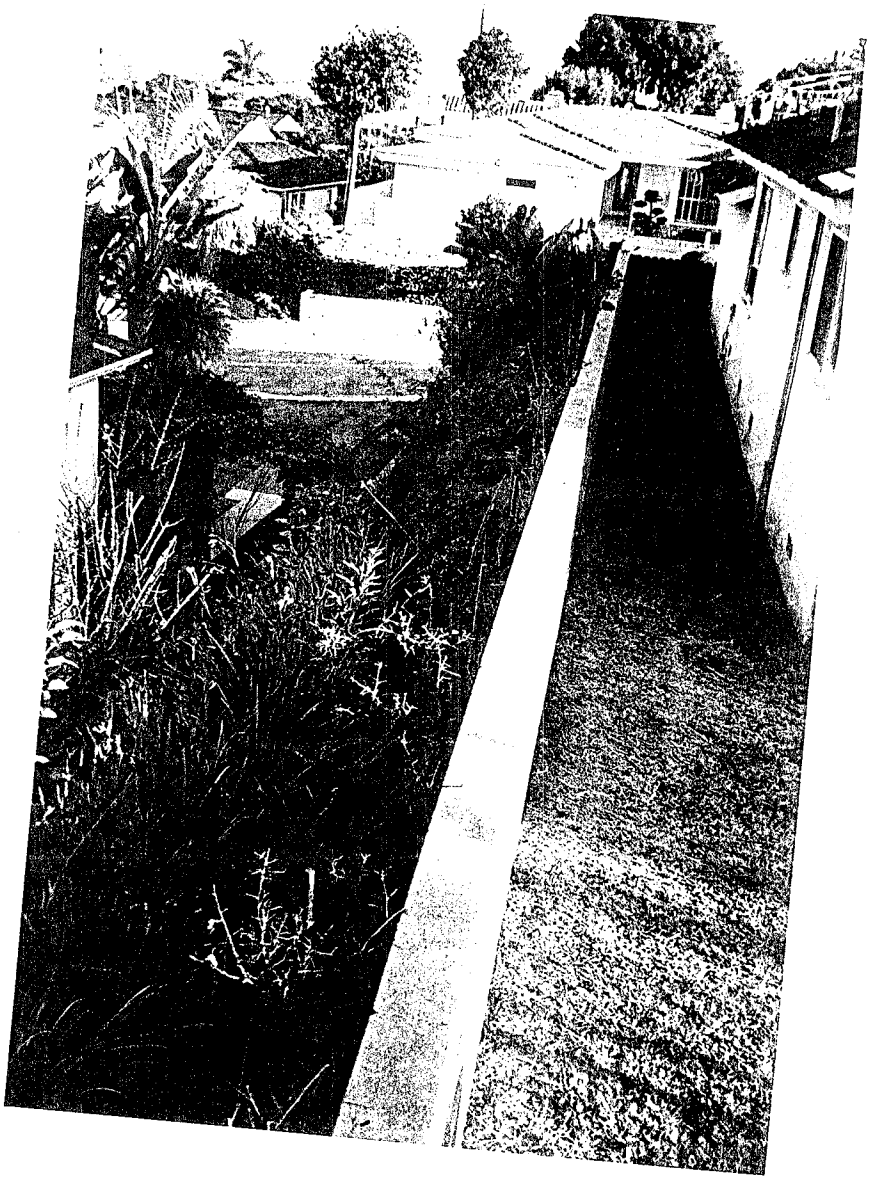
APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART 2 – CONSTRUCTION ESTIMATE

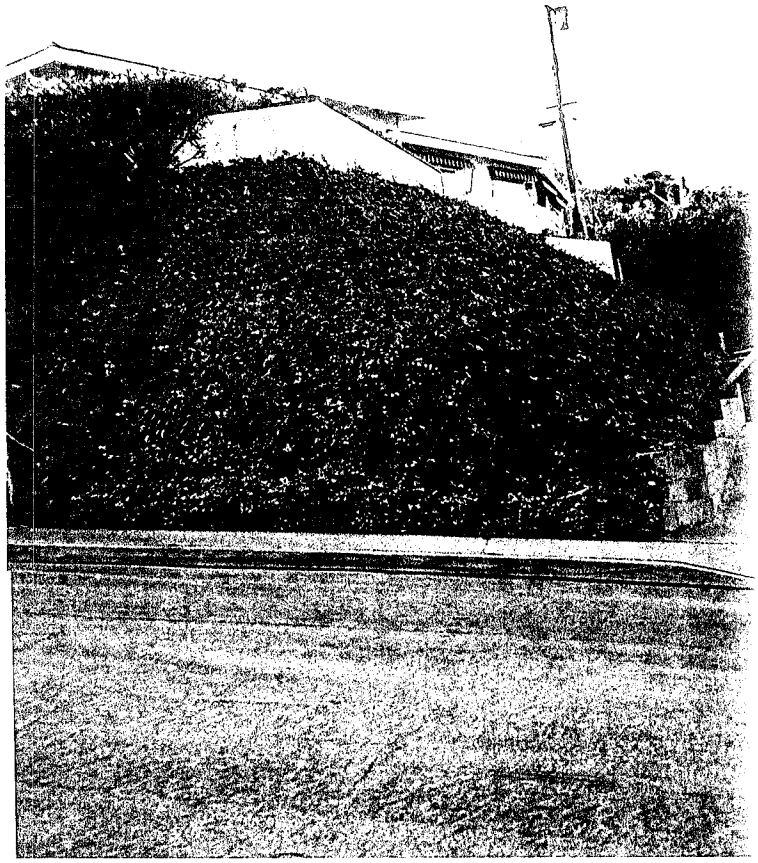
CONTRACTING ESTIMATE SUMMARY	ESTIMATE	70%	100%
LARRY MURAKAMI CONTRACTING	$138,000.00	$96,600.00	
DANTUMA MASONARY	$ 58,840.00		$58,840.00
WESTERN LABORATORIES	$ 4,080.00	$ 2,856.00	
TOTAL		$99,456.00 +	$58,840.00 = $158,296.00

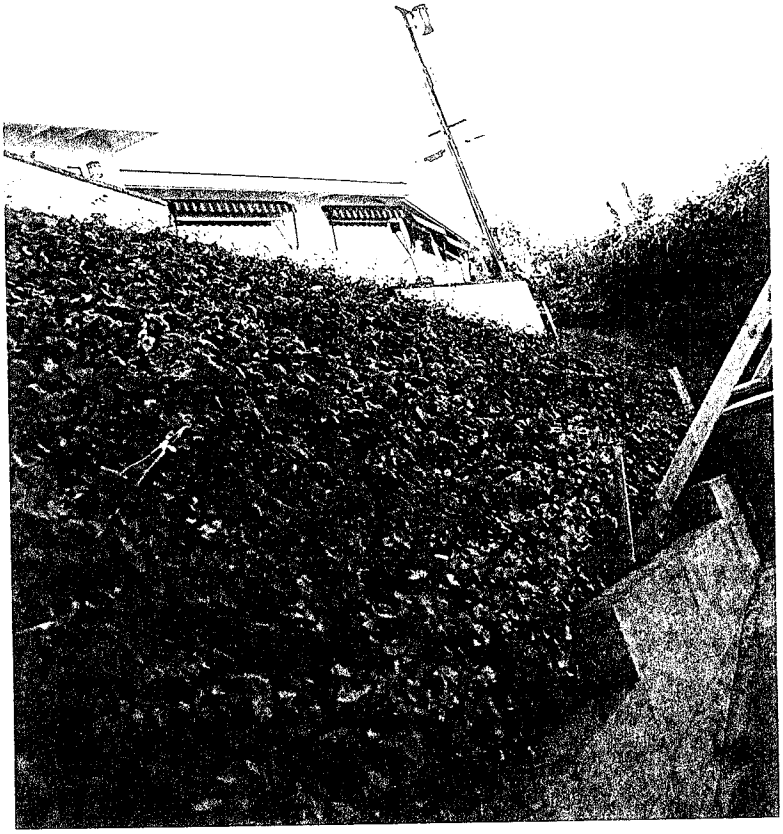


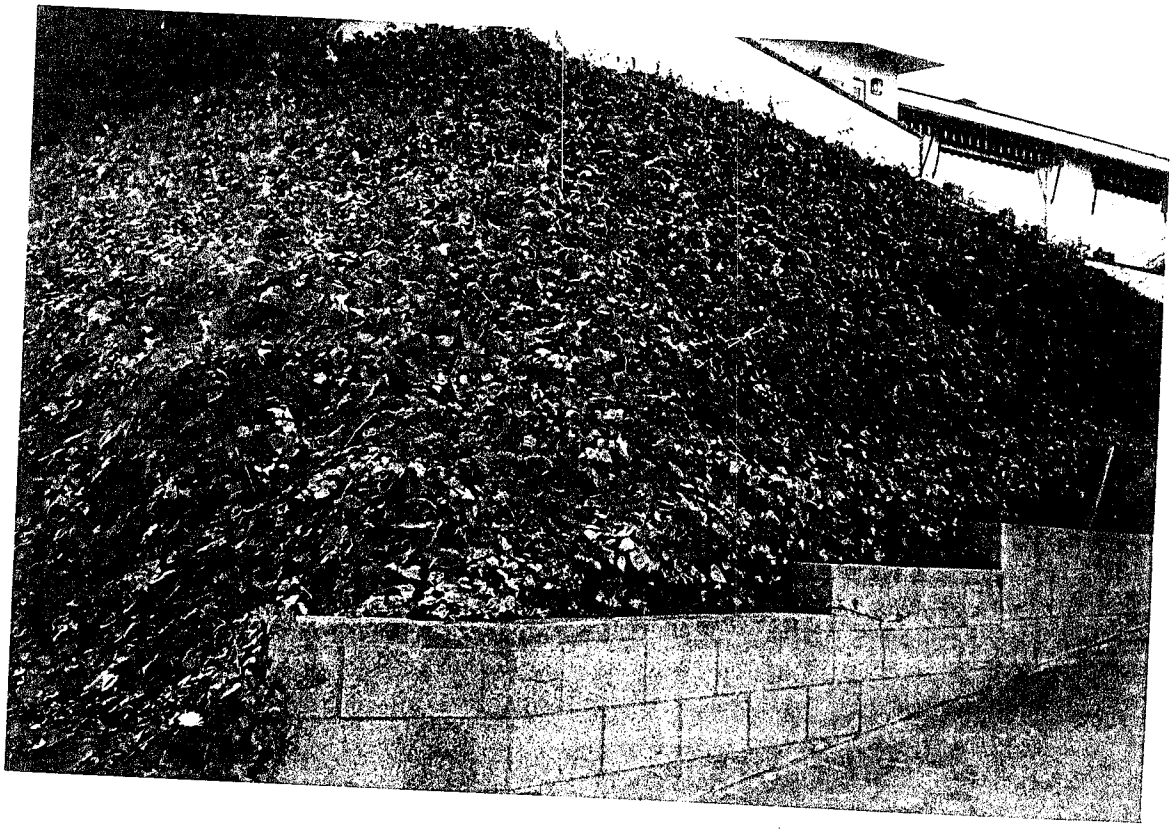


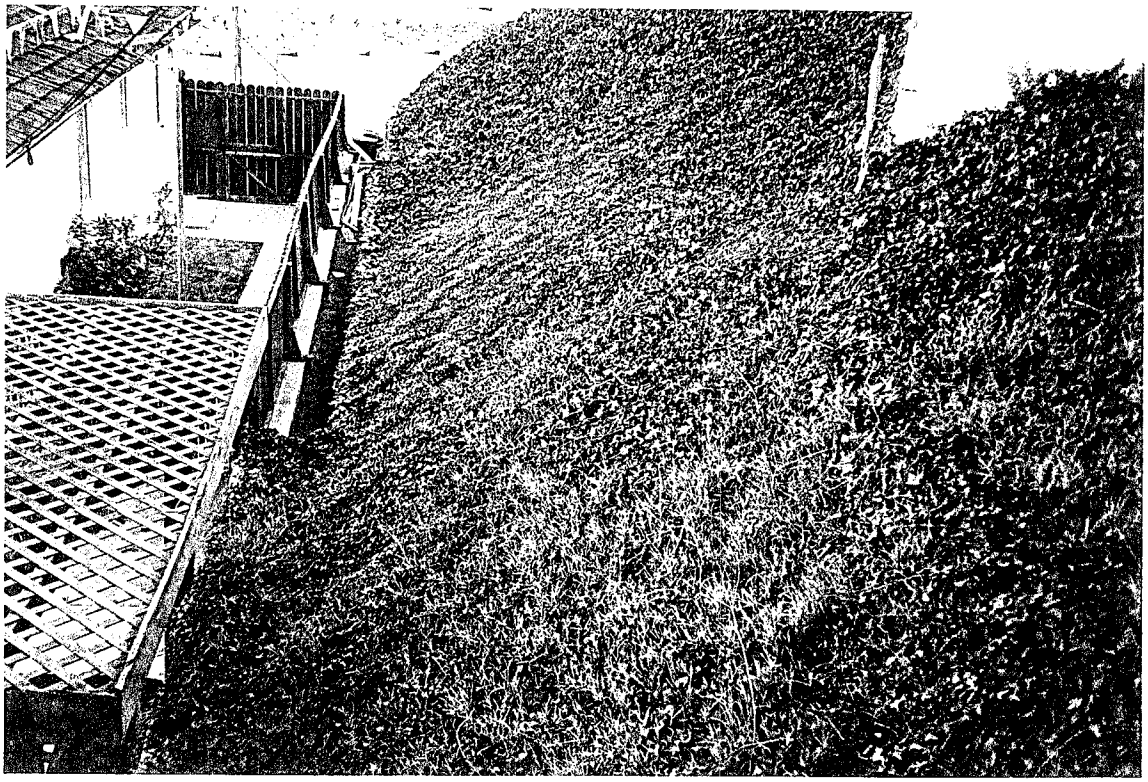


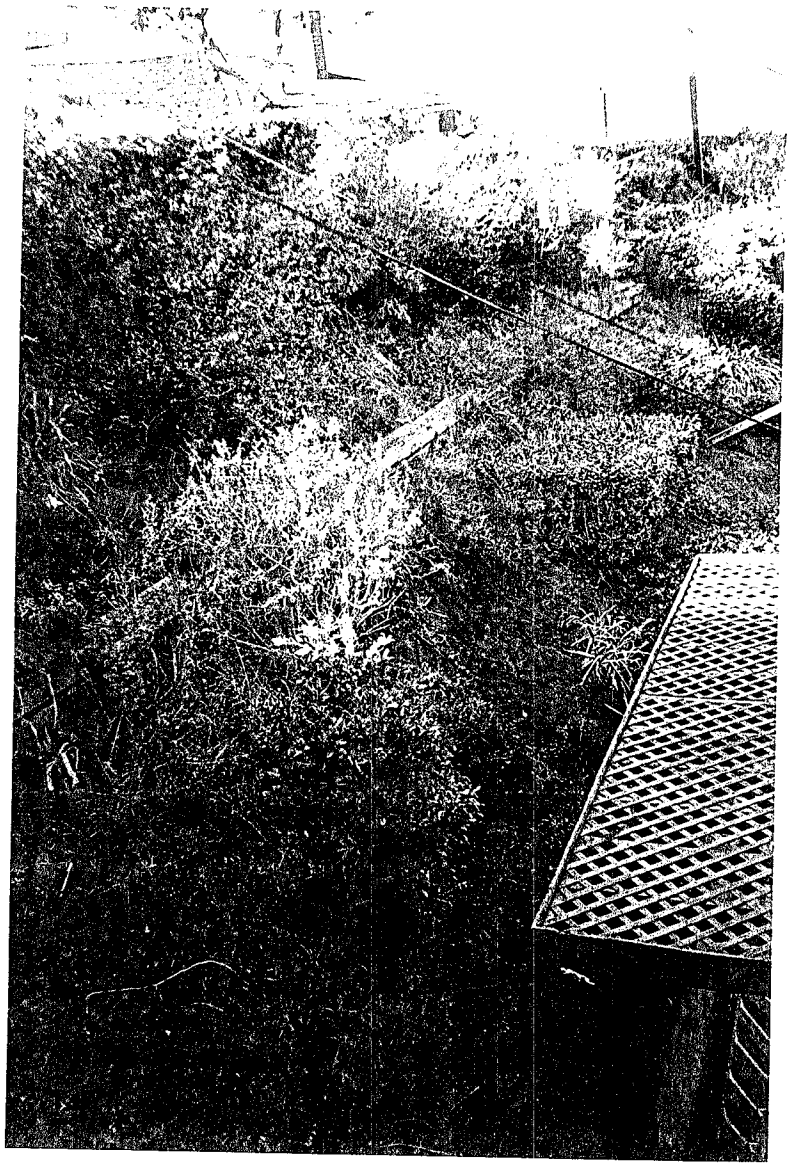


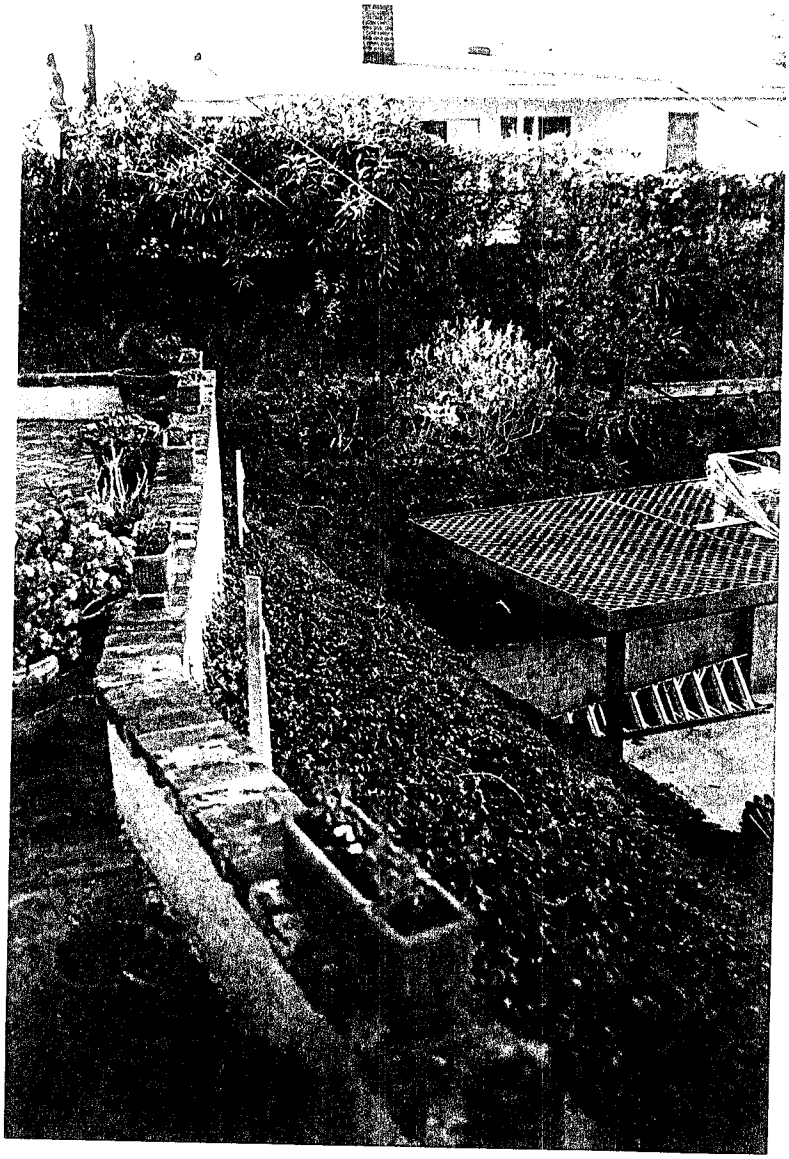


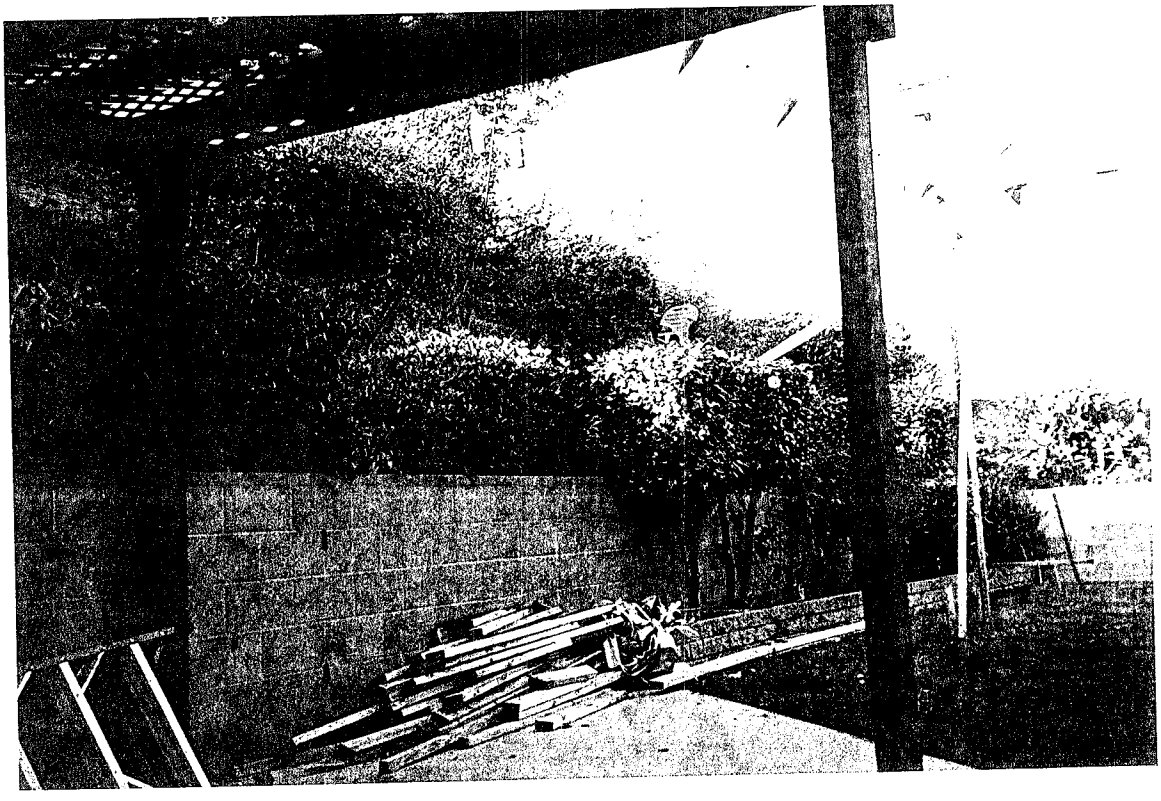












APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: ATTACHMENT 5
PART- 2 CONSTRUCTION ESTIMATE

1. WESTERN FRONT SLOPE
2. 39'X 33' FOOT CEMENT DRIVEWAY
3. 14' FOOT DRIVEWAY OPENING
4. WESTERN SLOPE/WALL
5. WESTERN SLOPE/WALL
6. EASTERN SLOPE/WALL
7. EASTERN SLOPE/WALL
8. EASTERN SLOPE/WALL
9. EASTERN SLOPE/WALL
10. EASTERN SLOPE/WALL
11. REAR SLOPE
12. REAR SLOPE/WALL
13. REAR SLOPE/WALL

GSBAMLS MATRIX

Welcome Michael Lampasi
Thursday, October 05, 2006

Status:
- Active
- Contingent
- Pending
- Sold
- Cancelled
- Expired
- Hold
- Leased
- Withdrawn

Or Not

Property Type:
- Single Family
- Townhouse
- Condominum
- Stock Cooperative
- Own Your Own
- Timeshare

Or Not

Area:
- 01 - North Inglewood
- 02 - South Inglewood
- 03 - Ladera Heights
- 05 - Lennox
- 06 - Los Angeles
- 07 - Holly Glen/Del Aire
- 08 - North Hawthorne
- 09 - Wsebrn/Ramona/Burlgh

Or Not

City:
- Carson
- El Segundo
- Gardena
- Harbor City
- Hawthorne
- Hermosa Beach
- Inglewood
- Lawndale
- Lennox

Or Not

Current Price		Beds		Baths	
Sqft		Lot Sqft		Year Built	
MLS#		List Date		TG Map	
Sold Price		Status Date		DOM	
Street#		Street Name		View	Yes

Always type * after the street name, ie Oak*

Map Search: *No Map Selected*

Show Single Line (Default) display 10 per page. Set Default Restore Default Show Criteria Count Search Clear

Click here to add or remove other search fields.

Rooms:
- Atrium
- Bonus
- ConvrtBdrm
- Den
- Entry

And Or Not

Pending Date:

Sold Date:

APN:

Garage/Parking:
- AttachedGar
- AttchdCarPort
- DetCarport
- DetGarage
- DoorOpener

And Or Not

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

ATTACHMENT SIX 5 PAGES

Attached/Detached:
Attached
Detached
Or Not

Parking Spaces:

View Description:
Back Bay View
Bay View
Canyon View
Catalina-View
City Lights View
And Or Not

Contingency Date:

Patio?:

Exterior:
Balcony
BrickedPatio
ConcreteSlab
Curb/Gutters
CvrdDeck
And Or Not

To submit a suggestion or to report a system bug, email jayjhoulihan@earthlink.net.
For technical support assistance on how to use Matrix, email support@gsbrmls.net.
All information contained herein is for the exclusive use of authorized MLS subscribers;
Copyright (c) 2006 Greater South Bay Regional Multiple Listing Service, Inc. All Rights Reserved.
Tarasoft MATRIX v1.5. Copyright © 2006 Tarasoft Corporation.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL: 9-20-06

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Subject: FW: view feature list
Date: Mon, 30 Oct 2006 16:20:14 -0800
From: "Carol Francis" <carol@southbayaor.com>
To: <mikelamp@earthlink.net>

Carol Francis

MLS Director

South Bay Association of Realtors

22833 Arlington Avenue

Torrance, CA 90501

310-326-3010 x 703

310-326-5579 Fax

Carol@SouthBayAoR.com

From: Chris Massey [mailto:cmassey@tarasoft.com]
Sent: Monday, October 30, 2006 1:21 PM
To: 'Carol Francis'
Subject: RE: view feature list

Hi Carol... I did indeed...but I got a Transient Delivery failure.. I will append the list to this email...

382 Park or Green Belt

383 Peek a Boo View

384 Pool View

385 Mountain View

386 Ocean View

387 Pier View

388 River View

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

389	Trees/Woods View
390	Vincent Thomas Bridge View
391	Water View
392	White Water View
393	Harbor View
394	Hills View
395	Lake Front View
396	Lake View
397	Bay View
398	Canyon View
399	Catalina-View
400	City Lights View
401	Coastline View
402	Golf Course View
403	Marina-View
404	Panoramic View
405	Back Bay View

Chris Massey

(250) 354 1187 x28

www.tarasoft.com

From: Carol Francis [mailto:carol@southbayaor.com]
Sent: October 30, 2006 1:19 PM
To: 'Chris Massey'
Subject: view feature list
Importance: High

Chris,

Did you get a chance to email a copy of the view list?

Carol Francis

MLS Director

South Bay Association of Realtors

22833 Arlington Avenue

Torrance, CA 90501

310-326-3010 X703

310-326-5579 Fax

Carol@SouthBayAOR.com

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Babros & Associates

Professional Residential Appraisal

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

November 7, 2006

Michael Lampasi
525 Via Los Miradores
Redondo Beach, CA 90277

Regarding: View Amenity & Potential Loss of View
525 Via Los Miradores
Redondo Beach, CA 90277

Dear Michael:

After seeing your home and view from the living room, your current view is a panoramic ocean, coastline, whitewater, sand, marina, pier, bay, citylight and mountain view. If the proposed construction of the home directly north were completed, it would have a significant detrimental impact on your sit down view amenity. In my opinion, the loss in value could be $150,000.

Thanks,

David Babros

David Babros
Appraiser

2309 Pacific Coast Hwy #108 Hermosa Beach, CA 90254 (310) 376-5887 Fax (310) 376-3818

ATTACHMENT SEVEN

Babros & Associates

Professional Residential Appraisal

December 4, 2006

Michael Lampasi
525 Via Los Miradores
Redondo Beach, CA 90277

Regarding: View Amenity & Potential Loss of View
525 Via Los Miradores
Redondo Beach, CA 90277

Dear Michael:

After reviewing the new silhouette, it appears to have a greater adverse impact on your view amenity. The new tower and right side of the roofline are higher appearing more intrusive.

Respectfully,

David a Babros

David Babros
Appraiser

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

ATTACHMENT SEVEN

2309 Pacific Coast Hwy #108 Hermosa Beach, CA 90254 (310) 376-5887 Fax (310) 376-3818

CITY OF TORRANCE

3031 Torrance Boulevard
Torrance, California 90503
OFFICE OF THE CITY CLERK

Qty.	Description	Unit Price	Amount
	MUNICIPAL CODE		
	division		
	chapter		
	page		
	ORDINANCE		
	RESOLUTION		
	CHARTER		
	CERTIFICATION		
	PHOTOCOPIES 2 of 2		
1	OTHER audio	15.00	15.00
	tape Planning		
	commission 9-20-06		
	Sub Total		15.00
	Sales Tax		
	TOTAL		15.00

☐ Cash ☒ Check No. 5465

Fees levied pursuant to resolution for furnishing copies of public record.

By Lidia Crespo 9-27-2006
DATE

RECEIPT NO. 08500

MCP, PATENTED, FLATPAKIT® ☐

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

ATTACHMENT EIGHT

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

Michael,

on second Thought,
I can't accept
this. I'd Just
Like to say
" Thanks but
No Thanks"

Guy

ATTACHMENT NINE 2 PAGES

Subject: Project at 149 Via La Soledad
Date: Wed, 29 Nov 2006 21:38:38 -0800
From: "g&s" <gbird02@sprynet.com>
To: <mikelamp@earthlink.net>

Michael,

I would like to inform you that we revised and re-certified the silhouette to address the concerns you expressed to me during our conversation at your house after the Planning Commission hearing.

You were concerned about the partial view that was blocked when you sit down in your dining area.

Our architect not only revised the roof design based on the Planning Commission decision (reduce the entire silhouette by 1 foot) but also adjusted the section where you said there was a problem: An additional 9" reduction in height, and a re-configuration of the roof design in the "problem" area.

We hope this will resolve your concern. If you need to discuss this in more detail, please feel free to call or email me.

Regards,

Guy
gbird02@sprynet.com
310-378-4543

PPEAL TO TORRANCE CITY COUNCIL
: PRE06-00025 WAV06-0016
DDRESS/LOCATION/SUBJECT PROPERTY
9 VIA LA SOLEDAD
CISION OF PLANNING COMMISSION
TE OF APPEAL 9-20-06

ATTACHMENT NINE