

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

SUPPLEMENT

**THE LEGAL STUFF AND ALL THE DIRT: LETTER WITH 10
ATTACHMENTS**

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
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ADDITIONAL COMMENTS: FINAL SUPPLEMENT
THE LEGAL STUFF AND ALL THE REST OF THE DIRT

EVERYTHING COMES DOWN TO THE LEGAL STUFF IN THE END.

THE APPLICANT'S & THEIR ARCHITECT HAVE USED THE ENCROACHMENT ISSUE PRINCIPALLY AS
DISTRACTION PROPAGANDA FIRST SHOWING UP IN THEIR PRECISE PLAN PROPOSAL PAGE 19
SUBMITTED TO THE CITY THEIR ARCHITECT IN MEMORANDUM DATED MAY 15, 2006.

ATTACHMENT ONE. SECOND AT THE PLANNING COMMISSION MEETING OF SEPTEMBER 20, 2006
WHERE IT WAS RULED BY THE CITY ATTORNEY AS A NON ISSUE HEAR AUDIO TAPE EXHIBIT
ON SALE CITY CLERK'S OFFICE. THIRD IN A (REST OF THE DIRT LETTER) SEPTEMBER 28, 2006
POISON PIECE TARGETED TO THOSE SUPPORTERS MAINLY RESIDING ON VIA LA SOLEDAD
WHO SIGNED MY PETITION, PRIOR TO THE PLANNING COMMISSION HEARING.

I SUPPORT DEVELOPMENT JUST NOT THE RUCKDASHEL VIEW BLOCKING DESIGN.

IN MOST CASES IT WAS JUST DROPPED AT THE DOOR WITH THE HOPE OF TURNING OFF GRASS
ROOT INVOLVEMENT. PEOPLE DON'T WANT TO GET INVOLVED IF THERE IS A HINT OF CONTROVERSY.
ALSO CLAIMED IN APPLICANT'S 2 PAGE LETTER "FAÇADE IMPROVEMENTS
...SILHOUETTE PRESENTS AN ILLUSION IF VIEWED FROM BELOW, BUT, THE PERSPECTIVE CHANGES AS
YOU STAND INSIDE MR. LAMPASI'S HOUSE ON 525 VIA LOS MIRADORES THE NEIGHBOR ABOVE US TO
THE EAST... HIS FINISH FLOOR ELEVATION IS THE SAME AS THE TOP OF OUR ROOF RIDGE, SO IT
IS AS IF HE IS LITERALLY SITTING ON TOP OF OUR HOUSE...OUR PROJECT PRESENTS NO VIEW
OBSTRUCTIONS WHATSOEVER." "ON THE CONTRARY, MR LAMPASI'S HOME ENCROACHES ONTO
OUR PROPERTY AND IN THE REQUIRED SIDE-YARD SETBACKS, AND CREATES A SEVERE NEGATIVE
IMPACT ON OUR PRIVACY, LIGHT, AIR AND ALSO IS A FIRE HAZARD."

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: FINAL SUPPLEMENT

THE LEGAL STUFF AND ALL THE REST OF THE

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THE APPLICANT'S CLEARLY SHOW IN THIS TWO PAGE LETTER, THEIR CONFUSION ABOUT THE VALUE OF NEIGHBORHOOD SUPPORT FOR THE HILLSIDE ORDINANCE ENACTED IN 1977 TO PROTECT THE VIEW AMENITY. THE APPLICANT'S FURTHER STATE, ON PAGE ONE PARAGRAPH TWO, "THE PLANNING COMMISSION CHAIRMAN ACKNOWLEDGED THIS PETITION BY SAYING, OF THE 20 NAMES ON THE LIST 8 WERE BELOW THE PROJECT (THUS UNAFFECTED) 10 COULDN'T SEE THE SILHOUETTE, AND 2 MAY BE ABLE TO SEE IT. ALSO ON PAGE TWO PARAGRAPH ONE HE STATES, "WE ARE IN THE PROCESS OF REVISING THE SILHOUETTE AND WILL SHOW TO ALL CONCERNED THAT OUR PROJECT HAS NO IMPACT ON MR. LAMPASI OR ANYONE ELSE FOR THAT MATTER." AGAIN ON PAGE TWO PARAGRAPH TWO, HE STATES, "BEFORE SIGNING ANY DOCUMENTS WE URGE YOU TO VISIT OUR HOME AND MR. LAMPASI'S HOME TO SEE WITH YOUR OWN EYES OUR PROJECT FROM HIS PERSPECTIVE." I GUESS WHAT THEY WERE TRYING TO SAY GET THEIR OPINION, CHANGE SILHOUETTES ALOT. DOES IT REALLY MATTER WHAT THEY THINK? ATTACHMENT TWO. A MAJORITY OF THE NEIGHBOR'S SAW ALL OF THE APPLICANT'S SILHOUETTES EVEN THEIR 11TH HR. 4TH VERSION AND THEY HAVE SIGNED LETTERS AND PHOTO EXHIBITS AGAINST IT. IN THEIR OPINION, THE PROJECT CAN BE LOWERED 4.5 FEET LOWER IN MAXIMUM ELEVATION AS REQUESTED BY ME. THERE ARE NOW ONLY TWO (2) 25 -27 FEET HIGH HOMES ON VIA LA SOLEDAD BOTH BUILT PRIOR TO 1977. THE MAXIMUM HEIGHT FOR A 2 STORY HOME IN TORRANCE IS 27 FEET THIS IS A ONE STORY (DEFACTO 2 STORY) DESIGN WITH 25 FOOT MAXIMUM ELEVATION.

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THE **FOURTH** PRINCIPAL REFERENCE TO ENCROACHMENT SHOWS UP IN A SEPTEMBER 30, 2006 LETTER TO THE CITY (**THE SYMPATHY LETTER**), RUCKDASHEL STATES, "WE ARE SAD, HOWEVER, TO KNOW... MR LAMPASI OF 525 VIA LOS MIRADORES HAS FILED AN APPEAL...WE ARE RE-SILHOUETTING... CLEARER PICTURE OF OUR PROJECT...HOPEFULLY, ... 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 NUMBERS WILL GIVE HIM SYMPATHY IN FRONT OF CITY COUNCIL...WE ARE VERY CONFUSED OVER THE FACT THAT, **DESPITE HIS ENCROACHMENT, HE IS STILL AGGRESSIVELY PURSUING A FRIVOLOUS APPEAL.**" ATTACHMENT THREE.

THE APPLICANT KNOWS THEY HAVE NO LEGAL BASIS FOR THE ENROACHMENT BECAUSE I HAVE RECEIVED NO DEMAND IN WRITING FOR ANY RESOLUTION. EVERYBODY KNOWS A LAWYER WHO CAN WRITE AN INVITATION LETTER TO A LAWSUIT CAPTIONED, " MOVE OFF MY LOT OR FACE THE JUDGE." THERE IS NO LETTER. INSTEAD THE APPLICANT APPEARS TO PRETEND TO PRACTICE LAW AND LOOK FOR SYMPATHY FROM CITY STAFF AND COUNCIL AND PORTRAY ME AS A BAD PERSON. AS I BELIEVE IN FAIRNESS, I AM IN THE PROCESS OF OBTAINING MY OWN LOT SURVEY- CETEC. IF I AM ON THE APPLICANT'S PROPERTY LINE I WILL DISCUSS REASONABLE RESOLUTION OPTIONS AS PRESENTED IN TWO LETTER'S TO RICHARD L. KNICKERBOCKER ESQ. DATED NOVEMBER 27, 2006 AND JANUARY 5. & HIS LETTER OF JANUARY 8, 2007 RE QUITE TITLE ATTACHMENTS FOUR & FIVE.

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THE APPLICANT'S IGNORANCE OF THE LAW IS NOT A PROTECTION UNDER THE LAW. THE APPLICANTS HAVE FAILED TO PROTECT OR NEGLECTED TO SECURE THEIR RIGHTS TO A SMALL PORTION OF TOP OF THE UNBUILDABLE SLOPE. THE HISTORY SHOWS THE ORIGINAL RUCKDASHEL FAMILY LEGALLY GRANTED UNBUILDABLE LAND TO A PRIOR OWNER. THE CURRENT RUCKDASHEL'S WANT TO TRANSFORM THEIR LESS VALUABLE SMALLER VIEW LOT INTO A BIGGER MORE VALUABLE VIEW LOT AT MY EXPENSE. TAKE NOTE OF TWO RECENT REAL ESTATE FLYER'S , THE HOUSE ACROSS THE STREET FROM THE APPLICANT AT 144 VIA LA SOLEDAD, WITH THEIR SAME KIND OF LIMITED VIEW HAS BEEN ON THE MARKET FOR MONTHS DESPITE A \$100,000 DROP IN PRICE. IN THIS SAME PERIOD, A PANORAMIC VIEW HOUSE, A FIXER, TWO DOORS AWAY AT 607 VIA LOS MIRADORES SOLD IN DAYS FOR OVER \$300,000 MORE THAN THE ASKING PRICE WITH MULTIPLE OFFERS. IN ANOTHER PRIVATE NON AGENT SALE, AUGUST 2006 DIRECTLY ABOVE /ACROSS THE STREET FROM ME AT 202 VIA MESA GRANDE, A NEIGHBOR BUYER & SUPPORTER OF THE APPLICANT PAID AN UNDISCLOSED AMOUNT OF THOUSANDS OF DOLLARS (\$1,000'S) MORE IN MAKE UP CASH DUE TO A LOWER BANK APPRAISAL CONDUCTED BY DAVID BADROS & ASSOCIATES MY EXPERT. THE EXACT DOLLAR AMOUNT WAS KEPT CONFIDENTIAL. WHY WOULD MR. SHAW BE WILLING TO PAY MORE THAN A BANK IS WILLING TO LEND IN A "COOLING OFF MARKET OF DECLINING PRICES & SLOWER SALES, FOR THIS SMALL SQ. FOOT "FIXER"LOCATED AT 202 VIA MESA GRANDE? THE OBVIOUS ANSWER IS THE PROPERTY IS LOCATED IN A "LOCAL-MICRO MARKET"AND IT HAS THAT RARE GIGANTIC VIEW LOT BUYERS CALL "HOT PROPERTY."

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AS PART OF THEIR VISIT TO MY HOME & THE APPLICANT'S HOUSE, COUNCIL MEMBERS WILL BE ASKED TO VISIT THESE AFOREMENTIONED BIG VIEW TROPHY SITES SO THEY CAN FEEL THE PULL OF THE VIEW MAGNET. IT'S ONE THING TO TALK ABOUT VIEW VALUE ITS ANOTHER TO HAVE FIRST HAND EXPERIENCE WALKING ON A BEAUTIFUL BIG RARE VIEW LOT. SMALL VIEW LOTS HAVE NO SIZZLE EXCITEMENT & YOU'LL BE GOING STRAIGHT TO THE EXIT DOOR. **ATTACHMENT SIX PHOTO EXHIBIT OF THE APPLICANT'S SITE & 144 VIA LA SOLEDAD, SMALL VIEWS, VS. 607 VIA LOS MIRADORES 1.7 MILLION DOLLARS & MR. SHAW'S TWO BIG VIEW LOT PURCHASES AT 202/209 VIA MESA GRANDE 1.4 MILLION DOLLARS EACH SALES JUST CLOSED OR PENDING SALE. THE APPLICANT'S WANT ANOTHER GOVERNMENT SUBSIDY LEGISLATED BY THE CITY OF TORRANCE ORDERING ME TO GIVE UP AN ESTIMATED \$150,000 VIEW VALUE. THEIR IST SUBSIDY IS LEGAL TAX RELIEF KNOWN AS PROPOSITION 13 AS FOLLOWS:**

ADDRESS	SQ FT	LOT SIZE	BR	BA	YR BLT	PROPERTY	
						TAX	VALUE
149 VIA SOLEDAD	1416	8830	3	2	1954	\$1189.80	1 MILLION
27902 LONGHILL RPV VS NO PROP 13 SUBSIDY:	2440	11070	5	3	1966	\$1987.00	1.4 MILLION BIG VIEW
525 VIA LOS MIRADORES	1908	6890	3	2	1954	\$4507.00	1.5 MILLION

IN CONCLUSION, I HAVE PAID FOR 21 YEARS AND CURRENTLY PAY MORE TAXES ON 1 HOME THAN THE APPLICANT'S PAY ON TWO RESIDENCES. THE FOLLOWING DETAILS THE AFTER NEW CONSTRUCTION PROPERTY TAXES FOR 144 VIA LA SOLEDAD. CURRENTLY THEY PAY \$37,120 ON THEIR HOME OR THE IMPROVEMENT VALUE AND \$56,139.00 ON THE LAND VALUE WHICH WILL NEVER GO UP OR \$1189.80 PER YEAR. ON THE NEW HOME, THE TAX COLLECTOR APPRAISER USES MARSHALL & SWIFT A CONSTRUCTION GUIDE TO ESTABLISH AN AVERAGE DOLLAR PER FOOT COST .

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THE PROPOSED NEW CONSTRUCTION IS AS FOLLOWS:

NEW HOUSE (3,152 SQ FEET X \$200.00 PER FOOT)=	\$630,000.00
NEW GARAGE(726 SQ FEET X \$70.00 PER FOOT) =	\$ 50,820.00
DEMOLITION CREDIT FOR OLD HOUSE/PROP 13	\$ 37,120.00
ADD BACK LAND VALUE/PROP 13 FIXED AMT	\$ 56,139.00
ADJUSTED NEW TAX BASE ON NEW HOUSE	\$700,239.00 X 1.25% \$8,753 PER YR OR \$2.78 PER \$1000

APPLICANT TOOK OUT A NEW CONSTRUCTION LOAN FOR \$700,000 IN MAY 2006.

525 VIA LOS MIRADORES PROPERTY TAX IS \$4,508 PER YR OR \$2.36 PER \$1000.

MY HOME IS 1/3 THE SIZE OF THE NEW HOME ON A 2000 FOOT SMALLER LOT AND IS 53 YEARS OLDER.

THERE IS NO FINANCIAL HARDSHIP ISSUE THAT WOULD PREVENT THE APPLICANT FROM SPENDING AN ADDITIONAL TWENTY-THREE (23%) MORE IN CONSTRUCTION COSTS OR \$158,000 AS PROPOSED IN THE ALTERNATE PLAN ESTIMATE. SO WHAT IS DRIVING A SINGLE MINDED 4 TIMES REDESIGNED PLAN WITH A ONE FOOT (8" OR 9") MAXIMUM ELEVATION REDUCTION? IS IT THE NEED TO BUILD A FINISHED LOFT (ADDED LATER) WITH ALL THAT AIR SPACE IN HIGH CEILINGS ? PERHAPS BETTER ACCOUSTICS FOR A MEDIA ROOM SOUND SYSTEM? BETTER AIR WAVE BOUNCE OFF PENTHOUSE CEILINGS? MAYBE, IT'S TWO CHAIRS IN THE TOWER WITH TINY WINDOWS (ADDED LATER) SO THEY CAN LOOK OVER THE 4 NEW 15 FOOT QUEEN PALM TREES SPROUTING INTO PUBRITY ON THE LOT BELOW? TREES NOW BLOCK THEIR OCEAN VIEW. IN ANY CASE NOW, I CAN SEE AROUND A ROOF MOUNTAIN PEAK. IF THE 4TH SILHOUETTE IS APPROVED A NEW MASSIVE FULLY BLOCKING ROOF MOUNTAIN RANGE ARISES. I SIT AND LOOK INTO THEIR ROOF MOUNTAIN RANGE AND THEY ADD MY CITY LIGHTS AND WHITE WATER WAVES TO AIR WAVES /AIR SPACE. PERHAPS, ITS GREED VS NEED. **EVERYTHING** SUBSIDIZED, GAMBLE WITH A PRECISE PLAN 4 COSTLY SILHOUETTE FLAG COLOR CHANGES, BIG VIEW PLAY- GO FOR BROKE – NOTHING TO LOSE!

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I FOUND NOTHING IN THE HILLSIDE ORDINANCE THAT STATES BIG VIEW LOTS GIVE UP PART OF THEIR VALUE TO SUBSIDIZE LITTLE VIEW LOTS. HOWEVER, I DID FIND HILLSIDE ORDINANCE 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 ANY PART THEREOF, TO BE HIGHER THAN BEFORE REMODELING OR ENLARGEMENT, UNLESS THE 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 THE 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 PUBLIC WELFARE AND TO OTHER PROPERTIES IN THE VICINITY. ATTACHMENTS 2, 5 PART 1, SEVEN (APPRAISAL) PART ONE OVERVIEW. ANOTHER HILLSIDE ORDINANCE SECTION 91.41.6 PLANNING AND DESIGN: ...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...OTHER PROPERTIES IN THE VICINITY...B)...CAUSE THE LEAST INTRUSION ON VIEWS...C) DEVELOPMENT IN HARMONY WITH OTHER PROPERTIES IN THE VICINITY...D) THE DESIGN WILL NOT HAVE A HARMFUL IMPACT UPON LAND VALUES. ATTACHMENT EIGHT AND PART 1 OVERVIEW: ATTACHMENT SEVEN DAVID BADROS, APPRAISER: \$150,000 LOST VALUE.

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0006

ADDRESS LOCATION/SUBJECT PROPERTY

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THE FEASIBILITY OF BALANCED USE HAS BEEN PROVED IN PART ONE OVERVIEW LETTER WITH NINE ATTACHMENTS: VIEW, VALUE AND REDESIGN OPTIONS ATTACHMENT FIVE PART 1 & PART 2 PETER RAYHILL, PANNING AND DESIGN; 17 PAGE ESTIMATE. PETER RAYHILL, PLANNING & DESIGN IS EMPLOYED AT THE VILAGE DESIGNSMITH IN RIVIERA VILLAGE REDONDO BEACH. HE WAS FORMALLY RETAINED FOR SIX YEARS BY DOUG LEACH & ASSOCIATES. MR. LEACH IS CURRENTLY AN ARCHITECT ON PALOS VERDES ART JURY AND RECOMMENDED PETER TO ME PERSONALLY FOR EXCELLENCE AND APPLIED KNOWLEDGE OF ALL ASPECTS IN DESIGN. ATTACHMENT EIGHT FINAL SUPPLEMENT. COINCIDENTALLY, THE APPLICANT'S HAD A CONSULTATION WITH MR. RAYHILL, AS PART OF THIS PROCESS, WHICH INCLUDED EXTERIOR SKETCHES. THE DESIGN ALTERNATIVE DISCUSSED BY MR. RAYHILL WAS PERFECTED AS TO ITS FEASIBILITY OF BALANCED USE IN A SEVENTEEN (17) PAGE ESTIMATE WITH 13 PHOTOS EXHIBIT AS SHOWN IN PART ONE OVERVIEW LETTER ATTACHMENT FIVE PART 2, VIEW, VALUE AND REDESIGN OPTIONS PAGES 1-17. USING THIS WORKABLE ALTERNATE REDESIGN WITH REASONALBE ADDITIONAL EXPENSES OF \$158,000, THE APPLICANT'S CAN BUILD THEIR DREAM HOME WITH THE LEAST INTRUSION INTO MY ORIGINAL SIT DOWN LIVING ROOM DINING AREA VIEWS. I CHOSE TOP TIER CONTRACTORS, THOSE RETAINED BY COMSTOCK DEVELOPMENT FOR THEIR JUST COMPLETED BRAND NEW RIVIERA DISTRICT MULTI-MILLION DOLLAR FOURTEEN (14) LUXURY TOWNHOMES CONSTRUCTION DEVELOPMENT. NOTE THE MARKETING FLYER HIGHLIGHTS SELECT FEW FOUR (4) OCEAN VIEWS AND OCEAN VIEW IS THE HEADLINER FEATURE OF THE BROCHURE. NON VIEW HIGH \$700,000'S-4 VIEWS \$939,000 TO \$989,000. ATTACHMENT NINE FINAL SUPPLEMENT.

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I CHOSE THE HIGH BID ON THE MOST LABOR AND MACHINERY INTENSIVE COMPONENT OF THE BUILDING OPERATION FOR THE SHORING, DEMOLITION, GRADING, SOIL COMPACTING AND EXCAVATING. THIS ESTIMATE WAS FIGURED AT SEVENTY PERCENT (70%) AS THE APPLICANT'S DESIGN CALLS FOR A SUBTERRANEAN GARAGE FOR THIRTY PERCENT (30%) OF THE NEW CONSTRUCTION COSTS. MY ESTIMATE NOT ONLY PEELS THE DIRT OF THE ENTIRE LOT, IT INCLUDES PART OF HIS EXCLUSIVE COSTS AT THE STREET DIG. MURAKAMI CONSTRUCTION TAKES OUT 4.5 FEET OF THE 8-10 FEET OF DIRT UNDER THE DRIVEWAY AND THE CEMENT DRIVEWAY MATERIAL ITSELF. THE EAST SLOPE FROM FRONT TO BACK IS A TOTAL OF 115 LINEAR FEET. THE DISTANCE OF THE EAST SLOPE FROM THE CURB TO THE FRONT OF THE HOUSE AT THE SIDE GATE IS 39 LINEAR FEET. THE APPLICANT WOULD HAVE REMOVED THE 39 FEET AT 100% FOR THE GARAGE UNDERGROUND. I ADD 70% CONSTRUCTION CREDIT IN THIS FRONT AREA AS TO SHORING, DEMOLITION, GRADING, SOIL COMPACTING AND EXCAVATING. **IN THE END EVERYTHING COMES DOWN TO THE LEGAL STUFF.**

I WAS WORKING LATE 21 YEARS AGO AT 7PM AT NIGHT AND I SAW THE DAILY BULLETIN A COMPUTER (MLS) REPORT SHOWING 525 VIA LOS MIRADORES BACK ON THE MARKET AT THE C-21 OFFICE. IT HAD JUST SOLD THE DAY BEFORE AFTER THE LISTING OFFICE AGENTS PREVIEWED THE PROPERTY. THE FIRST INNER OFFICE SALE FELL THRU AND THE PROPERTY WAS ON THE OPEN MULTIPLE LISTING SERVICE (MLS) FOR ONLY THE THIRD (3RD) TIME SINCE 1954. MY TWO (2) YEAR SEARCH FOR MY BIG VIEW PROPERTY WAS ABOUT TO END.

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ON AN OCTOBER 1985 NIGHT AT 9-10 PM, I SAT IN MY HOME'S DINING AREA AND SIGNED THE PURCHASE AGREEMENT FOR MY DREAM HOME AT FULL PRICE. **ONLY THREE OTHER SOUTHBAY CITIES, PALOS VERDES ESTATES, ROLLING HILLS ESTATES, & RANCHO PALOS VERDES PROTECT VIEWS WITH LOCAL ORDINANCES IN THE GREATER SOUTHERN CALIFORNIA BASIN. I WANTED TO OWN A PANORAMIC OCEAN, CITY LIGHT, WHITE WATER VIEW PROPERTY WITH A PROTECTED VIEW.** DURING THE PAST 21 YEARS I HAVE SOLD MORE HOLLYWOOD RIVIERA HOMES TO NEW BUYERS THAN I ASKED MY CLIENTS TO LATER LIST & SELL THEIR HOMES MOVING TO A BETTER PLACE. THERE IS NO BETTER AREA, AND ONLY A COUPLE OF MY BUYER'S IN NON VIEW HOMES ONLY HAVE MOVED IN 21 YEARS. YOU SEE WHAT TO GET WHEN YOU BUY! YOU KEEP WHAT YOU BUY! MY HOME IS MY RETIREMENT'S SAVINGS BIGGEST ASSET AND I DO NOT WANT TO GIFT ANY OF ITS VALUE TO MY NEIGHBOR'S BUILDING PROJECT. TWO TIMES A MAJORITY OF THE ONE HUNDRED ELEVEN (111) HOMEOWNERS IN THE IMPACT NOTIFICATION ZONE SAW THE APPLICANT'S 3RD AND 4TH SILHOUETTES. A MAJORITY OF MY NEIGHBORS SAT IN MY HOME, SIGNED LETTERS, SIGNED PHOTO EXHIBITS AGAINST A HIGH ELEVATION VIEW BLOCKING DESIGN. IT IS NOW TIME FOR THE CITY COUNCIL TO MAKE THE CLEAR CALL AND RATIFY THE MAJORITY VOTE REQUESTING THE ENFORCEMENT OF TORRANCE MUNICIPAL CODE SECTION 91.41.10. LIMITATION ON INCREASES IN HEIGHT... "NO ENLARGEMENT OF STRUCTURE" AND SECTION 91.41.6 PLANNING AND DESIGN "...LEAST VIEW INTRUSION". **ATTACHMENT TEN.** THERE IS BALANCED USE, THE APPLICANT CAN BUILD THEIR DREAM HOME 4.5 LOWER MAXIMUM ELEVATION AND I CAN KEEP MY ORIGINAL CITY LIGHTS ,WHITE WATER , OCEAN VIEWS.

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RE: PRE06-00025WAY 00016
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SUBMITTED BY


MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277

THANKS TO ONE PC VOTE IT HARD TO THINK LOGIALLY FOR THE REST TO WG WHO STAYED OUT IT . TO MY NEIGHBORS WHO GAVEME THEIR TIME UNDERSTANDING AND SUPPORT I WON'T FORGET YOU \$\$\$\$\$\$\$\$\$\$TIME AND MONEY IN THE AIR FREE AVICE. THE THOUSANDS OF DOLLARS FOR COUNTLESS HOURS SPENT INTERVIEWING NEIGHBORS IN MY HOME & AT THEIR HOMES, HUNDREDS OF CALLS LOCATING MY EXPERTS. CONSULTING WITH ALTERNATE EXPERTS. FOLLOWING UP WITH NEIGHBORS, CALLS TO MIKE AND THE GUYS AT MLTD.C AT TWENOT YOU AGAIN WHEN IS THIS GOING AWAY ETCETCETCETCETC M, & R CONTACTING CONTRACTORS AND DEVELOPING ESTIMATES AND OBTAINING BIDS. MEETING WITH SURVEYORS, COUNTY OFFICIALS, CITY STAFF, COUNCIL MEMBERS, ARCHITECTS IN LA & ORANGE COUNTY HI RK INTERVIEWING, MEETING AND PHONE CONSULTATION WITH LEGAL PROFESSIONALS AND ATTORNEYS, TITLE COMPANY REPRESENTATIVES, LOCAL BOARD OF REALTOR PROFESSIONAL STAFF, THE CALIFORNIA ASSOCIATION OF REALTORS LEGAL HOT LINE STAFF ATTORNIES. MEETINGS WITH OUTSIDE CITY STAFF, HOA ASSOC. ALL OFFICE SUPPLY PLACES, PHOTO LABS. & TRAVEL TIME, WEAR AND TEAR ON MY VEHICLES FUEL COSTS, WALKING THE STREETS, HOLDING OPEN HOUSES, PROFESSIONAL FRAMERS, CAMERA EQUIPMENT RENTALS, ANYBODY THAT WOULD LISTEN TO MY STORY OF FRUSTRATION LOST TIME STANDING IN FRONT OF AND OPERATING COPY MACHINES ATALL HOURS OF THE DAY AND NIGHT TO GENERATE A RECORD OF MORE THAN 6900 PIECES OF PAPER, EXHIBITS, ATTACHMENTS AND PHOTOS BLOW UP PHOTOS, FLIP CHARTS PACKAGE TOOLS TIME LOST FROM MY BUSINESS FAMILY & FRIENDS ESPECIALLY MARYAM BOYCE MY FIANCEE' WHO LISTENED TO ME AND DID NOT SHOOT ME OUT OF MY MISERY DUE TO THE FRUSTRATION I SUFFERED THE MISSED OPPORTUNITY BBQ AT THE RUCKDASHEL'S WITH ALL OF US DRINKING THAT BOTTLE OF KORBEL WHEN I OFFERED GUY THAT CASE OF CASH I'LL PAY FOR ANY ARCHITECTURAL CHANGES TO THE ROOF DESIGN IF YOU BRING IT DOWN 4.5 FT I'LL PAY TO REMOVE THOSE 4 LARGE PALM TREES NEXT DOOR PROFESSIONALLY RELANDSCAPE THE FRONT YARD IN SEPT HE TOLD GUY REMOVE THE TREES THEY ARE STILL THERE A \$10,000.00 DOLLAR PLUS OFFER TO BE PUT IN WRITING IF ACCEPTED DEAL OR NO DEAL? GUY TOOK THE BOTTLE OF KORBEL & SAID HE WOULD TALK WITH OLYMPIA & SANDRA THE ARCHITECT IS ONLY IN LA 2 DAYS A WEEK THE NEXT DAY THE BOTTLE APPEARED AT MY FRONT DOOR WITH A NOTE ON SECOND THOUGHT I CAN'T ACCEPT THIS I'D JUST LIKE TO SAY "THANKS BUT NO THANKS"-DEAL OR NO DEAL LADIES SAY NO DEAL-WHERE'S HOWIE WITH THE MODELS & MONEY CASES WHEN YOU NEED HIM SPECIAL THANKS TO CD,MB,MM,AR,AH,DS,CC,JS,SK,JW,MMC,KW,R&M,P,K,BIG HUG RJ & GK & OTHERS IN THE ZONE WHO PUT UP WITH ME & STILL ASSISTED ME BUT WISH TO REMAIN ANONYMOUS ETC.ETC.ETC GOT TO GET SOME BETTER SLEEP THESE BAD DREAMS ARE KILLING ME!VIS-AVIS'REPORTS PRESENTATIONSREPORTSFOLDERSREPORTSTAPETAPETAPE GLUE MARKERS GLUEJUSTDOITBABY!

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MEMORANDUM

Re: 149 Via La Soledad, Redondo Beach, CA

Property Owner: Mr. & Mrs. Ruckdaschel

To: Aquilla Hurd, Planning Assistant - City of Torrance, CA

Date: May 15, 2006

From: Olympia P. Greer, AIA

1. The attached drawings reflect the changes noted on the previously submitted plans.
2. We would like to request a side yard Waiver for the west side from 7 to 5 ft.
3. With regard to the Height Waiver we wish to have a review of the silhouette with the Planner assigned to this project and with my clients and then make the best determination as to the course of action.
4. In response to a question mark at the property line trespassing on the east side by the house at 525 Via Los Miradores, we have provided a separate copy of the survey which shows in red marks those portions of the residence which do not comply with standard City setback requirements and with that portion of that residence which trespasses into my client's property. This constitutes not only a violation of my clients' privacy but it is a fire hazard and a violation of the City's Zoning and Building Codes. We have serious concerns about this issue.

We also do not feel that any view impairment from that portion of their residence which trespasses on my client's property can be considered as legitimate or valid.

Thank you,

Olympia P. Greer, AIA

A handwritten signature in black ink that reads "Ogreer".

80034 CAMINO SANTA ELISE • INDIO, CA 92203 • TEL: (760) 464-6885 • FAX: (760) 772-3671
• E-MAIL: ogreer@greerarchitects.com • WEB SITE: <http://www.greerarchitects.com>

CITY OF TORRANCE

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

APPEAL TO TORRANCE CITY COUNCIL
 RE: PRE06-00025 W/V06-0016
 ADDRESS/LOCATION/SUBJECT PROPERTY
 149 VIA LA SOLEDAD
 DECISION OF PLANNING COMMISSION
 DATE OF APPEAL 9-20-06

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		
	ammissin 9-20-06		
<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check No. 5465	Sub Total	15.00
Fees levied pursuant to resolution for furnishing copies of public record.		Sales Tax	
		TOTAL	15.00

By *Rudie Crespo* 9-27-2006
 DATE

RECEIPT NO. 08500

MCP, PATENTED, FLATPAKIT®

September 28, 2006

Dear Mr./Mrs. _____

We are your neighbors, the Ruckdaschels of 149 Via La Soledad, who applied for project approval with the Torrance Planning Department. Our project was reviewed, discussed and approved on Wednesday September 20, 2006 with a vote of 5 to 1. (*See attached Planning Commission Resolution No 06-107*). However, two days following our approval, our neighbor Mr. Lampasi filed an appeal with the City Council.

We are writing to you because we are concerned about any misinformation that may have been presented to you which contradicts the facts of our project and/or negative remarks that you may have heard. We changed our design 3 times before presenting it to the Planning Commission. Working with staff and our neighbors, particularly Mr. Lampasi, we arrived at a solution that retains his existing views intact. The top of our new ridge matches the top of our existing ridge (ridge height elevation 127.5 based on a certified survey). During the Planning Commission hearing, Mr. Lampasi presented a list of persons that signed against our project, a majority of which were not impacted and were not even in the line of vision. The Planning Commission Chairman acknowledged this petition by saying, of the 20 names on the list, 8 were below the project (thus unaffected) 10 couldn't see the silhouette, and 2 may be able to see it.

Our project is a one story house with subterranean garage incorporating a design with minimal to no impact on the air, light and privacy of our neighbors. It consists of adding 1,792 sq. ft. to our existing 1,360 sq. ft. house. We will be doing some façade improvements to blend the existing with the new and will arrive at a 3,152 sq. ft. one story residence. We have chosen to place our garage below grade and use a stair to come up to our home. We did this to comply with the Hillside Overlay Ordinance, and have minimal to no affect on our neighbor's air, light and privacy. Our existing garage is 405 sq. ft. and the new garage will be 726 sq. ft. which includes the stair up to the house and the footprint of the subterranean retaining walls.

Our solution not only complies with the rules set forth by the Hillside Overlay Ordinance, but it is by one foot lower than the maximum allowable height of 27 ft. as measured from the garage level and 15 ft. from the grade adjacent to the house. The silhouette presents an illusion, if viewed from below, but, the perspective changes as you stand inside Mr. Lampasi's house on 525 Via Los Miradores (the neighbor above us to the east). His finish floor elevation is the same as the top of our roof ridge, so it is as if he is literally sitting on top of our house. Our project presents no view obstructions whatsoever. On the contrary, Mr. Lampasi's home encroaches onto our property and in the required side-yard setbacks, and creates a severe negative impact on our privacy, light, air and also is a fire hazard.

(Next Page)

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION

The Planning Commission approved our project with the condition that we lower our main ridge by one foot. We are in the process of revising the silhouette and will show to all concerned that our project has no impact on Mr. Lampasi or anyone else for that matter.

Before signing any documents we urge you to visit our home and Mr. Lampasi's home to see with your own eyes our project from his perspective. Also, please feel free to call us (310-378-4543) or Danny Santana of the Planning *Department* (310-618-5990) if you wish any further information about the project or the public hearing.

Sincerely,

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

Enclosure: Planning Commission Resolution No 06-107 Pages 6 through 10

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

JANUARY 12, 2006

TO: CETECH ENGINEERING, TORRANCE
THOMAS T. YUGE, PE, PRINCIPAL

FROM MICHAEL LAMPASI

RE: LOT SURVEY 525 VIA LOS MIRADORES
REDONDO BEACH CA 90277
CITY OF TORRANCE

I STOPPED BY YOUR OFFICE TO DISCUSS MY LOT LINE ADJUSTMENT AND NEED FOR
LOT SURVEY AT THE REQUEST OF MY ATTORNEY. YOU TOLD ME THAT YOU
WILL TRY TO GIVE ME A WRITTEN ESTIMATE WITHIN THE NEXT WEEK TO TEN
DAYS AND YOUR FIRM IS UNDER A LARGE BACKLOG OF JOB REQUESTS.
I UNDERSTAND THAT YOU NEED TO RESEARCH THE LOT HISTORY AND THIS
TAKES TIME PRIOR TO GIVING ME A BID FOR THE SURVEY COSTS.
I NEED TO KNOW THE COSTS AND SCHEDULE THE LOT SURVEY AT YOUR
EARLIEST CONVENIENCE.

SINCERELY,



MICHAEL LAMPASI, OWNER
5425 VIA LOS MIRADORES
REDONDO BEACH, CA 90277

310 373-4500



CETECH ENGINEERING
2252 W. CARSON ST.
SUITE B
TORRANCE, CA 90501

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 FOUR

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-0025 WAV06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS: FOUR (4) SILHOUETTES
& PHOTOS – WITH EASEMENT NON ISSUE

MICHAEL LAMPASI, BROKER
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277
310 373-4500 DIRECT
310 809-1812 CELL
MIKELAMP@EARTHLINK.NET
NOVEMBER 27, 2006

PAGE 1 OF 2

RICHARD L. KNICKERBOCKER ESQ,
KNICKERBOCKER LAW CORPORATION P.C.
233 WILSHIRE BOULVARD, SUITE 400
SANTA MONICA, CALIFORNIA 90401

AGAIN THANK YOU FOR THE PHONE CONSULTATION OF OCTOBER 19, 2006 IN THE ABOVE CAPTIONED MATTER. I HAVE A NUMBER OF CONCERNS ABOUT MY CASE AND I WOULD LIKE TO SCHEDULE A ONE HOUR MEETING IN OFFICE TO PRESENT MULTIPLE MATERIALS, EXHIBITS, PHOTOS, AND PRE/POST APPEAL HEARING DOCUMENTS FOR YOUR REVIEW AND COMMENT. THERE HAVE BEEN 4 SILHOUETTE DESIGNS AND ONLY 1 FOOT PLUS 8' OR 9" MAXIMUM ELEVATION REDUCTION WHICH BLOCKS MY ORIGINAL SIT DOWN LIVING AN DINING ROOM VIEWS AND THE CITY STAFF CALL THIS " GOING TO GREAT LENGTHS TO REDESIGN THEIR PROPOSAL SEVERAL TIMES." FIRST DESIGN ILLEGAL. CITY STAFF STATES, "THE DESIGN PROPOSAL AS CONDITIONED DOES NOT APPEAR TO BLOCK ANY VIEWS." THE ARCHITECT HAS NEVER CALLED, VISITED, OR SAT IN MY HOME TO SEE THE DESIGN BLOCKING IMPACT. FROM THE START, STAFF OFFER NO WRITTEN GUIDELINE OF THE PROCESS. YOU HAVE TO REQUEST INFORMATION BY WRITTEN SUBMITTED QUESTIONS. THIS REALLY FAVORS THE ARCHITECT'S OVER THE PUBLIC UNFAMILAR WITH CITY REGULATIONS. THEY NEED A LIST OF RETIRED ARCHITECT'S DESIGNER/PLANNERS(RETIRED OR ACTIVE) FOR HIRE TO ASSIST THE PUBLIC. A MAJORITY OF THE 60 500 FOOT IMPACT ZONE NEIGHBOR'S OUT OF 111 HOMES VISITED MY HOME SAT IN THE LIVING ROOM/DINING AREA AND SIGNED A LETTER INDICATING THE DESIGN BLOCKED MY ORIGINAL SIT DOWN VIEWS. EACH RECEIVED A COPY OF THE HILLSIDE ORDINANCE, LETTER AND WERE GIVEN PAPER WORK TO SEND INDEPENDENT LETTERS TO THE COUNCIL. THE LAST NEIGHBOR VISTED MY HOME ON 11-10-06. ON 11-17-06 THE APPLICANT RUCKDASHEL CHANGED THE ENTIRE DESIGN IN A VARIETY OF WAYS MAKING IT MORE INTRUSIVE. I FEEL THIS WAS DONE IN AN ATTEMPT TO CONFUSE AND NEGATE THE SUPPORT I HAD IN THE IMPACT ZONE. ONE WEEK BEFORE THANKSGIVING, NO ONE WOULD COME BACK TO LOOK AT THE PROJECT. I DECIDED TO TAKE 8 ORIGINAL COLOR PHOTOS COMPARING THE DIFFERENCES BETWEEN SILHOUETTE'S 3 & 4 BACK TO THE ZONE WITH A NEW LETTER REQUESTING A 4.5 FOOT DROP IN THE MAXIMUM ELEVATION FOR REVIEW AND SIGNATURE. ALL THAT "ACQUIRED VS ORIGINAL VIEW" LINGO NO WHERE TO BE FOUND EXCEPT IN THE LAW LIBRARY. IT APPEARS TO BE AN UPHILL BATTLE, NO EXPERT HELP FOR THE PUBLIC IS EASILY AVAILABLE AND THAT'S WHY I NEED YOUR HELP AND CONSULTATION. ALSO, I HAVE THE PLANNING COMMISSION AUDIO TAPE FOR REVIEW.

THE APPLICANT(S) GUY & SANDRA RUCKDASHEL AND THEIR ARCHITECT OLYMPIA GREER ARE CLAIMING, "THE PROPERTY LINE TRESPASSING ON THE EAST SIDE OF THE HOUSE BY THE HOUSE AT 525 VIA LOS MIRADORES DO NOT COMPLY WITH STANDARD CITY SET BACK REQUIREMENTS AND WITH THAT PORTION OF THAT RESIDENCE WHICH TRESPASSES INTO MY CLIENTS PROPERTY." "THIS CONSITIUTES NOT ONLY A VIOLATION OF MY CLIENTS' PRIVACY BUT IT IS A FIRE HAZARD AND A VIOLATION OF THE CITY'S ZONING AND BUILDING CODES." "WE ALSO DO NOT FEEL THAT ANY VIEW IMPAIRMENT FROM THAT PORTION OF THEIR RESIDENCE WHICH TRESPASSES ON MY CLIENT'S PROPERTY CAN BE CONSIDERED AS LEGITIMATE OR VALID."

PER OUR PHONE CONVERSATION, AND MY REFERENCE TO THE POSSIBLE PERMANENT ENCROACHMENT OF MY BUILDING, WALLS AND PATIO HARDSCAPE, YOU STATED THE MILLER & STAR CALIFORNIA REAL ESTATE 3D DATABASE UPDATED OCTOBER 2006 CHAPTER 14 ADJOINING LANDOWNERS B. ENCROACHMENTS STATES,"THE INJURED PARTY MUST FILE AN ACTION FOR DAMAGES OR FOR A MANDATORY INJUNCTION AND THE ENCROACHMENT IS PERMANENT, THE ACTION MUST BE INSTITUTED WITHIN THREE (3) YEARS FROM THE INCEPTION OF THE ENCROACHMENT AND NOT UPON DISCOVERY OF THE ENCROACHMENT." ALSO FOUND IN THE BROKER'S EXAM STUDY MATERIAL.

APPEAL TO TORRANCE CITY COUNCIL
RE: PRE06-00025 WA 6-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

PAGE 2 OF 2

RICHARD L. KNICKERBOCKER, ESQ

RE: LAMPASI, APPEAL CITY OF TORRANCE

I CAN VERIFY THREE YEAR RULE PERMANENT ENCROACHMENT THROUGH THE CALIFORNIA ASSOCIATION OF REALTORS LEGAL HOT LINE PER YOUR SUGGESTION. I HAVE BEEN TOLD THE OLDER TITLE POLICIES IN FORCE ARE RIDDLED WITH ESCAPE CLAUSES BASICALLY OF NO HELP, I'LL CHECK IT. I FOUND LEGAL CAPTION PRESCRIPTIVE EASEMENT AT ESCROW HELP.COM, "THE LEGAL TEST TO ACQUIRE A PRESCRIPTIVE EASEMENT OF ANOTHER OWNER IS THAT THE USE MUST BE OPEN, NOT SECRET, NOTORIOUS AND CLEARLY OBSERVABLE, HOSTILE, WITHOUT THE LANDOWNER'S CONSENT AND CONTINUOUS WITHOUT INTERRUPTION FOR 5 YEARS IN CALIFORNIA." "TO PERFECT A LEGAL PRESCRIPTIVE EASEMENT, THE HOSTILE USER MUST BRING A QUIET TITLE LAWSUIT AGAINST THE PROPERTY OWNER AND PROVE ALL THE OPEN, NOTORIOUS, HOSTILE AND CONTINUOUS USE REQUIREMENTS." THIS IS ALREADY IN MY PACKAGED MATERIAL RE THE "NON ISSUE".

VARIOUS SURVEYOR'S FROM A CITY LIST HAVE STATED I NEED TO OBTAIN MY OWN LOT SURVEY TO DETERMINE IF THE LOT BOUNDARY MARKERS USED BY THE RUCKDASHEL'S SURVEYOR WERE ACCURATE. ONE STATED "ONLY ACT ONCE THE RUCKDASHEL'S GIVE ME A WRITTEN DEMAND, COPY OF THEIR SURVEY, AND OR REQUEST FOR A SETTLEMENT." FURTHERMORE, IT IS MY UNDERSTANDING FROM OUR DISCUSSION, YOU GET "THE LOT SURVEY YOU PAY FOR "AND THAT DISCREPANCIES ON SURVEYS ARE COMMON. ARBITRATION IS COMMONLY USED TO REACH A SETTLEMENT. PHONE ESTIMATES START AT \$2,000 AND RANGE TO \$4,000 BASED ON COMPLEXITY OF THE LOT SITE, IRREGULAR LOT LINES AND HILLSIDE PROPERTY. YOU SUGGEST I COULD CHECK ON RUCKDASHEL'S SURVEYOR'S LICENSE AS TO DATE OF ISSUANCE AND STANDING RELATED TO EXPERIENCE AND CONDUCT.

I SEE NO LEGAL CONNECTION BETWEEN THE ENCROACHMENT AND VIEW PROTECTION ISSUES. RUCKDASHEL'S HAVE MADE NO MOVE IN WRITING FOR 21 YEARS ON ANY SETBACK BOUNDARY OR ENCROACHMENT ISSUES. MY GRANT DEED SHOWS A RECORDED LOT LINE ADJUSTMENT GRANTING ME A PORTION OF LOT 30, RUCKDASHEL'S LOT. THIS APPEARS TO BE RUCKDASHEL'S ATTEMPT TO DISTRACT THE REAL ISSUE OF VIEW INVASION AND VALUE REDUCTION OF MY LOT. WHERE IS THE DAMAGE ? UNBUILDABLE SLOPE ? RUCKDASHEL'S NEW CONSTRUCTION NOT AFFECTED BY POTENTIAL ENCROACHMENT. THESE ITEMS WERE DISCUSSED AT THE PLANNING COMMISSION HEARING 9-20-06. CITY STAFF, PLANNING COMMISSION MAJORITY, AND CITY ATTORNEY INDICATED THAT THE ENCROACHMENT ISSUE WAS "NOT RRELEVANT" TO RUCKDASHEL'S BUILDING PRECISE PLAN. I HAVE THE AUDIO TAPE OF THE PLANNING COMMISSION HEARING IN MY FILE SHOULD IT BE NEEDED. YOU ARE SUGGESTING THAT THE QUIET TITLE LAWSUIT IS A ONE TO TWO YEAR LEGAL PROCESS AND I SHOULD NOT GO THROUGH THE EXPENSE UNTIL THE RUCKDASHEL'S MAKE A DEMAND. SINCE MORE THAN 3 YEARS HAVE PAST(21 YEARS) THEY PROBABLY KNOW THAT HORSE HAS LEFT THE STABLE

I LOOK FORWARD TO DISCUSSING THESE ITEMS FURTHER AND MEETING YOU IN PERSON FOR A CONSULTATION. I NEED AN APPOINTMENT IN EARLY DECEMBER NO LATTER THAN THE FIRST WEEK IN JANUARY 2007. PLEASE CALL ME AT 310 373-4500 OR 310 809-1812. THANK YOU AGAIN !

SINCERELY,


MICHAEL LAMPASI

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: ENCROACHMENT
QUIET TITLE LEGAL ACTION**

MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277
310 373-4500 DIRECT
MIKELAMP@EARTHLINK.NET

JANUARY 5, 2006

RICHARD L. NICKERBOCKER, ESQ
KNICKERBOCKER LAW CORP P.C.
233 WILSHIRE BLVD., SUITE 400
SANTA MONICA, CA 90401

THANK YOU AGAIN FOR TAKING MY CALLS WITH REGARD TO THE CLAIMED ENCROACHMENT BY THE RUCKDASHEL'S. THERE HAS NEVER BEEN ANY WRITTEN CLAIMS AGAINST ME OR THE PROPERTY FOR THE LAST 20 YEARS OF OWNERSHIP. IT APPEARS THE CITY OF TORRANCE DOES NOT REQUIRE LOT SURVEY'S BE DONE FOR ADD ON REMODELS. I WILL REQUEST THEIR REGULATIONS IN WRITING. ALSO THAT YOU FOR THE MILLER STAR LEGAL CITE THROUGH THE CALIFORNIA ASSOCIATION OF REALTORS HOT LINE. IF THE CAR STAFF ATTORNEY CANNOT PROVIDE THE HARD COPY OF THE LATEST CASE RULINGS I WILL RESEARCH IT AT THE TORRANCE LAW LIBRARY TO SPEED UP THE PROCESS. ALSO I WILL CHECK MY BROKER'S BOOK STUDY GUIDE FOR THE STATE EXAM AND SEE IF CITATIONS ARE AVAILABLE.

PER YOUR ADVICE, I HAVE CONTACTED CTECH ENGINEERING. THEY ARE EXTREMELY BUSY AND TRYING TO CATCH UP FROM THE HOLIDAY SHUT DOWN. THEY CLAIM THE LOT SURVEY WILL COST \$3,000.00. DUE TO THEIR SCHEDULE AND NEED TO RESEARCH LOT MONUMENTS, I WAS TOLD THERE PROBABLY WILL BE A THREE WEEK DELAY BEFORE A SURVEY REPORT CAN BE ATTEMPTED WITH THE REPORT TO FOLLOW IN 10 DAYS. THIS FIRM IS ON THE CITY OF TORRANCE APPROVED LIST.

PER OUR CONVERSATION YOU INDICATED WITH A LOT SURVEY IN HAND YOU CAN START THE QUIET TITLE ACTION A ONE TO TWO YEAR PROCESS. AS TO THE NON ISSUE ENCROACHMENT, THE TIME HAS RUN OUT TO SUE FOR PERMANENT ENCROACHMENT DAMAGE ONCE 3 YEARS HAVE PAST FROM ITS CREATION. PLEASE ADVISE IN WRITING FILING AND OTHER UP FRONT FEES TO START THE LAW SUIT.


MICHAEL LAMPASI

-----Forwarded Message-----
 From: Sanjay Wagle
 Sent: Jan 5, 2007 2:59 PM
 To: mikelamp@earthlink.net
 Subject: Encroachments

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

6 Cal. Real Est. § 14.14 (3d ed.)

Miller and Starr California Real Estate 3D
 Database updated October 2006

Harry D. Miller and Marvin B. Starr

Chapter 14. ADJOINING LANDOWNERS
 B. ENCROACHMENTS

References

§ 14.14. Limitations of actions

Applicable period of limitations. The applicable period of limitations to recover damages or for the removal of an encroachment is three years.[FN1] However, there may be a distinction between a permanent and a temporary encroachment and whether the injured party is seeking a mandatory injunction for the removal of the encroachment or for the recovery of damages from the inception of the encroachment.[FN2]

Commencement of limitations period for a permanent encroachment. When an injured party files an action for damages or for a mandatory injunction and the encroachment is *permanent*, the action must be instituted within three years from the inception of the encroachment [FN3] and not upon discovery of the encroachment.[FN4]

Comment:

Code Civ. Proc., section 338, subdivisions (d), (e), and (f) specifically provide that the cause of action on the respective matters included within these subdivisions do not begin to run until discovery, whereas subdivision (b) contains no such qualification. The legislative intent is that the cause of action under subdivision (b) begins to run upon the occurrence of the encroachment and not upon its discovery.[FN5]

Case Example:

The foundation of an encroacher's building was located entirely within his own boundary lines, but it had settled unevenly so that the upper portion of one of its outer walls encroached into the airspace above the neighbor's property, pressing against their building and causing it substantial and continuing damage. The court made a distinction between an encroachment that is *intended* to be permanent and one that is merely temporary or continuing. When the encroachment consists of a trespass on the lands of another under such circumstances as to indicate an *intention* that it be permanent, "the law may regard the wrong done in such case as complete at the time of the entry and allow recovery in a single action of all damages resulting therefrom, including prospective as well as past damages." In such a case the statute of limitations runs from the time of the original entry." [FN6]

On the appeal of this case, it should be noted that the injured party waived all claims for damages and asked that the action be regarded as solely one for the abatement of a nuisance. There is strong indication, however, that his right to recover damages for injuries to his building occurring more than three years prior to the commencement of their action would have been barred by the statute of limitations [FN7]

Possible exception for an injunction to remove a permanent encroachment. While the decision states that the period of limitations for a mandatory injunction for the removal of an encroachment is three years from the date of its inception, there is an indication that possibly there is no limitations period except for the consideration of laches for the injured party's delay in bringing the action.[FN8]

Case Example:

A neighbor installed a sewer line across the adjacent property with the good faith belief that he had the right to do so. The line had been installed 25 years before the current owner acquired the burdened property, and it was the only possible location for the line to provide service to the neighbor's property. The owner of the burdened property wanted to construct a retaining wall in the location of the sewer line, which he could do by protecting the pipe. The court distinguished a continuing trespass or nuisance whose impact may vary over time and held that the sewer line was a permanent trespass and the current owner's action for damages was barred by the three-year statute of limitations, which commenced when the sewer line was installed [FN9]

However, the court considered the current owner's right to recover an injunction separately and concluded that under the doctrine of balancing of hardships, the owner should be denied an injunction for the removal of the sewer line, and the neighbor was awarded a permanent easement to maintain the line [FN10]

Although not expressed, the court proceeded to consider the issue of an injunction, implicitly under the assumption that the three-year limitation did not apply to the current owner's injunction remedy, and implied that if the hardships had been balanced in his favor, he could have received an injunction requiring the removal of the sewer line. If the limitations period applied to an action for an injunction, as it did for an action for damages, there would be no need to discuss balancing of hardships

Possible exception for an injunction to remove a permanent encroachment. In *Kapner v. Graydon*, 116 Cal. App. 4th 1182, 11 Cal. Rptr. 3d 138 (2d Dist. 2004), the court held that a landowner whose gate, driveway and perimeter fence encroached on a roadway in common ownership could not acquire an exclusive prescriptive easement over the road. According to the court, the landowner's use of the land was not in the nature of an easement. Instead, the landowner had enclosed and possessed the land, but the landowner could not establish adverse possession because he had not satisfied the necessary requirement of paying taxes for the enclosed land. The court additionally held that the action to remove the encroachments was not time-barred. The encroaching landowner had contended that the action to remove the encroachments was barred by the three-year statute of limitations for trespass (Code Civ. Proc., § 338, subd. (b)), the five-year statute for the enforcement of covenants restricting the use of real property (§ 336, subd. (b)) and the four-year statute for actions on a written instrument (§ 337, subd. (1)). The court explained that a cotenant who claims exclusive possession may bar a cause of action brought by other cotenants by proving he has adversely possessed the property. But in this case the trial court had concluded that the encroaching landowner did not prove adverse possession. Accordingly, the statute of limitations defense was inapplicable.

Commencement of limitations period for a permanent encroachment. In *Harrison v. Welch*, 116 Cal. App. 4th 1084, 11 Cal. Rptr. 3d 92 (3d Dist. 2004), the court held that unless and until an encroacher's use of property ripens into title by adverse possession or a valid prescriptive easement, the legal titleholder's right to bring an action to recover his or her property from the encroacher never expires. If the encroacher's use of the property does, in fact, ripen into title by adverse possession or a valid prescriptive easement, then the statute of limitations is five years (as set forth in Code Civ. Proc. §§ 318 and 321) as an action seeking to enjoin a permanent encroachment is properly characterized as an action for the recovery of real property rather than an action for trespass, which is subject to a three-year limitation periods under Code Civ. Proc., § 338, subd. (b).

Possible exception for an injunction to remove a permanent encroachment. In 1994, the defendant built a woodshed and placed some landscaping on her property that partially encroached on the vacant lot next door. When the plaintiffs purchased the lot in 2001, the survey disclosed the encroachment. The plaintiffs sued the defendant to quiet title to the lot and enjoin the defendant's encroachment. The defendant responded by seeking to establish title in the encroachment area by a prescriptive easement to maintain the woodshed and the landscaping and by arguing, among other things, that plaintiff's action was time barred. The court held that unless and until an encroacher's use of property ripens into title by adverse possession or a valid prescriptive easement, a legal titleholder's right to bring an action to recover his or her property never expires. *Harrison v. Welch*, 116 Cal. App. 4th 1084, 11 Cal. Rptr. 3d 92 (3d Dist. 2004).

[END OF SUPPLEMENT]

[FN1] Code Civ. Proc., § 338, subd. (b).

[FN2] See §§ 22:3, 22:37, 22:38 (nuisance; limitations period for an injunction), § 22:39 (nuisance; limitations period for recovery of damages; permanent or continuing nuisance).

[FN3] Code Civ. Proc., § 338, subd. (b); *Rankin v. DeBare* (1928) 205 Cal. 639, 641 [271 P. 1050]; *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 753] 29 A.L.R. 833 (damages); *Field-Escandon v. Demann* (1988) 204 Cal.App.3d 228, 233-234 [251 Cal.Rptr. 49]; *Castelletto v. Bendon* (1961) 193 Cal.App.2d 64, 65 [13 Cal.Rptr. 907]; *Troeger v. Fink* (1958) 166 Cal.App.2d 22, 26 [332 P.2d 779]; *Mattos v. Mattos* (1958) 162 Cal.App.2d 41, 43 [328 P.2d 269]; *Tracy v. Tracy* (1944) 144 Cal.App.2d 827, 828 [301 P.2d 905]; *Bertram v. Orlando* (1951) 102 Cal.App.2d 506, 509 [227 P.2d 894] 24 A.L.R.2d 899].
See § 22:39 (nuisance; limitations period for recovery of damages; permanent or continuing nuisance).

[FN4] *Castelletto v. Bendon* (1961) 193 Cal.App.2d 64, 65-66 [13 Cal.Rptr. 907].

See When does cause of action accrue, for purposes of statute of limitations, against action based on encroachment of building or other structure upon land of another, 12 A.L.R. 3d 1265, § 4.

[FN5] See *Castelletto v. Bendon* (1961) 193 Cal.App.2d 64, 65-66 [13 Cal.Rptr. 907].

[FN6] *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 753] 29 A.L.R. 833 (dictum; the court found the encroachment to be a continuing nuisance and not a permanent trespass).

[FN7] See *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 753] 29 A.L.R. 833.

[FN8] *Rankin v. DeBare* (1928) 205 Cal. 639, 641 [271 P. 1050].

[FN9] *Field-Escandon v. Demann* (1988) 204 Cal.App.3d 228, 237-239 [251 Cal.Rptr. 49]. The court distinguished *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 753] 29 A.L.R. 833 because in that case the building was progressively leaning over the property line of the adjacent property.
See §§ 22:37 to 22:39 (nuisance; statute of limitations).

[FN10] *Field-Escandon v. Demann* (1988) 204 Cal.App.3d 228, 237-239 [251 Cal.Rptr. 49].
See § 15:46 (balancing of the hardships).

[FN11] Code Civ. Proc., § 338, subd. (b); *Rankin v. DeBare* (1928) 205 Cal. 639, 641 [271 P. 1050].

[FN12] *Rankin v. DeBare* (1928) 205 Cal. 639, 641 [271 P. 1050].

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

[FN13] *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 75329 A.L.R. 833].

[FN14] *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 75329 A.L.R. 833].

[FN15] *Mattos v. Mattos* (1958) 162 Cal.App.2d 41, 43 [328 P.2d 269].

[FN16] *Castelitto v. Bendon* (1961) 193 Cal.App.2d 64, 67 [13 Cal.Rptr. 907].

See When does cause of action accrue, for purposes of statute of limitations, against action based on encroachment of building or other structure upon land of another, 12 A.L.R. 3d 1265.

[FN17] *Rankin v. DeBare* (1928) 205 Cal. 639, 641 [271 P. 1050].

[FN18] See § 14.11 (encroachment; damages).

[FN19] *Kafka v. Bozio* (1923) 191 Cal. 746, 750 [218 P. 75329 A.L.R. 833].

[FN20] Code Civ. Proc., §§ 318 to 321.

See §§ 16.17 to 16.22 (adverse possession; period of occupancy).

[FN21] See § 15.36 (permission by the property owner; posted or recorded notice), § 15.38 (prescriptive period).

[FN22] Code Civ. Proc., § 338, subd. (b).

[FN23] See §§ 30.13 to 30.16 (inverse condemnation; damages; statute of limitations).

[FN24] *Mehl v. People ex rel. Dept. Pub. Wks.* (1975) 13 Cal.3d 710, 717 [119 Cal.Rptr. 625532 P.2d 489].

[FN25] *Frustuck v. City of Fairfax* (1963) 212 Cal.App.2d 345, 373-375 [28 Cal.Rptr. 357].

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MILCALRE § 14:14

END OF DOCUMENT

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Sincerely,

Sanjay Wagle

Associate Counsel

California Association of Realtors(R)

525 S. Virgil Avenue

Los Angeles, CA 90020

Phone: 213-739-8286

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

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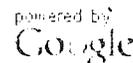
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APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06



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- Trash (9) [Empty]

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

PAGE 9-13

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From: MICHAEL LAMPASI <mikelamp@earthlink.net> [Flag Message](#) | [Mark Unr](#)

To: Cathy4Title@aol.com

Subject: Re: I FORWARD THIS ONTO MY OPERATIONS TO FILE CLAIM FOR YOU...

Date: Jan 5, 2007 3:28 PM

Michael wrote

Thank you for all your help Cathy!

-----Original Message-----

>From: Cathy4Title@aol.com

>Sent: Jan 5, 2007 3:13 PM

>To: mikelamp@earthlink.net

>Subject: Re: I FORWARD THIS ONTO MY OPERATIONS TO FILE CLAIM FOR YOU.

>

>

[Delete](#) | [Reply](#) | [Reply All](#) | [inline text](#) | [Forward](#) | [Select Folder](#) | [Mov](#)

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NOVEMBER 28, 2006

TO DANNY SANTANA, PLANNING DEPARTMENT CITY OF TORRANCE
RE: PROPOSED CITY COUNCIL MEETING SCHEDULE
APPEAL TO TORRANCE CITY COUNCIL
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-2006

THIS IS IN RESPONSE TO YOUR CALL TODAY INFORMING ME THAT THE ABOVE
MATTER IS SCHEDULED FOR DECEMBER 19, 2006.

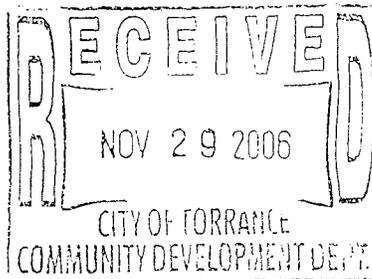
I WILL BE OUT OF TOWN ON DECEMBER 19TH FOR THE HOLIDAY PERIOD AND WILL BE
RETURNING AFTER THE NEW YEAR.

JANUARY 16TH OR 23TH 2007 MEETINGS WORK.

I PLAN TO CALL TWO EXPERTS TO THE HEARING AND THEY WILL NOT BE AVAILABLE
PRIOR TO JANUARY 16TH, 2007.

THANK YOU,

Michael Lampasi
MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277
DIRECT 310 373-4500



CC: RICHARD L. KNICKERBOCKER



Knickerbocker Law Corporation

233 Wilshire Blvd.

Suite 400

Santa Monica, CA 90401

Phone # 310 917-1006

Fax 310 917-1008

Invoice

Invoice #: 973

Invoice Date: 12/6/2006

Due Date: 12/26/2006

Bill To:

Lampasi, Michael
525 Via Los Miradores
Redondo Beach, CA 90277

Case:

Description	Hours/Qty	Rate	Amount
12.05.06 RLK- Consultation at discounted rate (ordinary rate \$495.00)	1.00	395.00	395.00

MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH, CA 90277

5567

16-24/1220 4386
0605881259

12-12-06
Date

Pay to the Order of Knickerbocker Law Corporation \$ 395.00
Three Hundred Ninety Five Dollars Dollars

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



For Michael Lampasi NP
⑆ 220002471⑆ 0605881259⑆ 05567

Total	\$395.00
Payments/Credits	\$0.00
Balance Due	\$395.00

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

TORRANCE CALIFORNIA

Date 1-8-07

DECISION OF THE PLANNING COMM
RE PR06-0025 WAV 06-0016

ADDITIONAL COMMENTS:

BOUNDARY LOT
SURVEYS + THEIR
ADOPTION UNDER
MUNICIPAL RULES.

To: Dany Santana, Planner
Planning + Community Development

From: Michael Lampasi

Re 149 Via La Soledad
ADDRESS / LOCATION / SUBJECT PROPERTY

Re: Remodeling, Room Addition, New
Construction from Ground Up

At what point does the City of Torrance
require citizens to provide a certified
Lot Survey on any or all of the Re:
3 items captured above.

Please provide a written response as
soon as possible to cover each circumstance
listed above + below:

1. Remodeling;
2. Room Additions;
3. Total New Construction;

Please call me when the full written response is
ready to pick up at the Counter.
Submitted by

Michael Lampasi
MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277

310373-4500 DIRECT 310809-1812 CELL

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-0025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06



January 8, 2007

Michael Lampasi
525 Via Los Miradores
Redondo Beach, CA 90277

Re: Encroachment/Easement Dispute with Neighbors

Dear Mr. Lampasi,

This letter is to confirm our discussions of this date in connection with the above-referenced matter.

As we discussed, we strongly advise you to immediately obtain a survey of your property in connection with your dispute with the neighboring property. Once you obtain the survey, we will be ready to file a legal action on your behalf. At that time, we will require the payment of a \$2,500.00 initial fee to draft and file the complaint on your behalf. This fee arrangement will only cover the filing of the complaint and its initial filing fee. Should litigation become necessary, (beyond the filing of the complaint) we will enter into an additional hourly fee arrangement requiring an additional deposit prior to our performing of any additional services.

Should you have any questions or comments, please do not hesitate to telephone or write me.

Very truly yours,

KNICKERBOCKER
LAW CORPORATION, PC

A handwritten signature in black ink, appearing to read "Richard L. Knickerbocker".

RICHARD L. KNICKERBOCKER

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

Status: Active

Orig Price: \$1,200,000

Current Price: \$1,100,000



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APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 W/AV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

PType: SFR-A	MLS#: S937911	Area: 28	List Dt: 11/27/2006
Style: Ranch	APN#: 7512-024-014	Pool: No	DOM: 43
Bed: 3	Zone: R-1	Horse: No	CDOM: 106
Bath: F 1 / 3Q 1 / H 0	CompX:	FP: Yes	Map: 792J2
Elmsch: Riviera	Stories: OneLvl	View: Yes	Apx SF: 1,394
Midsch: Richards	# Units: 1	Acres:	\$/SF: \$789.10
Highsch: South High	HOA: \$0	Poss: COE	Lot SF: 6,590
District: Torrance	Rooms: ConvrtBdrm,Entry,Utility	55+?: N	Lot Dim: 66X100
Eat Ar: Nook,Other	Land: Fee	Year Blt: 1954	
Garage: AttGar,2CarGar			

Directions: Palos Verdes Blvd or PCH to Calle Mayor to Via La Saledad

LPExcls:

Prop Desc: \$100,000 Price Reduction. Sellers Are Motivated.TAKE ANOTHER LOOK! Household furnishings are out. Beautiful gleaming hardwood floors have been refinished. All new interior paint has just been completed. Terrific Hollywood Riviera location. Walking distance to the Village. Nice ocean views from most west facing rooms and yard area. Newer roof, copper plumbing & security system. New forced air heating system. Newer dual pane vinyl windows, roll up garage door with opener & new entry door. Bright south facing breakfast area in the kitchen. Large laundry room. Fireplace. Very original but very clean. A little TLC will go along way. VACANT - LBX on front door.

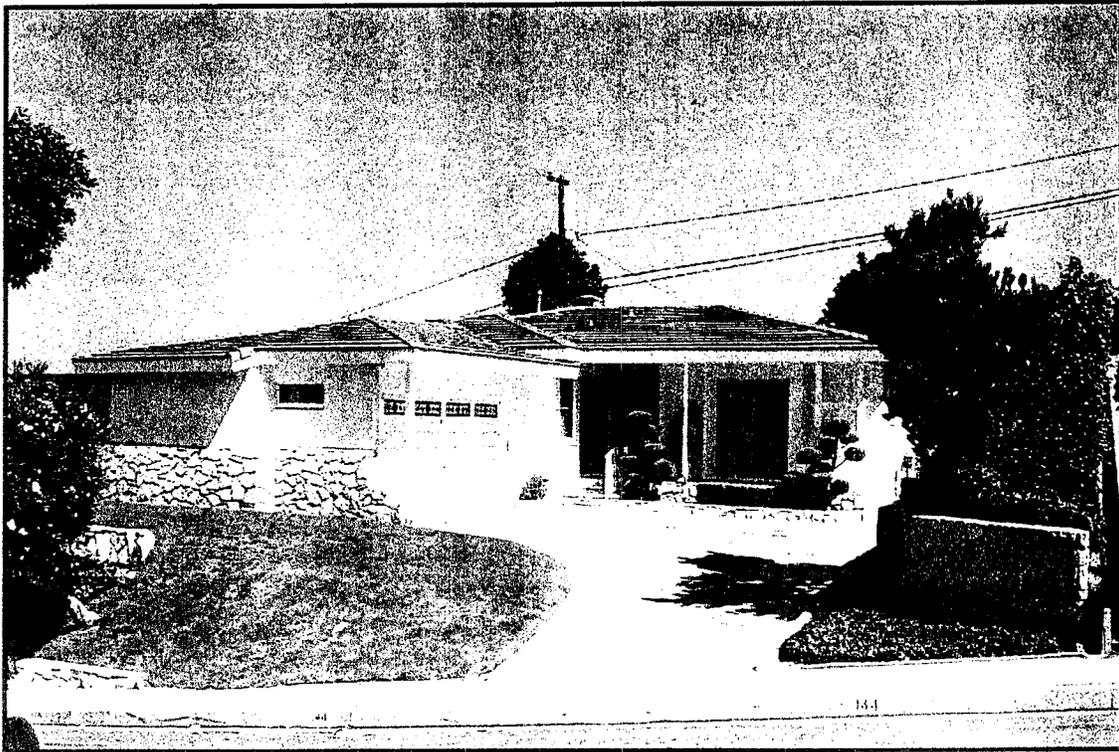
Addendum:

Floors: Hardwood	Roof: RockStn
Laundry: GasDry,IndvRoom	Building: Fixer
HVAC: ForcdAir	Utilities: Public
Master:	Special:
Interior: FCopPipe,SmokeDetr,Shutters	Exterior: Bricked,Driveway,Sprinkle
Pool:	HOA:
Lot/Comm: VallnLnd	Fireplace LivRm
View: CityView,CstView,HrbrView,OcnView,PABView	
Appliance: FreStndGas,GrbgDisp	

LO: 5196/NORTHWEST REALTY	Off#: 310-546-3468	Occ Typ: Owner
LA: Ted Dodd	OffFax: 310-545-4223	OccName:
CoLO:	Office Ph 310-546-3468	Occ #:
CoLA:	Agent Direct Ph 310-545-6580	Sign: Y
LstType: ExcIRtToSell	Office Fax 310-545-4223	Lkbx: SB
CSO: 2.500%		LkbxLoc: FD
DVRC: No		Showing: GD
CommDtl:		Exp Date: 03/25/2007

Agt Notes: \$100,000 Price Reduction. Sellers Are Motivated.INTERIOR PAINT Completed. HARDWOOD FLOORS JUST REFINISHED.Probate - No Court Confirmation Required. All offers on Probate Purchase Agreement. LBX on front door. Property lies in the Hillside Overlay section of Torrance with a Redondo Beach address. Sellers choice of all services. VACANT - LBX on front door

Hollywood Riviera ~ Redondo Beach



144 Via La Soledad, Redondo Beach

Asking Price \$1,200,000

Terrific Hollywood Riviera location. First time on the market since 1968.
Very original but very clean. Ocean views from most rooms.
This is a diamond in the rough! A little TLC will go a long way!

- 3 Bedrooms
- 1.75 Bathrooms
- 1,394 Square Feet (btv)
- 66 x 100 Square Foot Lot
- Dining Area
- Nice View Yard Area
- Laundry Room
- Fireplace
- 2 Car Garage

For A Private Showing Or More Information, Call:

Ted

DODD

(310) 545-6580 direct line



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

FROM FRONT BEDROOM



FROM REAR BEDROOM



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

FROM GARAGE
FRONT YARD NEXT TO GARAGE NOTE THE 4 BIG
PALM TREES ALREADY BLOCK THE VIEW



FROM YARD NEXT TO GARAGE BEST VIEW
SMALL VIEW LOT WITH ANGLE VIEW



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

FROM REAR YARD



APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 201 VIA MESA GRANDE BIG VIEW 1.4 MILLION APPROX

CLOSED AUG/SEPT 2006 PVT SALE

SELLER DUGAN-LOWER BANK APPRAISAL THAN SALES PRICE

LARGE IN CASH MAKE UP MONEY REQUIRED-BIG VIEW FACTOR

BUYER DAVE SHAW OWNS HOME ACROSS THE STREET AT

201 VIA MESA GRANDE

FROM FRONT DECK AT REAR YARD
MY HOUSE DIRECTLY BELOW



FROM FRONT DECK MID LOT
KITCHEN AREA

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

PHOTO EXHIBIT PAGE 6

City of Torrance Planning Commission
3331 Torrance Blvd.,
Torrance, CA 90503

Dear Sirs:

Due to our inability to attend the public hearing, we are signing below to show our support for Guy and Sandra Ruckdaschel's remodel project on 149 Via La Soledad.

Sincerely yours,

NAME

ADDRESS

DAVID & Helen STAW
BEREMARIAM KESEDE
ASH & TAMI WAKAKI

201 VIA MESA GRANDE
143 VIA LA SOLEDAD
150 VIA LA SOLEDAD

TC

LAWYERS TITLE

01/12/2007 LOS ANGELES COUNTY

Page 1 of 1

Prepared for:

Requested by:

Sales Updated Through: 01/09/2007

Originator: 01-L07-2000

Rep:

Property Information

Owner Name: SHAW DAVID

Situs Address: 202 VIA MESA GRANDE REDONDO BEACH 90277

Mailing Address: 2550 VIA TEJON PALOS VERDES ESTATES, CA 90274-1311

Legal Desc: MC: 0 TR: 19305 LT: 104

Parcel Number: 7512-025-004

Square Feet: 1367

Zoning: TOR18H*

Lot Size: A. 22

City Code: REDONDO BEACH

Lot SqFt: 9590

Ownership Type:

Bedrooms: 3

Year Built: 1954

Baths (F+H): 2

Units: 1

Total Rooms: 3

Pool: NONE

Use Code: 0100-SINGLE FAMILY RESIDENCE

Features: CONVENTIONAL,2-CAR GARAGE;FIREPLACE;KITCHEN

Sales Information

Last Sale Date: 10/27/2006

Lender:

Sale Price: \$1,400,000

First Trust Deed: \$910,000

Doc. #/Type: 2389925/DD

Other Loans:

Price per Sqft: \$1,024.14

1st Prev. Sale:

Amount:

Tax Information

Exemption: NONE

Annual Tax: \$8,628.29

Improvement Value: \$67,305

Improvement %: 8

Land Value: \$740,457

Tax Rate Area: 9359

Assessed Value: \$807,763

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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

PHOTO EXHIBIT PAGE 6

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 201 VIA MESA GRANDE BIG VIEW 1.4 MILLION APPROX

CLOSED AUG/SEPT 2006 PVT SALE

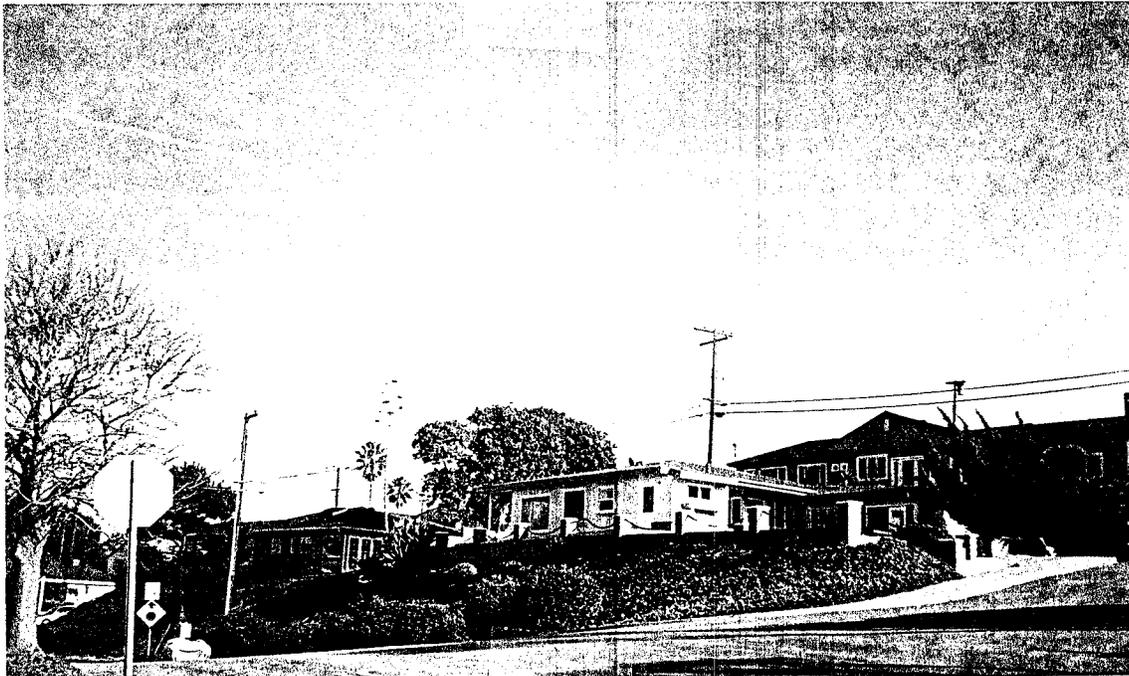
SELLER DUGAN-LOWER BANK APPRAISAL THAN SALES PRICE

LARGE IN CASH MAKE UP MONEY REQUIRED-BIG VIEW FACTOR

BUYER DAVE SHAW OWNS HOME ACROSS THE STREET AT

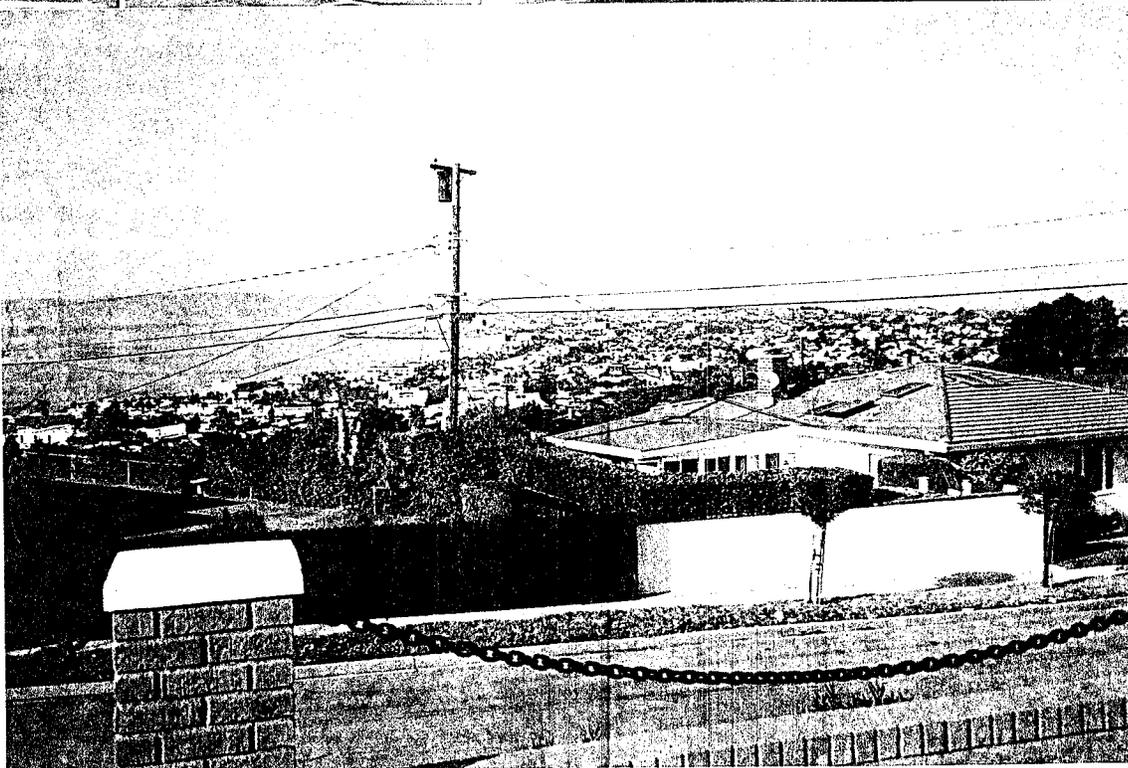
201 VIA MESA GRANDE

FROM ON VIA MESA GRANDE AND VIA LOS MIRADORES INTERSECTION
NOTE HOUSE BEHIND UP LOT JUST RECEIVED \$300,000 REMODEL
MY SALE 12/06 \$1.3 MILLION FOR THE FIXER 4 OFFERS ON IT



← 1.3 MIL
SALE 12/06
+
\$300,000
New
Upgrade

FROM FRONT DRIVE WAY



APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 201 VIA MESA GRANDE BIG VIEW 1.4 MILLION APPROX

CLOSED AUG/SEPT 2006 PVT SALE

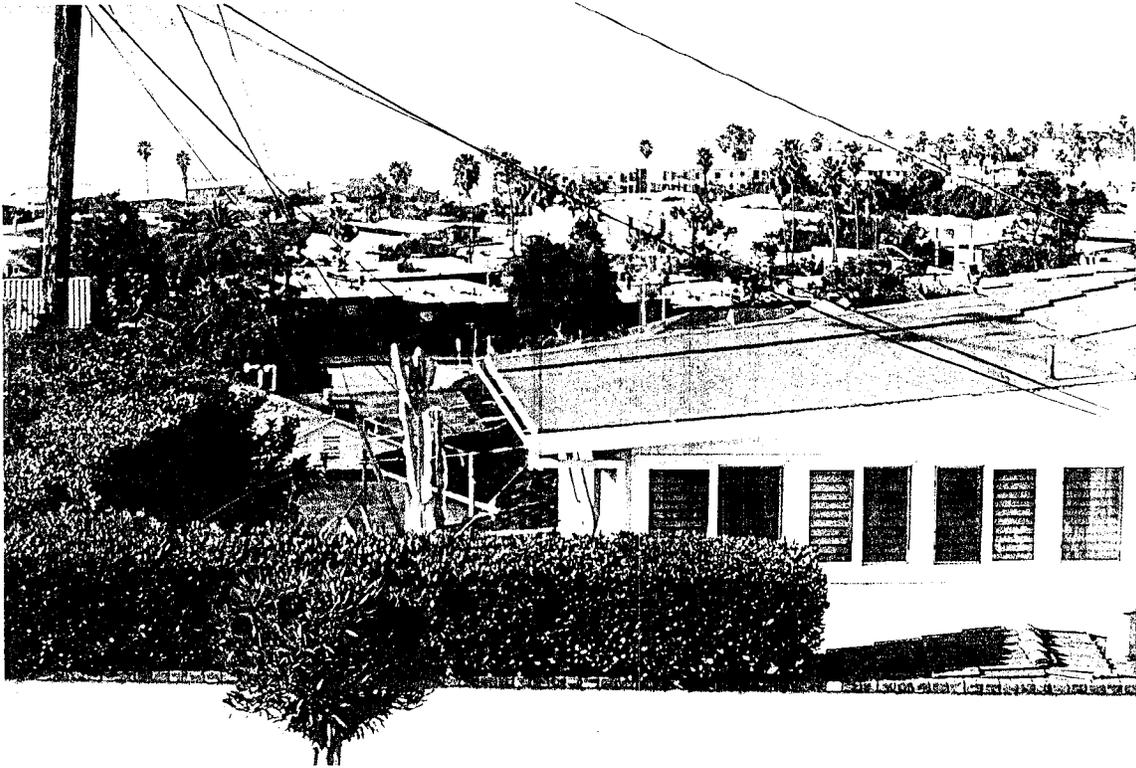
SELLER DUGAN-LOWER BANK APPRAISAL THAN SALES PRICE

LARGE IN CASH MAKE UP MONEY REQUIRED-BIG VIEW FACTOR

BUYER DAVE SHAW OWNS HOME ACROSS THE STREET AT

201 VIA MESA GRANDE

FROM FRONT DECK



FROM FRONT DECK NOTE RUCKDASHEL SILHOUETTE
CLOSE UP MY HOUSE DIRECTLY BELOW

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 209 VIA MESA GRANDE BIG VIEW 1.4 MILLION

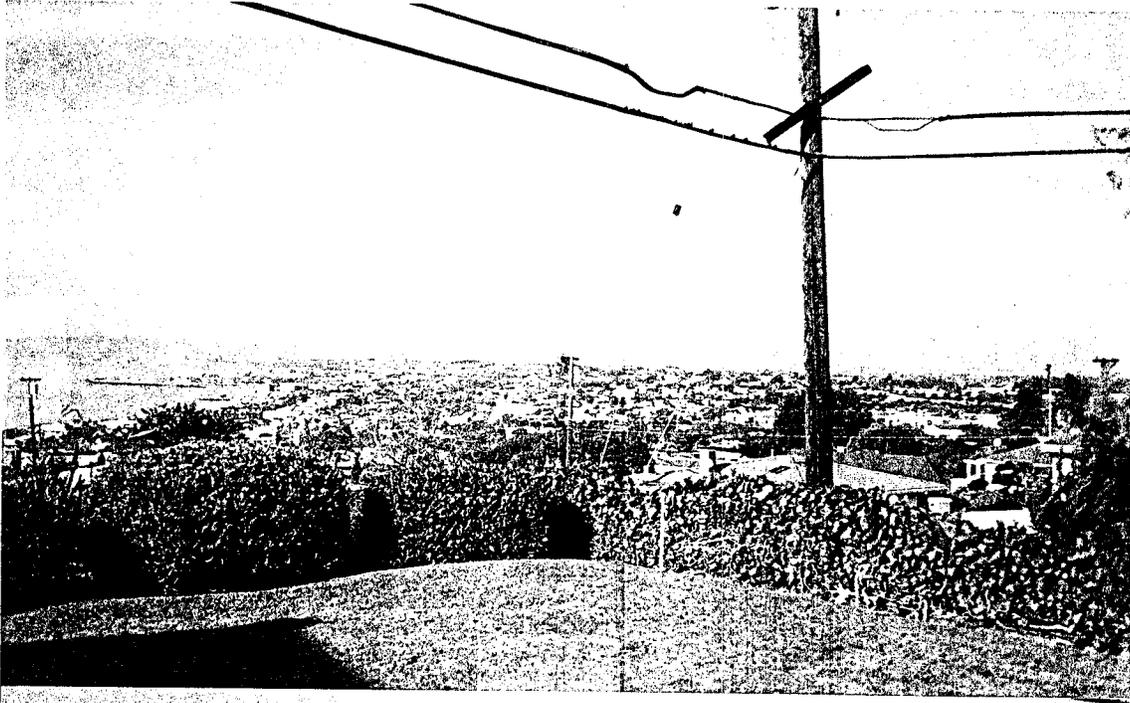
CLOSING JAN 2007 PVT SALE

SELLER ROSENTHAL UP HILL LOT DIRECTLY ABOVE

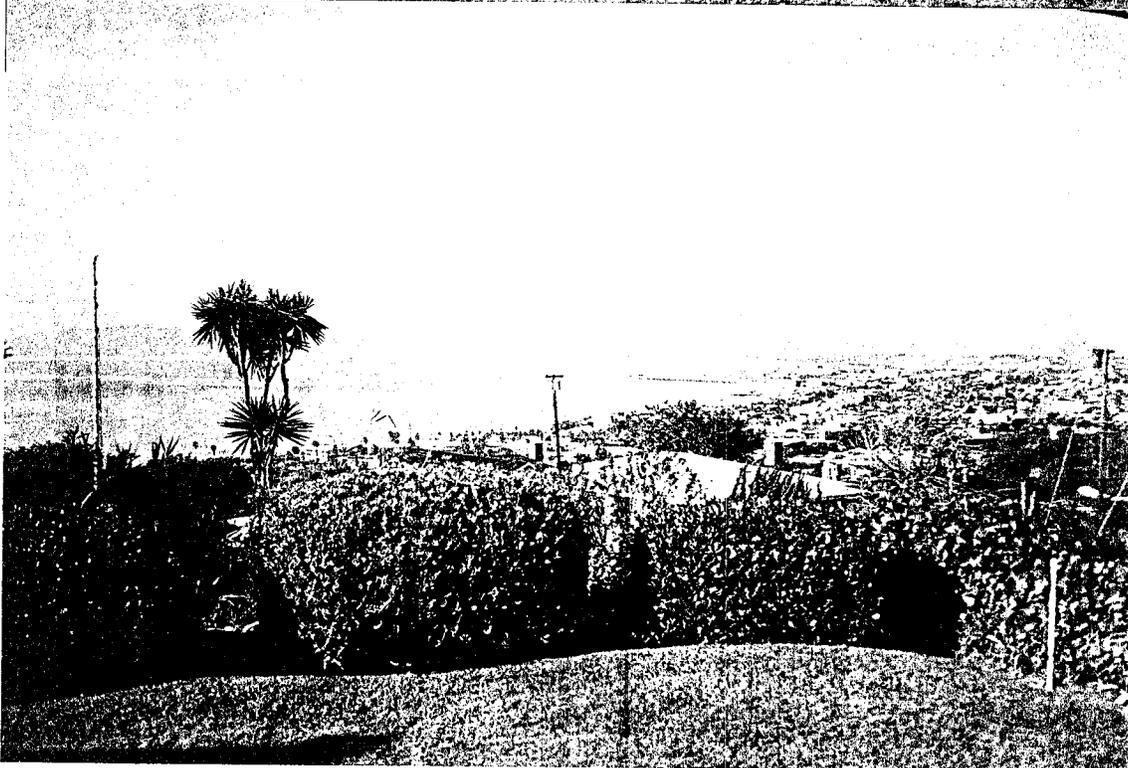
201 VIA MESA GRANDE

BUYER DAVE SHAW

FRONT YARD BIG VIEW EXPANSION AREA



FRONT YARD BIG VIEW EXPANSION AREA



TC

LAWYERS TITLE

01/12/2007 LOS ANGELES COUNTY

Page 1 of 1

Prepared for:

Requested by:

Sales Updated Through: 01/09/2007

Originator: 01-L07-2000

Rep:

Property Information

Owner Name: UNKNOWN OWNER

Situs Address: 209 VIA MESA GRANDE REDONDO BEACH 90277

Mailing Address: 209 VIA MESA GRANDE REDONDO BEACH, CA 90277-6640

Legal Desc: MC. 0 TR: 19305 LT. 66

Parcel Number: 7512-020-013

Square Feet: 1451

Zoning: TOR1&H*

Lot Size: A.22

City Code: REDONDO BEACH

Lot SqFt: 9840

Ownership Type:

Bedrooms: 3

Year Built: 1954

Baths (F+H): 2

Units: 1

Total Rooms: 3

Pool: NONE

Use Code: 0100-SINGLE FAMILY RESIDENCE

Features: CONVENTIONAL;2-CAR GARAGE;FIREPLACE;KITCHEN

Sales Information

Last Sale Date: 10/25/2006

Lender:

Sale Price:

First Trust Deed:

Doc. #/Type: 2369639/DD

Other Loans:

Price per Sqft:

1st Prev. Sale:

Amount:

Open Order

Tax Information

Exemption: HOMEOWNER

Annual Tax: \$1,149.28

Improvement Value: \$37,476

Improvement %: 39

Land Value: \$58,294

Tax Rate Area: 9359

Assessed Value: \$95,770

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APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

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PHOTO EXHIBIT PAGE 9

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 209 VIA MESA GRANDE BIG VIEW 1.4 MILLION

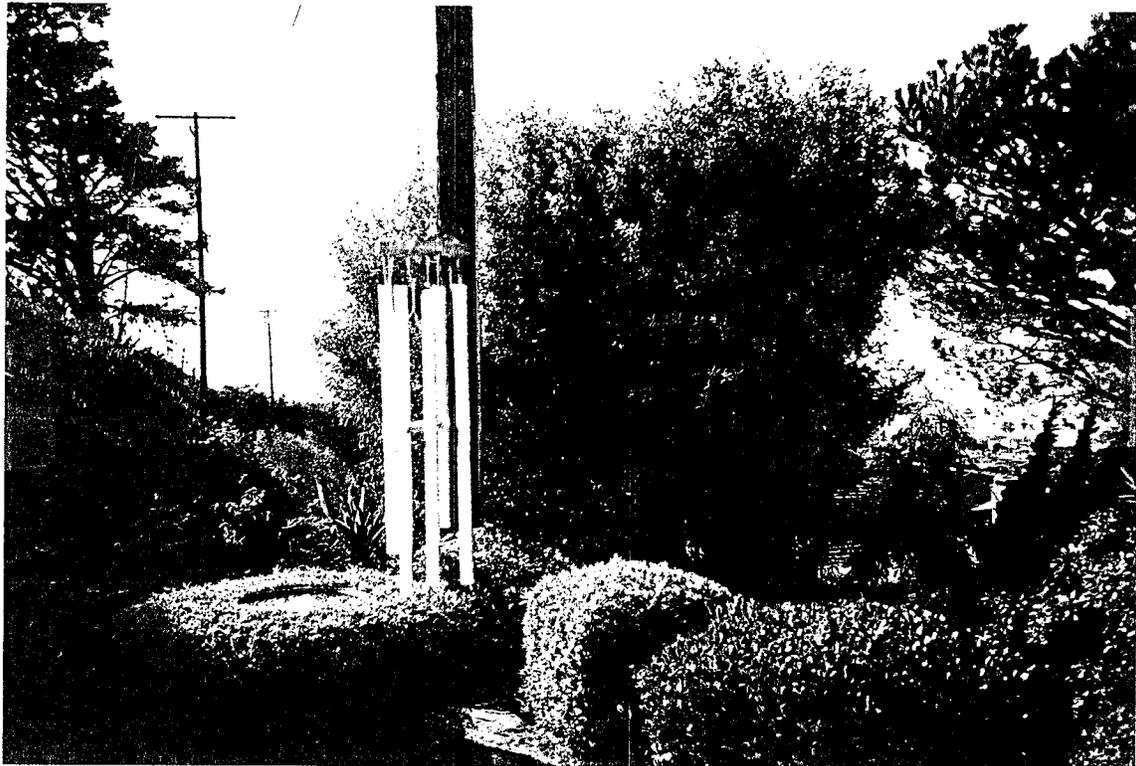
CLOSING JAN 2007 PVT SALE

SELLER ROSENTHAL UP HILL LOT DIRECTLY ABOVE

201 VIA MESA GRANDE

BUYER DAVE SHAW

FROM REAR YARD DIRECT
OCEAN VIEW BLOCKED BY TREES



FROM REAR YARD OCEAN VIEW BLOCKED - TREES

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06

COMMENTS: 209 VIA MESA GRANDE BIG VIEW 1.4 MILLION

CLOSING JAN 2007 PVT SALE

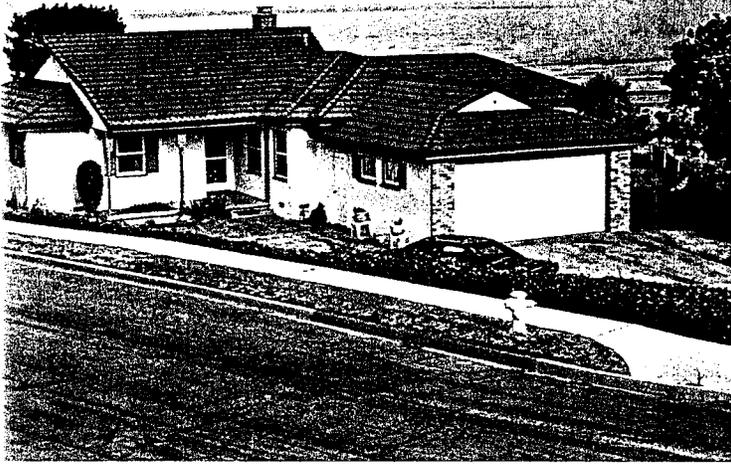
SELLER ROSENTHAL UP HILL LOT DIRECTLY ABOVE

201 VIA MESA GRANDE

BUYER DAVE SHAW

FROM REAR YARD DAVE'S TREES BLOCK DIRECT VIEWS





Dear Michael,
607 Via Los Miradores
sold in 3 days for \$1,775,000
We had 4 offers. We also
have a Back Up Offer
in place. We close Oct. 6th 10



HINRICHS / EARL

310.344.9230 CELL
310.780.8750 CELL

We have customers
waiting for another
wonderful view property
to come on the market
Sincerely
Marilyn Hinrichs

If your property is currently listed with a real estate broker, please disregard. All information deemed reliable but not guaranteed.
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An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT Incorporated.

607 VIA LOS MIRADORES HOLLYWOOD RIVIERA

Panoramic ocean view

City Lights view

4 bedrooms and 2 baths

1844 approximate square feet

9120 square foot lot

Formal dining room, Up grades include roof,
garage door, water heater and furnace.

\$1,380,000



MARILYN HINRICHS, GRI & JANET EARL, MBA

mahinrichs@earthlink.net

janetearl@cox.net

310.780.8750 CELL

310.344.9230 CELL



ATTACMENT SIX 12 PAGES

PAGE 12-12



Rick Auerbach
Assessor

**COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
Signal Hill District Office
1401 E. Willow Street, Signal Hill, CA 90755**

Public Service Phone
562-256-1701

Fax

To: Michael Lampasi From: Paul Salcido
 Fax: _____ Phone: 562-256-1839
 Phone: _____ Fax: 562-427-6215
 Re: NEW Construction Pages: 4 # including cover page
@ 149 Via LA SOLEDAD Date: 1/9/07

Urgent For Review Please Comment Please Reply Please Recycle

Jan-09-2007 14:47 LA Co. Assessor, So Dist. Off. 562-427-6215

1/4

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

ATTACHMENT SEVEN 12 PAGES



RICK AUERBACH • ASSESSOR
 SOUTH DISTRICT OFFICE
 1401 EAST WILLOW STREET
 SIGNAL HILL, CALIFORNIA 90755-3543
 assessor@lacounty.gov
 1.562.256.1701



01/09/2007

Dear Michael Lampasi,

In answer to your question : "How would the Assessor's Office assess New Construction if
 For example: The existing Improvements(house and garage) were Demolished and a New SFR
 Was built. Using Pel#7512-022-009 as the example:

Currently on the 2006 Roll, there is \$56139 allocated to the Land
 & \$37120 allocated to the Improvements

Generally, at the date of completion of the DEMO, the \$37120 value of the IMPs would be
 Removed from the Roll and a "prorated" REFUND would be issued for any taxes paid on that
 Amount(\$37120) after the DEMO date of completion for that tax year.

The new allocation would then be \$56139 to the LAND
 & \$0 to the IMPs

When the New SFR is built an appraiser for the Assessor's office will measure and diagram the
 New SFR and any other IMPs such as: Garages, porches, balconies, covered patios, pools ect.
 And determine the "MARKET COST" to build those IMPs. "Appraiser Judgement", along with
 Information provided by the TAXPAYER and "internal cost manuals," will assist the appraiser in
 determining Quality and thus final costs.

So, for instance, if the final costs are determined to be \$600,000. Then that would be the New
 Value allocated to the IMPs.

APPEAL TO TORRANCE CITY COUNCIL,
 RE: PRE06-0025 WAY06-0016
 ADDRESS/LOCATION-SUBJECT PROPERTY
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 DECISION OF PLANNING COMMISSION
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"To Enrich Lives Through Effective And Caring Service"

And now the Tax Roll for that PCL would be \$56139 to the Land
& \$600000 to the IMPs

Depending on the "timing" of the New Construction, For instance, if construction began in June
And date of completion was prior to Jan. 1, 2008 a Supplemental Tax Bill "based" on the
\$600000 ("Added Value) would be issued and prorated from the date of completion to the end
Of that Tax year. (the Annual Tax Year begins July 1st of one year to June 30th of the next year)

Another scenario would be if , New Construction began in June but only 50% Partial
Completion of the New IMPs was done at Jan 1st("Lien Date) , then 50% or \$300,000 would be
Added Base Value to Determine the Annual Tax Bill and the remaining \$300,000 would be
Added at the final date of completion.

I hope I was able to answer your question. If you have any more questions please call me



RICK AUERBACH • ASSESSOR • COUNTY OF LOS ANGELES
(662) 256-1839 Direct Line
(662) 427-6215 Fax
rsalcido@assessor.lacounty.gov
assessor.lacounty.gov
South District Office
1401 East Willow Street
4th Floor
Signal Hill, California 90755

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

PAGE 3-12

TYPE= BD ASSR ID NO= 7512 022 009 SBN NO =
 FILE NO= 50 UPDATE= 01/07/07 DATE= 01/19/07
 ASSR ID NO REG CC USE ZONE VC REC DT TRF PRICE # OCI OC2 DT INT SRC
 7512 022 009 1 14 14157 0100 TOR1 1 060519-50 1 3 7 R 004-0 R
 NAME-SITUS ADDRESS
 RUCKDASCHEL, DOROTHEA E TR RUCKDASCHEL FAMILY TRUST

149 VIA LA SOLEDAD
 TORRANCE CA 90277-6625
 SUBPART DESIGN YR EFF NO OF NO OF NO OF SQ FT COMPOSITE
 KEY TYPE CLASS BLT YR UNITS BEHMS BATHS MAIN SQUARE FT
 0101 0120 D7A 1954 1954 1 3 2 1416

TOTAL TOTAL TRF PRICE TRF PRICE AVG SQ FT BASE VALUE PC RC BY
 UNITS SQ FT PER UNIT PER SQ FT PER UNIT LAND 31300 G 75
 1 4416 1416 TMP 20700 G 75
 LAND WIDTH LAND DEPTH USABLE SQ FT ACRES TOTAL 52000
 77 114 5000

SEWERS VIEW

PFI - INQ SER: 5 - NEWS; 9 - ACCUM TXN; 10 - MENU; 11 - EXIT

TYPE= VA ASSR ID NO= 7512 022 009 SBN NO =
 FILE NO= 50 UPDATE= 01/07/07 DATE= 01/09/07
 ASSR ID NO REG CC USE ZONE VC REC DT TRF PRICE # DOC NO OCI OC2 DT INT SRC
 7512 022 009 1 CURRENT: 1 060519-50 1 1107590 3 7 R 004-0 R
 SALE 1: 570621-50 004 0
 SALE 2:

REG CC USE ZONE CLAIM TYPE PARCEL STATUS TS TY TRA
 14 14157 0100 TOR1 INACTIVE ACTIVE U 9359
 -----LAND-----IMPROVEMENT-----
 VAL DT REAPP VAL RC BASE VAL BY VAL DT REAPP VAL RC BASE VAL BY
 CURRENT: 750233 57261 G 31300 75 750233 37232 G 20700 75

LATEST TRF:

PRIOR TRF:

NC LAND ADD NC COMP DT NC IMP AED PCL CRT DT
 BILLED NEW CONST

RUCKDASCHEL, DOROTHEA E TR RUCKDASCHEL FAMILY TRUST
 149 VIA LA SOLEDAD TORRANCE CA
 90277-6625

PFI - INQ SER: 6 - NEWS; 9 - ACCUM TXN; 10 - MENU; 11 - EXIT

TYPE= CN ASSR ID NO= 7512 022 009 SBN NO =
 REGION= 14 FILE NO= 50 UPDATE= 01/07/07 DATE= 01/19/07
 ASSR ID NO= 7512 022 009 1

BILL NO REG DT DOC NO OCI DT INT LND VAL RC BY NAME
 T 3 CRT DT AUD DT OC2 RC TRA TMP VAL RC BY (FIRST 25 CHARACTERS)
 PROCESS CDE

2060000 050509-50 1083901 3 B 004-0 56139 G 75 RUCKDASCHEL, DOROTHEA E TR
 R A 060622 060622 7 R 09359 37123 G 75
 2050000 921027-50 1973756 3 B 004-0 53019 G 75 RUCKDASCHEL, CURTIS E CO T
 R A 050624 050624 7 U 09359 36393 G 75
 2040000 921027-50 1973756 3 B 004-0 53960 G 75 RUCKDASCHEL, CURTIS E CO T
 R A 040626 040626 7 U 09159 35680 G 75

> FOR MORE SUBSEGMENTS, ENTER "Y" -- >

PFI - INQ SER: 6 - NEWS; 9 - ACCUM TXN; 10 - MENU; 11 - EXIT

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

Property Profile

Description of the Subject Property

Ownership Information

Primary Owner : RUCKDASCHEL FAMILY TRUST
Secondary Owner : GUY C & SANDRA RUCKDASCHEL
Ownership Description :
Site Address : 149 VIA LA SOLEDAD REDONDO BEACH 90277-6625
Mailing Address : 149 VIA LA SOLEDAD REDONDO BEACH, CA 90277-6625

Telephone :
Assessors Parcel No. : 7512-022-009
Census Tract : 6513-027
Map Page Grid : 67 D6 **New Page Grid :** 792 J2
Legal Description : TRACT # 19305 LOT COM AT MOST E COR OF LOT 30 TH NW ON SW LINE OF V
Housing Tract : 19305

Property Details

Use Code : SINGLE FAMILY RESIDENCE
Zoning : TOR1 **Bedrooms :** 3
Number of Units : 1 **Bathrooms :** 2.0
Year Built : 1954 **Parking :** Garage--1 Space(s)
Lot Size : 8830 sqft / 0.203 Acres **View :** Yes
Square Feet : 1416 **Pool :** N/A
Total Rooms : 7 **FirePlace :** Yes
GeoQuality : 0 **Lot :** 30

Tax Information

Assessed Total : \$93,259 **Tax Amount :** \$1,189.80
Land Total : \$56,142 **Tax Status :** Current
Improvement : \$37,117 **Year Delinquent :** N/A
% Improvement : 40% **Tax Rate Area :** 9359
Exemption : N/A

Sale Information

Last Sale Date : N/A **Lender :** J P MORGAN CHASE BANK
Document No. : N/A **1st Loan Amount :** N/A
Sale Amount : N/A **First Loan Type :** N/A
Last Trans W/O \$: May 19 2006 **2nd Loan Amount :** N/A
Last Doc W/O \$: 0001107890 **Cost / Square Feet :** N/A

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

rc

LAWYERS TITLE

January 08, 2007 09:48:06 am PST
 LOS ANGELES COUNTY 2006-07 TAX ROLL

Report Origination ID: 01-L07-2000

Customer Service Request

APN 7512-022-009 PAYMENTS AS OF 01/03/2007
TRA 09359 - CITY OF TORRANCE - 75
Legal LOT/SECT 30 TRACT # 19305 LOT COM AT MOST E COR OF LOT 30 TH NW ON SW L
 INE OF VIA LA SOLEDAD 82 FT TH S 28DEG27'52" W 114.7 FT TH S 60DEG 15'5
Situs 149 VIA LA SOLEDAD TORRANCE CA 90277
Mail 27902 LONGHILL DR RCH PALOS VRD CA 90275
Acquisition Date 05/09/2005
Assessed Owner RUCKDASCHEL,DOROTHEA E RUCKDASCHEL

Assessed	Values	Taxes	1st Half	2nd Half
Land	58,139	Status	** PAID **	OPEN
Improvements	37,120	Payment Date	11/01/2005	
		Total Tax		1,133.80
		Tax Install	594.91	534.89
		Penalty	59.49	59.49
		Balance Due	.00	534.89
Net	93,259	Total Taxes Due		534.89

Special Assessments Included In Tax Amounts

Acct.	Type	Description	Amount
062.80	SAN DISTRICT SBC	SO BAY CITIES SANITATION DIST	30.00
001.70	TRAUMA/EMERG	LA COUNTY TRAUMA/EMERGENCY SVCS	42.48
030.71	FLOOD CONTROL	L.A. COUNTY FLOOD CONTROL	33.34
036.92	LA-CO PARK DIST	LA CO PARK DISTRICT	21.29
310.51	MWD WSC - 11	MWD WATER STANDBY CHARGE - 11	12.22
061.11	MOSQUITO ABATE	L.A. CNTY WEST MOSQ ABATE	1.62
272.54	TORRANCE 99-1	TORRANCE LD 99-1	7.29
		Total Of Special Assessments	213.23

Additional Property Information

REGION #	USE CODE	ZONE	SQ.FT	YR-BLT
14	0100	TOR1&	1,418	1954

End Of Report

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

J

06 1107891

FIDELITY NATIONAL TITLE

Parcel #

7512-022-009

Prepared By:

GINA VEA

Record and Return Address:

JPMorgan Chase Bank, N.A.
National Home Equity Post Closing KY2-1606
P.O. Box 11606
Lexington, KY 40576-1606

25601396

APPEAL TO TORRANCE CITY COUNCIL

RE: PRE-06-00025 WAV06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF THE PLANNING COMMISSION

DATE OF APPEAL 9-20-06

Reference # 060381222350

Servicing # 00447021792836

CALIFORNIA
OPEN END DEED OF TRUST
(Securing Future Advances)



THIS DEED OF TRUST is made on May 8 2006 Ruckdaschel. The trustor is DORTHEA E. RUCKDASCHEL AND GUY CURTIS RUCKDASCHEL, CO-TRUSTEES OF THE RUCKDASCHEL FAMILY TRUST, DATED SEPTEMBER 15, 1992 AND GUY CURTIS RUCKDASCHEL AND SANDRA S. RUCKDASCHEL, HUSBAND AND WIFE, ALL JOINT. The trustee is Douglas E. Miles ("Trustee"). The beneficiary is JPMorgan Chase Bank, N.A. a national banking association whose address is 1111 Polaris Parkway, Columbus, OH 43240 or its successors or its assignees. Any communication to the Lender should be sent to C/O Chase Home Finance LLC, 250 West Huron Road, P. O. Box 93764, Cleveland, OH 44113.

In this Deed of Trust, the terms "you," "your" and "yours" refer to the trustor(s). The terms "we," "us" and "our" refer to the beneficiary.

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Deed of Trust ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of Seven Hundred Thousand and 00/100 Dollars (U.S. \$ 700,000.00). The Agreement provides for a final scheduled installment due and payable not later than on May 22, 2036 . You agree that this Deed of Trust shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Deed of Trust shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement.

05/19/06
05/18/06

Property Profile

Description of the Subject Property

Ownership Information

Primary Owner : DOROTHEA E RUCKDASCHEL
Secondary Owner :
Ownership Description :
Site Address : 27902 LONGHILL DR RANCHO PALOS VERDES 90275-3956
Mailing Address : 27902 LONGHILL DR RANCHO PALOS VERDES, CA 90275-3956

Telephone :
Assessors Parcel No. : 7586-023-020
Census Tract : 6704-021
Map Page Grid : 72 F5 **New Page Grid** 793 B7
Legal Description : TRACT NO 27337 LOT 32
Housing Tract : 27337

APPEAL TO TORRANCE CITY COUNCIL
 RE: PRE-06-0025 WAV06-0016
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 149 VIA LA SOLEDAD
 DECISION OF THE PLANNING COMMISSION
 DATE OF APPEAL 9-20-06

Property Details

Use Code : SINGLE FAMILY RESIDENCE
Zoning : RPRS **Bedrooms :** 5
Number of Units : 1 **Bathrooms :** 3.0
Year Built : 1966 **Parking :** Garage--1 Space(s)
Lot Size : 11070 sqft / 0.254 Acres **View :** Yes
Square Feet : 2440 **Pool :** N/A
Total Rooms : 12 **FirePlace :** Yes
GeoQuality : 0 **Lot :** 32

Tax Information

Assessed Total : \$135,065 **Tax Amount :** \$1,976.66
Land Total : \$61,995 **Tax Status :** Current
Improvement : \$73,070 **Year Delinquent :** N/A
% Improvement : 54% **Tax Rate Area :** 7097
Exemption : Y

Sale Information

Last Sale Date : N/A **Lender :** N/A
Document No. : N/A **1st Loan Amount :** N/A
Sale Amount : N/A **First Loan Type :** N/A
Last Trans W/O S : May 9 2005 **2nd Loan Amount :** N/A
Last Doc W/O S : 0001086280 **Cost / Square Feet :** N/A

No liens 11
Free And Clear 17

rc

LAWYERS TITLE		Report Origination ID: 01-L07-2000		
January 08, 2007 09:52:38 am PST		Customer Service Request		
LOS ANGELES COUNTY 2006-07 TAX ROLL				
APN 7512-022-010 TRA 09359 - CITY OF TORRANCE - 75 Legal LOT/SECT 31 TRACT # 19305 LOT COM AT MOST N COR OF LOT 31 TH S 32DEG46' 23" W 66.5 FT TH N 57DEG13'37" W 2.5 FT TH S 48DEG25'30" W TO A PTN 32D Situs 525 VIA LOS MIRADORES TORRANCE CA 90277 Mail 525 VIA LOS MIRADORES REDONDO BEACH CA 90277 Acquisition Date 11/18/1985 Assessed Owner LAMPASI, MICHAEL		PAYMENTS AS OF 01/03/2007		
Assessed	Values	Taxes	1st Half	2nd Half
Land	231,695	Status	** PAID **	** PAID **
Improvements	186,987	Payment Date	12/05/2006	01/02/2007
Homeowner's Exemption	(7,000)	Total Tax		4,507.87
		Tax Install	2,253.94	2,253.93
		Penalty	225.39	225.39
		Balance Due	00	00
Net	411,582	Total Taxes Due		00
Special Assessments Included In Tax Amounts				
Acct.	Type	Description	Amount	
062.80	SAN DISTRICT SBC	SO BAY CITIES SANITATION DIST	30.00	
001.70	TRAUMA/EMERG	LA COUNTY TRAUMA/EMERGENCY SVCS	57.24	
030.71	FLOOD CONTROL	L.A. COUNTY FLOOD CONTROL	30.21	
036.92	LA-CO PARK DIST	LA CO PARK DISTRICT	19.84	
310.51	MWD WSC - 11	MWD WATER STANDBY CHARGE - 11	12.22	
061.11	MOSQUITO ABATE	L.A. CNTY WEST MOSQ ABATE	7.62	
272.84	TORRANCE 99-1	TORRANCE LD 99-1	7.22	
		Total Of Special Assessments	224.41	
Additional Property Information				
REGION #	USE CODE	ZONE	SQ.FT	YR-BLT
14	0104	TOR1&	1,908	1954

End Of Report

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

COPYRIGHT (C) 2007 AQUICK INFORMATION SYSTEMS

1) 7546-026-020 SITE:6017 MONTEMALAGA DR*RANCHO PALOS VERDES CA 90275
OWNER:CARINO LIVING TRUST MAIL:6017 MONTEMALAGA DR*RANCHO PALOS VERDES CA 90275
USE: SINGLE RESIDENC ZN: RPRPRS DATE:10/06/2006 DOC:2234534 TFR:QUIT CLAIM
LOANS: YB:1979 SQFT: 3610 ASD: \$1,182,180 \$IMP:28% #UN:1
PHN: RMS: 15 BDR: 5 BTH: 4.0 LOTSZ: 7080 T/L: 31394/5

2) 7578-015-022 SITE:5911 CLINT PL*RANCHO PALOS VERDES CA 90275
OWNER:MCMILLAN, CHARLES L+ MAIL:5911 CLINT PL*RANCHO PALOS VERDES CA 90275
USE: SINGLE RESIDENC ZN: RPRPRS DATE:07/03/2006 DOC:1460487 TFR:\$1,621,000F
LOANS: \$1,200,000 CONV YB:1960 SQFT: 2754 ASD: \$128,038 \$IMP:64% #UN:1
PHN: RMS: 13 BDR: 5 BTH: 3.0 LOTSZ: 8750 T/L: 24423/20

3) 7564-014-002 SITE:3519 VIGILANCE DR*RANCHO PALOS VERDES CA 90275
OWNER:FLEMING, JOHN J MAIL:3519 VIGILANCE DR*RANCHO PALOS VERDES CA 90275
USE: SINGLE RESIDENC ZN: RPRPRS DATE:07/18/2006 DOC:1577198 TFR:\$1,425,000F
LOANS: \$1,000,000 CONV YB:1964 SQFT: 2478 ASD: \$482,112 \$IMP:54% #UN:1
PHN: RMS: 11 BDR: 5 BTH: 3.0 LOTSZ: 11723 T/L: 26634/128

4) 7582-019-023 SITE:30310 VIA RIVERA*RANCHO PALOS VERDES CA 90275
OWNER:BOOKER, KEVIN MAIL:5000 PARKWAY CALABASAS 106A*CALABASAS CA 91302
USE: SINGLE RESIDENC ZN: RPRPRS DATE:10/30/2006 DOC:2397134 TFR:\$1,385,000F
LOANS: \$1,315,750 CONV YB:1966 SQFT: 3184 ASD: \$132,908 \$IMP:70% #UN:1
PHN: RMS: 17 BDR: 5 BTH: 3.0 LOTSZ: 10010 T/L: 29920/56

5) 7583-004-011 SITE:6938 WILLOWTREE DR*RANCHO PALOS VERDES CA 90275
OWNER:FINNEGAN DANIEL J TR MAIL:6938 WILLOWTREE DR*RANCHO PALOS VERDES CA 90275
USE: SINGLE RESIDENC ZN: RPRPRS DATE:10/19/2006 DOC:2322220 TFR:UNAVAIL
LOANS: \$250,000 CONV YB:1963 SQFT: 2660 ASD: \$128,423 \$IMP:59% #UN:1
PHN: RMS: 12 BDR: 5 BTH: 3.0 LOTSZ: 8180 T/L: 27135/77

6) 7583-005-015 SITE:28730 GOLDEN MEADOW DR*RANCHO PALOS VERDES 90275
OWNER:KOPPERMAN, JUDITH W MAIL:PO BOX 1227*SOUTH GATE CA 90280
USE: SINGLE RESIDENC ZN: RPRPRS DATE:10/17/2006 DOC:2302804 TFR:\$1,030,000F
LOANS: \$1,030,000 CONV YB:1963 SQFT: 2755 ASD: \$128,062 \$IMP:59% #UN:1
PHN: RMS: 13 BDR: 5 BTH: 3.0 LOTSZ: 9125 T/L: 27135/115

7) 7581-028-026 SITE:57 OCEANAIRE DR*RANCHO PALOS VERDES CA 90275
OWNER:COTTER FAMILY TRUST MAIL:1701 JAMES M WOOD BLVD*LOS ANGELES CA 90015
USE: SINGL RES W-POO ZN: RPRPRS DATE:10/30/2006 DOC:2403036 TFR:QUIT CLAIM
LOANS: YB:1961 SQFT: 3444 ASD: \$178,845 \$IMP:63% #UN:1
PHN: RMS: 14 BDR: 5 BTH: 4.0 LOTSZ: 65340 T/L: 24817/44

8) 7583-016-027 SITE:28530 CEDARBLUFF DR*RANCHO PALOS VERDES CA 90275
OWNER:HUANG TRUST MAIL:28530 CEDARBLUFF DR*RANCHO PALOS VERDES CA 90275
USE: SINGLE RESIDENC ZN: RPRPRS DATE:11/14/2006 DOC:2514149 TFR:QUIT CLAIM
LOANS: YB:1964 SQFT: 2440 ASD: \$211,305 \$IMP:60% #UN:1
PHN: RMS: 11 BDR: 5 BTH: 3.0 LOTSZ: 9087 T/L: 27133/110

9) 7574-008-013 SITE:29226 OCEANRIDGE DR*PALOS VERDES PENINSULA 90275
OWNER:LANCASTER TERRI D TR MAIL:29226 OCEANRIDGE DR*PALOS VERDES PENINSULA 90275
USE: SINGL RES W-POO ZN: PNRPRS DATE:11/03/2006 DOC:2449615 TFR:QUIT CLAIM
LOANS: YB:1968 SQFT: 3359 ASD: \$848,598 \$IMP:36% #UN:1
PHN: RMS: 14 BDR: 5 BTH: 3.0 LOTSZ: 9320 T/L: 28584/77

0) 7574-017-014 SITE:29512 WHITLEY COLLINS DR*RANCHO PALOS VERD 90275
OWNER:BURRELL, MELVIN & ROC MAIL:29512 WHITLEY COLLINS DR*RANCHO PALOS VERD 90275
USE: SINGL RES W-POO ZN: RPRPRS DATE:07/14/2006 DOC:1554095 TFR:\$1,080,000F
LOANS: \$780,000 CONV YB:1965 SQFT: 2468 ASD: \$300,027 \$IMP:41% #UN:1
PHN: RMS: 11 BDR: 5 BTH: 3.0 LOTSZ: 9510 T/L: 27789/379

APPEAL TO TORRANCE CITY COUNCIL,
REF: PR006-0025 W/V06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

1) 7584-007-016 SITE:28436 LOMO DR*RANCHO PALOS VERDES CA 90275
 OWNER:RICHEY, DENISE R MAIL:28436 LOMO DR*RANCHO PALOS VERDES 90275
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:12/13/2006 DOC:2763434 TFR:\$1,093,000F
 LOANS: \$988,090 CONV YB:1964 SQFT: 2440 ASD: \$1,122,000 \$IMP:27% #UN:1
 PHN: RMS: 11 BDR: 5 BTH: 3.0 LOTSZ: 7280 T/L: 27133/5

2) 7583-029-031 SITE:6535 VERDE RIDGE RD*RANCHO PALOS VERDES CA 90275
 OWNER:RODITIS, SPIRO & KATH MAIL:6535 VERDE RIDGE RD*RANCHO PALOS VERDES CA 90275
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:05/01/2006 DOC:947432 TFR:\$1,380,000F
 LOANS: \$1,005,564 CONV YB:1971 SQFT: 2513 ASD: \$882,258 \$IMP:23% #UN:1
 PHN: RMS: 14 BDR: 5 BTH: 3.0 LOTSZ: 6750 T/L: 28053/184

3) 7583-035-005 SITE:6938 VERDE RIDGE RD*RANCHO PALOS VERDES CA 90275
 OWNER:SMOKE, STEPHEN & MARG MAIL:6938 VERDE RIDGE RD*RANCHO PALOS VERDES CA 90275
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:06/30/2006 DOC:1452415 TFR:\$1,100,000F
 LOANS: \$850,000 CONV YB:1972 SQFT: 2513 ASD: \$864,044 \$IMP:13% #UN:1
 PHN: RMS: 13 BDR: 5 BTH: 3.0 LOTSZ: 15020 T/L: 28053/51

4) 7585-004-021 SITE:28527 QUAILHILL DR*RANCHO PALOS VERDES CA 90275
 OWNER:HANABUSA, MASAMI MAIL:28527 QUAILHILL DR*RCH PALOS VRD CA 90275
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:11/09/2006 DOC:2489659 TFR:\$1,330,000F
 LOANS: \$800,000 CONV YB:1969 SQFT: 2568 ASD: \$301,116 \$IMP:59% #UN:1
 PHN: RMS: 12 BDR: 5 BTH: 3.0 LOTSZ: 9480 T/L: 27858/5

5) 7585-015-018 SITE:28919 COVECREST DR*RANCHO PALOS VERDES CA 90275
 OWNER:FIDEL FAMILY TRUST MAIL:28919 COVECREST DR*RANCHO PALOS VERDES CA 90275
 USE: SINGL RES W-POO ZN: RPRPRS DATE:12/27/2006 DOC:2875355 TFR:QUIT CLAIM
 LOANS: YB:1964 SQFT: 2468 ASD: \$1,336,200 \$IMP:30% #UN:1
 PHN: RMS: 12 BDR: 5 BTH: 3.0 LOTSZ: 11330 T/L: 27677/33

6) 7575-001-014 SITE:26718 NOKOMIS RD*RANCHO PALOS VERDES CA 90275
 OWNER:HAJI, MURTAZA & FARHA MAIL:26718 NOKOMIS RD*RANCHO PALOS VERDES CA 90275
 USE: SINGL RES W-POO ZN: RPRPRS DATE:05/09/2006 DOC:1018165 TFR:\$1,265,000F
 LOANS: \$999,000 CONV YB:1967 SQFT: 2784 ASD: \$152,107 \$IMP:65% #UN:1
 PHN: RMS: 14 BDR: 5 BTH: 3.0 LOTSZ: 8430 T/L: 19691/115

7) 7575-002-043 SITE:26673 HONEY CREEK RD*RANCHO PALOS VERDES CA 90275
 OWNER:MEYER, CAROLYN L MAIL:26673 HONEY CREEK RD*RCH PALOS VRD CA 90275
 USE: SINGL RES W-POO ZN: RPRPRS DATE:10/13/2006 DOC:2283882 TFR:QUIT CLAIM
 LOANS: YB:1966 SQFT: 3208 ASD: \$834,546 \$IMP:37% #UN:1
 PHN: RMS: 13 BDR: 5 BTH: 3.0 LOTSZ: 7430 T/L: 21352/17

8) 7581-001-002 SITE:30017 CACHAN PL*RANCHO PALOS VERDES CA 90275
 OWNER:PATCH, BRIAN MAIL:30017 CACHAN PL*RCH PALOS VRD CA 90275
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:06/07/2006 DOC:1251255 TFR:\$1,550,000F
 LOANS: \$1,395,000 CONV YB:1972 SQFT: 2712 ASD: \$666,006 \$IMP:21% #UN:1
 PHN: RMS: 14 BDR: 5 BTH: 3.0 LOTSZ: 15050 T/L: 25160/39

9) 7581-007-009 SITE:30504 RHONE DR*RANCHO PALOS VERDES CA 90275
 OWNER:COMAFORD NANCY 2005 MAIL:PO BOX 2298*PALOS VERDES PENINSU CA 90274
 USE: SINGLE RESIDENC ZN: RPRPRS DATE:10/25/2006 DOC:2370621 TFR:QUIT CLAIM
 LOANS: YB:1978 SQFT: 3637 ASD: \$981,484 \$IMP:39% #UN:1
 PHN: RMS: 16 BDR: 5 BTH: 5.0 LOTSZ: 15610 T/L: 25313/81

0) 7581-010-011 SITE:30824 CARTIER DR*RANCHO PALOS VERDES CA 90275
 OWNER:BOSNOYAN, YAEL MAIL:30824 CARTIER DR*RANCHO PALOS VERDES CA 90275
 USE: SINGL RES W-POO ZN: RPRPRS DATE:06/21/2006 DOC:1359715 TFR:\$2,495,000F
 LOANS: \$2,495,000 CONV YB:1965 SQFT: 4498 ASD: \$1,186,320 \$IMP:45% #UN:1
 PHN: RMS: 8 BDR: 5 BTH: 5.0 LOTSZ: 16890 T/L: 25313/124

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

Property Profile

Description of the Subject Property

Ownership Information

Primary Owner : MICHAEL LAMPASI
Secondary Owner :
Ownership Description :
Site Address : 525 VIA LOS MIRADORES REDONDO BEACH 90277-6663
Mailing Address : 525 VIA LOS MIRADORES REDONDO BEACH, CA
 90277-6663
Telephone :
Assessors Parcel No. : 7512-022-010
Census Tract : 6513-011
Map Page Grid : 72 D1 **New Page Grid** 792 J3
Legal Description : TRACT # 19305 LOT COM AT MOST N COR OF LOT 31 TH S 32 46'23" W 66.5 FT
Housing Tract : 19305

Property Details

Use Code : SINGLE RESIDENCE W/THERAPY POOL
Zoning : TOR1 **Bedrooms :** 3
Number of Units : 1 **Bathrooms :** 2.0
Year Built : 1954 **Parking :** Garage--1 Space(s)
Lot Size : 6960 sqft / 0.160 Acres **View :** Yes
Square Feet : 1908 **Pool :** N/A
Total Rooms : 8 **FirePlace :** Yes
GeoQuality : 0 **Lot :** 31

Tax Information

Assessed Total : \$418,582 **Tax Amount :** \$4,507.87
Land Total : \$231,894 **Tax Status :** Current
Improvement : \$186,688 **Year Delinquent :** N/A
% Improvement : 45% **Tax Rate Area :** 9359
Exemption : Y

Sale Information

Last Sale Date : November 18 1985 **Lender :** N/A
Document No. : 0001367104 **1st Loan Amount :** N/A
Sale Amount : N/A **First Loan Type :** N/A
Last Trans W/O \$: N/A **2nd Loan Amount :** N/A
Last Doc W/O \$: **Cost / Square Feet :** N/A

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

December 5, 2006

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

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.

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

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

PAGE 2-4



↖ actual elevation

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

PALOS VERDES HOMES ASSOCIATION

APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAV 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

BOARD OF DIRECTORS
PALOS VERDES HOMES ASSN.
320 Palos Verdes Drive West
PO Box 188
Palos Verdes Estates, CA 90274
Ph. (310) 373-6721
Fax (310) 373-9115
Email pvha.aj@verizon.net

Mark Paullin, President
Palos Verdes Homes Association
Palos Verdes Estates, CA 90274

Ed Fountain, Vice President
Palos Verdes Homes Association
Palos Verdes Estates, CA 90274

Ann Hinchliffe, Director
Palos Verdes Homes Association
Palos Verdes Estates, CA 90274

Philip J. Frengs, Director
Palos Verdes Homes Association
Palos Verdes Estates, CA 90274

Sherry Unmack, Director
Palos Verdes Homes Association
Rancho Palos Verdes, CA 90274

Sidney F. Croft, Legal Counsel
Palos Verdes Homes Association
3858 W. Carson St., Suite 127
Torrance, Ca 90503-6706

Sue M. Van Every
Executive Secretary-Treasurer

PUBLIC RELATIONS

Virginia Twohy
Palos Verdes Estates, CA 90274

PALOS VERDES ART JURY
320 Palos Verdes Drive West
PO Box 188
Palos Verdes Estates, CA 90274
Ph. (310) 373-6721
Fax (310) 373-9115
Email pvha.aj@verizon.net

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Palos Verdes Art Jury, President

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Palos Verdes Art Jury, Vice President

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Palos Verdes Art Jury, Member

George Shaw, A.I.A.
Palos Verdes Art Jury, Member

Doug Loach, Architect *RB*
Palos Verdes Art Jury, Member
310 372-5580

Jeffrey A. Dahl, Architect
Palos Verdes Art Jury, Member

Roy Bayer, A.I.A.
Board Ex-Officio Member
Palos Verdes Art Jury, Member

ELECTION COMMITTEE CHAIR

Ed Givins
Palos Verdes Estates, CA 90274



Riviera Villas

Join Us for our New Home Preview Event!

January 6th & 7th
11:00 a.m. - 4:30 p.m.
100 Palos Verdes Blvd.
Redondo Beach
(at the corner of Pacific Coast Highway & Palos Verdes Blvd.)

Fourteen Luxury Townhomes
Up to 3 Bedrooms and 2.5 Baths
Select Ocean Views
From the High \$700,000s

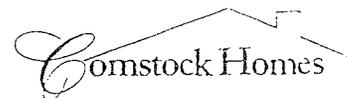
While you may have visited us while still under construction, we would like to invite you to return and view the standard luxury features that are offered at Riviera Villas.

As we near the completion of these 14 luxury townhomes, join us this weekend for an opportunity to preview the homes and experience this exceptional community located in the heart of Redondo Beach's Renowned Hollywood Riviera district.

For more information, please contact:

(310) 546.5781 Ext. 242
www.Comstock-Homes.com

APPEAL TO TORRANCE CITY COUNCIL
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ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
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DATE OF APPEAL 9-20-06





Riviera Villas

COASTAL LUXURY REACHES NEW HEIGHTS

Welcome to Riviera Villas

Welcome Home

Building a great reputation, one home at a time.

For nearly 30 years, Comstock Homes has established a tradition of creative design, meticulous construction and careful community planning here in Southern California.

APPEAL TO TORRANCE CITY COUNCIL

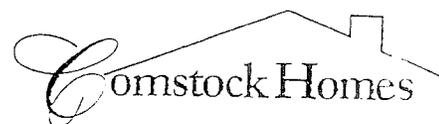
RE: PRE06-00025 WAV 06-0016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 9-20-06



Standard Features

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 Slnk -
 - 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 -

HOME OWNERS ASSOCIATION

\$236.00 Per Month

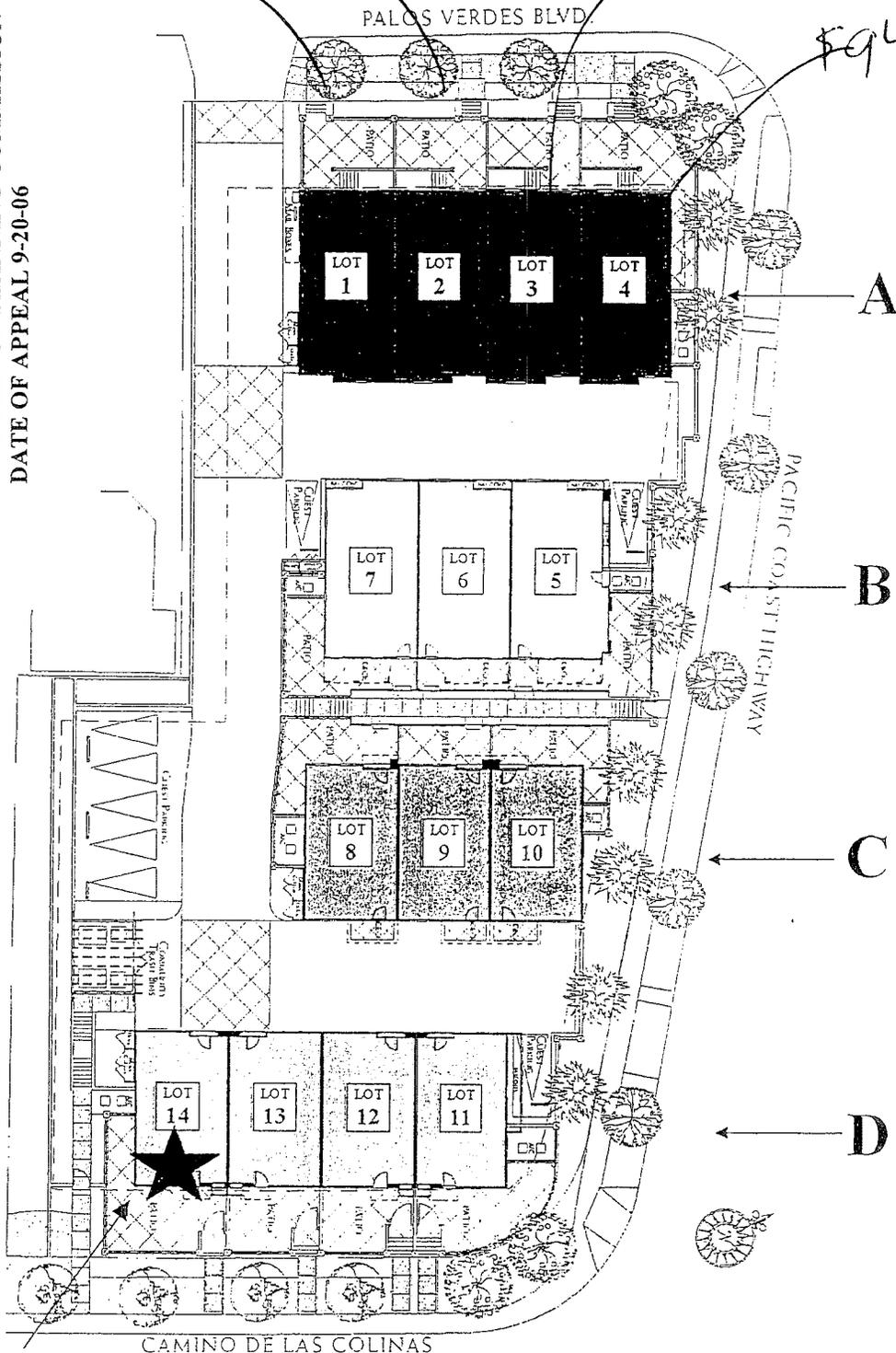
In a continuing effort to improve our homes, Comstock Homes reserves the right to make changes and/or modifications to floor plans, elevations, specifications, features, colors and prices without prior notice. All floor plans, renderings and maps shown are artist's conception and are not intended as exact replica of homes.


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APPEAL TO TORRANCE CITY COUNCIL
RE: PR06-00025 WAY 06-0016
ADDRESS/LOCATION/SUBJECT PROPERTY
149 VIA LA SOLEDAD
DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06

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\$979K *\$939K* *Site Map* *\$939K* *\$948K*

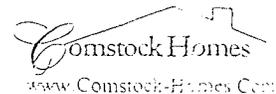


4 Ocean View lots

Sales Information

Enter from Camino De Las Colinas

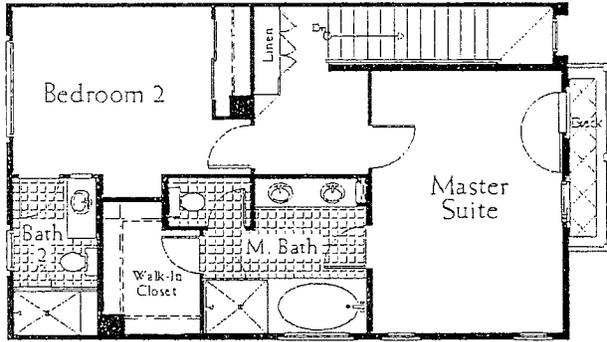
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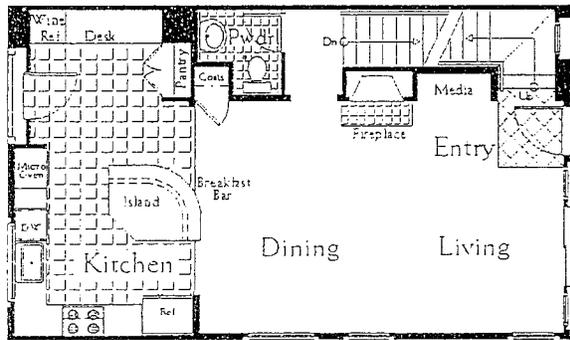
Residence

"D"

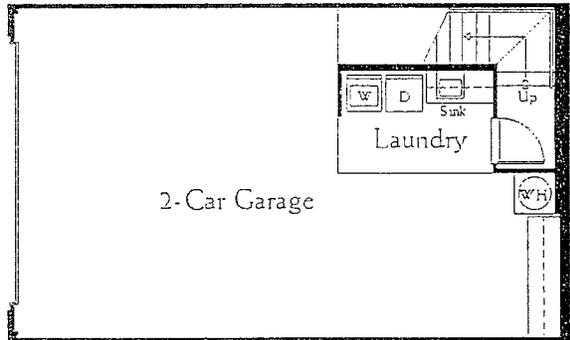
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UPPER LEVEL - SOUTH END 635 SQ. FT.
 LONG DECK

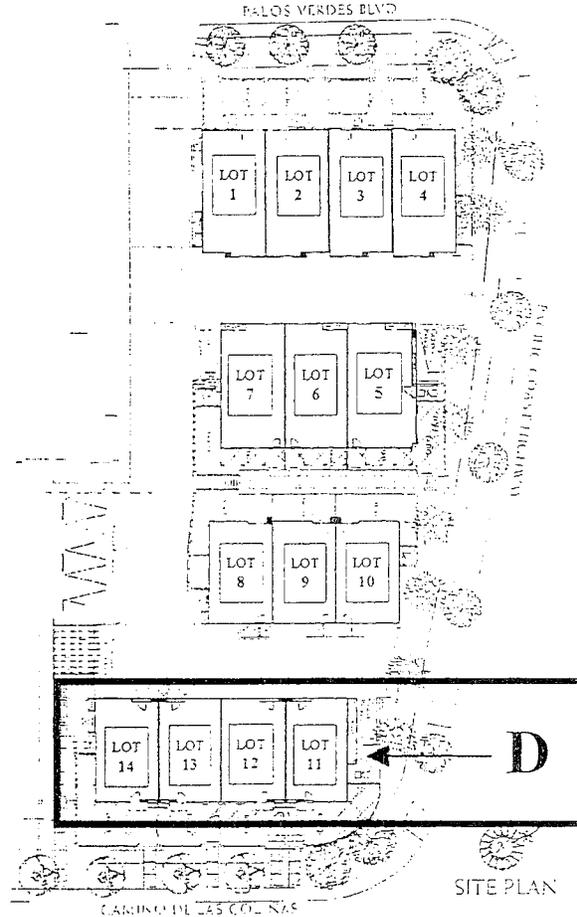


LOWER LEVEL - SOUTH END 632 SQ. FT.



GARAGE LEVEL

Approximately 1,267 Square Feet
 2 Bedrooms / 2.5 Baths
 2 - Car Garage



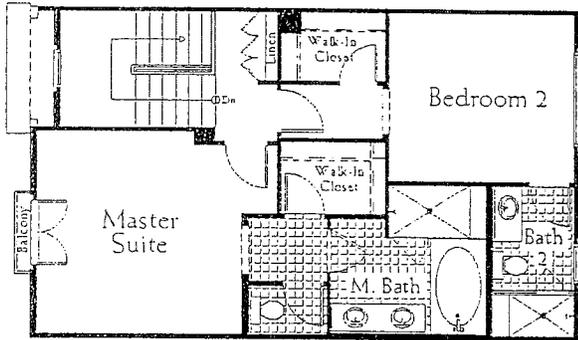
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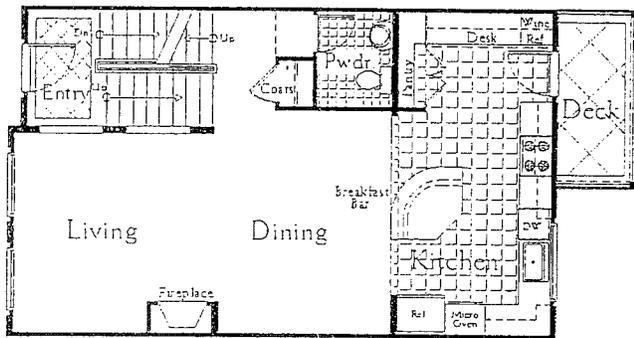
Residence

"C"

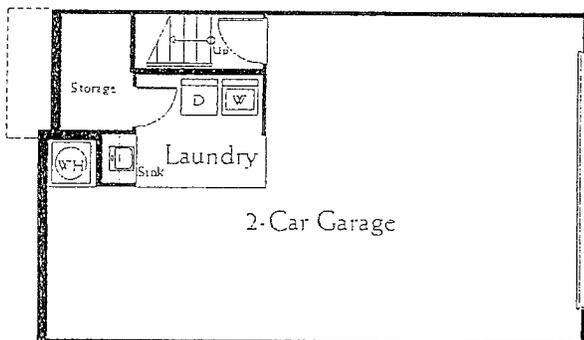
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UPPER LEVEL 655 SQ. FT.



LOWER LEVEL 649 SQ. FT.

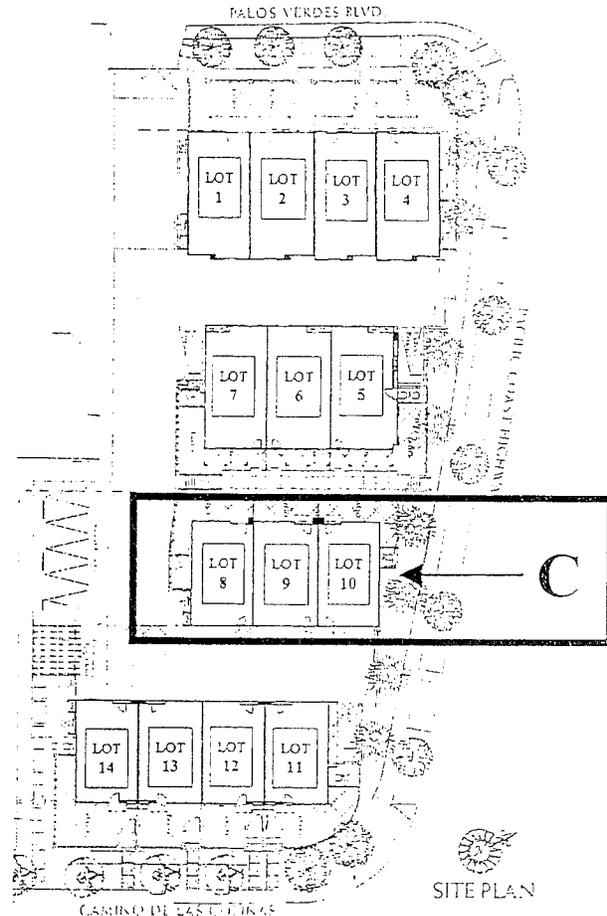


GARAGE LEVEL

Approximately 1,304 Square Feet

2 Bedrooms / 2.5 Baths

2 - Car Garage



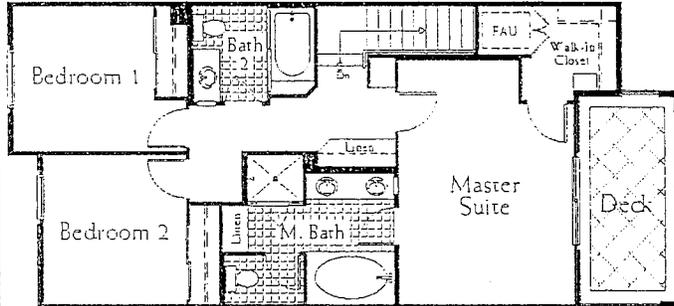
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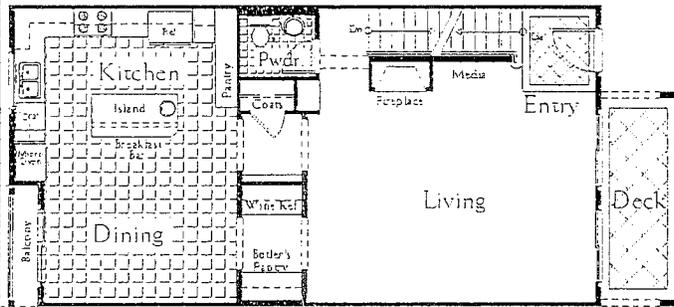
Residence

"B"

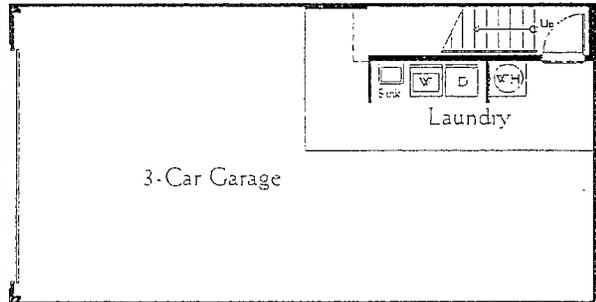
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UPPER LEVEL 745 SQ. FT.

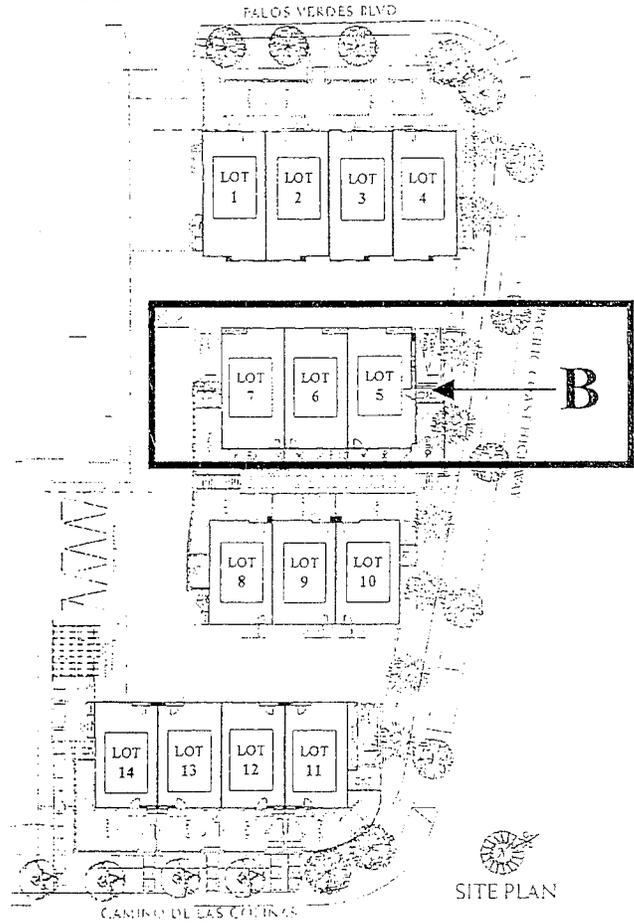


LOWER LEVEL 727 SQ. FT.



GARAGE LEVEL

Approximately 1,472 Square Feet
 3 Bedrooms / 2.5 Baths
 3 - Car Garage



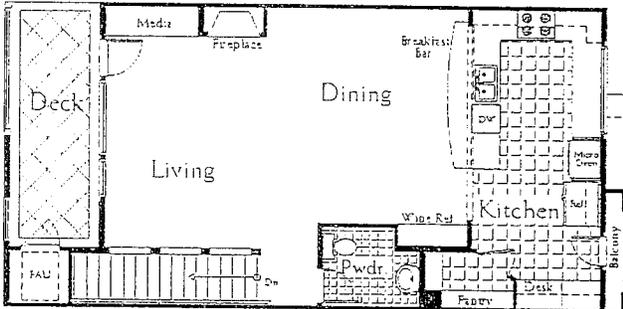
SITE PLAN

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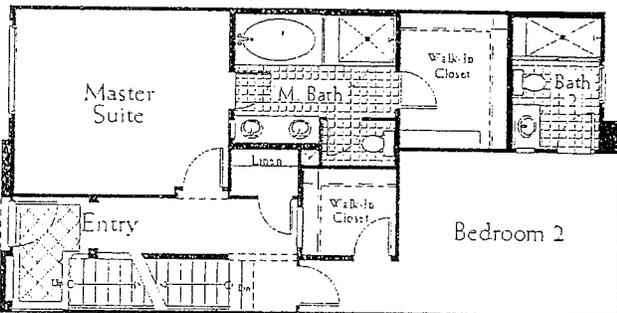
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Residence "A"

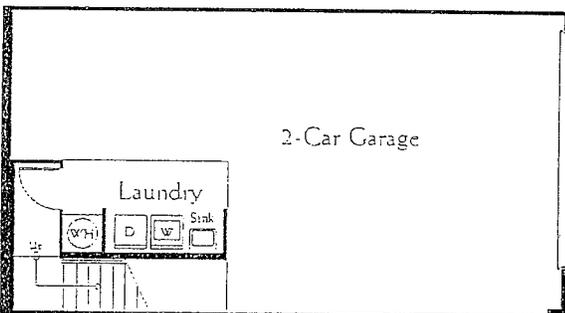
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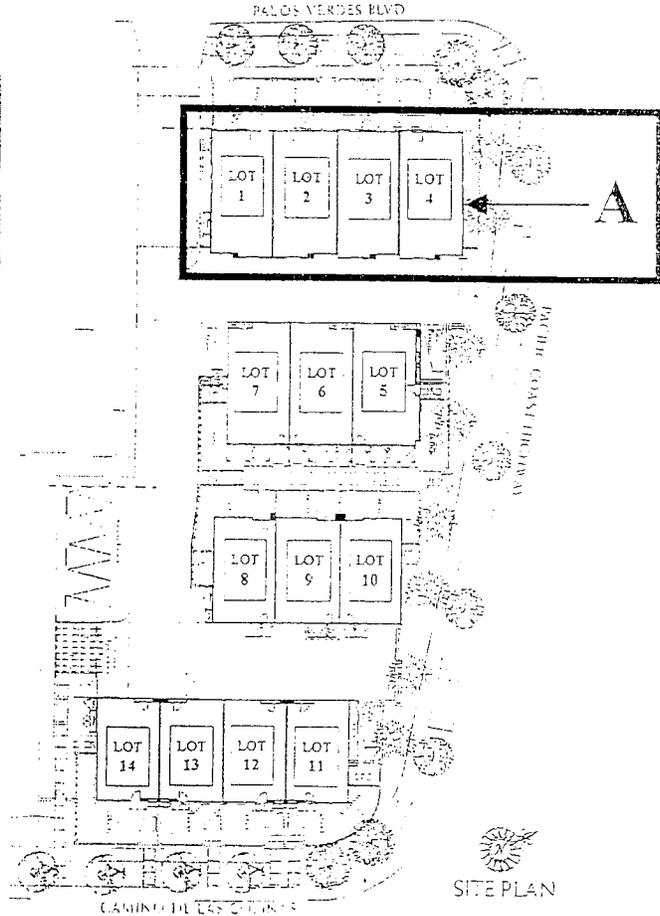
UPPER LEVEL 673 SQ. FT.



LOWER LEVEL 794 SQ. FT.



GARAGE LEVEL



SITE PLAN

*Approximately 1,467 Square Feet
 2 Bedrooms / 2.5 Baths
 2 - Car Garage*

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Riviera Villas

Join Us for our New Home Preview Event!

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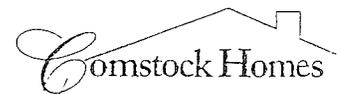
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Up to 3 Bedrooms and 2.5 Baths
Select Ocean Views
From the High \$700,000s

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- 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 detrimental 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:

APPEAL TO TORRANCE CITY COUNCIL
 RE: PRE06-00025 WAV06-0016
 ADDRESS/LOCATION/SUBJECT PROPERTY
 149 VIA LA SOLEDAD
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9-129

(8-85)

ATTACHMENT 10 2 PAGES

PAGE 1-2

The section that seems to be most applicable

SECTION 91.41.6. PLANNING AND DESIGN.

(Amended by O-3477)

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; **(note least infusion)**
- 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; (No qualifying phrase)**
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.