

**APPEAL TO TORRANCE CITY COUNCIL**

RE: PRE06-00025 WAV06-00016

ADDRESS/LOCATION/SUBJECT PROPERTY

149 VIA LA SOLEDAD

DECISION OF PLANNING COMMISSION

DATE OF APPEAL 09-20-06

ADDITIONAL COMMENTS: SUMMARY OF DOCUMENT PACKAGES

**PART 4**

**SILHOUETTE #3**

**60 NEIGHBORS IN THE 500 FOOT ZONE ON SITE VISIT SIGNED  
LETTERS WITH MAP**

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

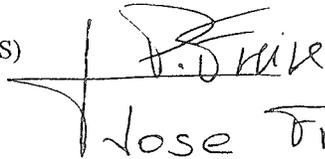
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

A handwritten signature in black ink, appearing to read "Jose Freire".

DATED:

11/10/06

NAME

Jose Freire

STREET ADDRESS

614 Via Los Miradores

CITY

Redondo B.

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Muviel T. Bauer* DATED: *Nov. 9 2006*

NAME *Muviel T. Bauer*

STREET ADDRESS *622 V.L. Miradoras*

CITY *Rodolfo Beach CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED: *November 8, 2006*

NAME *Doreen Earhart*

STREET ADDRESS *115 Via La Soledad*

CITY *Redondo Beach, CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:



SIGNATURE(S)

MEHRABAN KOOSHKI  
NAME

DATED:

11-5-2006

STREET ADDRESS 147 VIA PASQUAL

CITY Redondo Beach

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Caroline Shattuck*

DATED: *10/29/06*

NAME

*CAROLINE SHATTUCK*

STREET ADDRESS

*126 VIA LA SOLEDAD*

CITY

*REDONDO BEACH CA.*

ZIP

*90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

10/16/06

NAME Jesus + Fe Monzon

STREET ADDRESS 313 Via Monte D'Ono

CITY Redondo Beach, CA ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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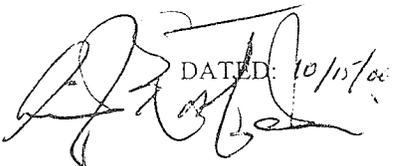
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Luca S. Rostadoli*  
LEIF S. ROSTADOLI  
NAME

DATED: 10/15/06  


*158 VIA PASQUAL*

STREET ADDRESS

*REDONDO BEACH, CA 90277*  
CITY

*90277* ZIP

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

NAME

*Frank Noya M.D.*

DATED:

*10/15/06*

STREET ADDRESS

CITY

*406 Paseo de los Estrellas*

ZIP

*Redondo Beach*

*90277*

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Tami Popa*

DATED: *10/14/06*

NAME *Tami Popa*

STREET ADDRESS *404 Via LaSelva*

CITY *Rodondo Beach CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

10/14/06

NAME

Rick Rizzo

STREET ADDRESS

401 Vta Los Antones

CITY

Redondo Beach

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

10/14/06

NAME

Toni Salerno

STREET ADDRESS

149 Via Los Miradores

CITY

Redondo Beach

ZIP

90277

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RESPECTIVELY SUBMITTED BY:

*Bill McKenzie*

*10-14-2006*

SIGNATURE(S)

DATED:

*Bill McKenzie*

NAME

*222 Via La Soledad*  
STREET ADDRESS

CITY *Redondo Beach* ZIP *90277*  
*CA*

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)  DATED: 10/14/06

NAME John & Renée Daley

STREET ADDRESS 221 Via La Soledad

CITY Redondo Beach, Ca ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

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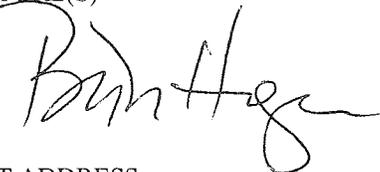
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

NAME



STREET ADDRESS

CITY

203 Via Pasquaf ZIP 90277  
RB, CA

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

ADDITIONAL COMMENTS

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*C. Sipple*

DATED:

*10/14/06*

NAME

*CARMEN Sipple + CHARLIE Sipple*

STREET ADDRESS

*102 Via MESA GRANDE*

CITY

*RB*

ZIP

*90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

10-10-06

NAME

E. Koch

STREET ADDRESS

215

CITY

VIA LA SOLEDAD

ZIP

R.B. CA 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *James M. Connolly* DATED: *10-9-06*

NAME *JAMES M. CONNOLLY*

STREET ADDRESS *206 VIA PASQUAL*

CITY *REDWOOD BECH.* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

NAME

*M. H. Gulerger*

STREET ADDRESS

*233 Via Monte D'oro*

CITY

*Redondo Beach*

*10/09/06*

ZIP

*90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Robert J. Steck* DATED: *Oct, 9, 2006*  
*Patricia Steck*

NAME *ROBERT J. STECK*

STREET ADDRESS *626 VIA LOS MIRADORES*

CITY *REDONDO BEACH* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

  
SIGNATURE(S)

10/09/06  
DATED: \_\_\_\_\_

NAME Robert Barbo

STREET ADDRESS 409 Via Soledad

CITY Torrance CA ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

*Maria and Fred Crawford*

SIGNATURE(S)

DATED: 10/9/06

Maria and Fred Crawford

NAME

162 Via Pasqual

STREET ADDRESS

Redondo Bch.

CITY

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

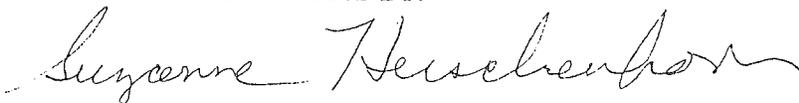
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RESPECTFULLY SUBMITTED BY:



SIGNATURE(S)

DATED:

10/8/06

NAME

Suzanne Herschenhorn

STREET ADDRESS

511 Via Monte D'ORO

CITY

Redondo Beach ZIP 90277

Ca

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)  DATED: 10/8/06

NAME LINDY LEKAVICH

STREET ADDRESS 224 Via Monte d Oro

CITY Redondo Beach ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED: 10-8-06

NAME

*Francis J. Gunn*  
*Dorothy Gunn*

STREET ADDRESS

*114 VIA MESA GRANDE*

CITY

*REDONDO BEACH, CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

10/8/06.

NAME

John C. Johnson

STREET ADDRESS

519 Via Monte d'Oro

CITY

Redondo Beach

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

*Karen & Steve Luer*  
SIGNATURE(S)

DATED: 10-7-06

*Karen & Steve Luer*  
NAME

*208 Via Mesa Grande*  
STREET ADDRESS

CITY

*Redondo Beach*

ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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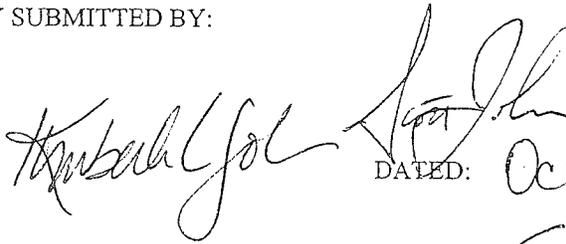
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

Oct 7, 06

NAME

Kimberly Lyn Johnson

Scott Johnson

STREET ADDRESS

127 VIA MESA GRANDE

CITY

Redondo BCH CA

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED: 10/7/06

NAME

*Gerri Enriet*

STREET ADDRESS

*301 Via Mesa Grande*

CITY

*Hollywood Quiera* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

ADDITIONAL COMMENTS

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

10/17/06

NAME

*Mette & John Culas*

STREET ADDRESS

*132 Via Mesa Grande*

CITY

*Redondo Beach ZIP 90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

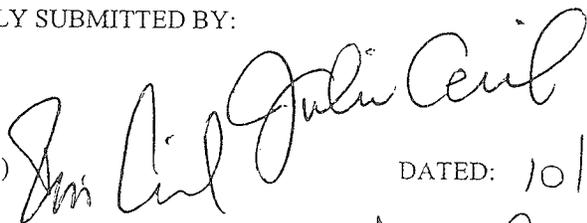
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED: 10/7/06

NAME

Eric Cecil

Julie Cecil

STREET ADDRESS

506 Via Los Miradous

CITY

Redondo Beach CA

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

*Blake Albrecht*

SIGNATURE(S)

*10-6-06*

DATED:

*Blake Albrecht*

NAME

*202 Via Pasqual*

STREET ADDRESS

CITY

*Redondo Beach*

ZIP

*90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

*John H. Erikson*  
SIGNATURE(S)

DATED: 10-5-06

JENNIFER H. ERIKSON  
NAME

307 VIA MESA GRANDE  
STREET ADDRESS

REDONDO BEACH, 90277  
CITY ZIP

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Lillian Sutton* DATED: *10-5-06*

NAME *Lillian Sutton*

STREET ADDRESS *126 Via Mesa Grande*

CITY *Torrance* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Patricia Stiles*

NAME

*PATRICIA STILES*

STREET ADDRESS

*210 VIA LA SOLEDAD*

CITY

*REDONDO BEACH, CA* ZIP *90277*

DATED:

*10/05/06*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

10-5-06

NAME

JOHN / RENATE

SCHOENBERG

STREET ADDRESS

120 VIA MESA GRANDE

CITY

R.B

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

  
Barbara Hansen

DATED:

10/5/06

NAME

1618 VIA LOS MIRADORES

STREET ADDRESS

CITY REDONDO BEACH

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Suzanne V. daKonell* DATED: *10-5-06*

NAME *Suzanne V. daKonell*

STREET ADDRESS *206 Via la Soledad*

CITY *RB* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:



SIGNATURE(S)

DATED: 10-5-06

NAME E. H. ROSENTHAL

STREET ADDRESS 209 VIA MESA GRANDE

CITY REDONDO BEACH

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Edward Kukic*

DATED:

*10-4-06*

NAME

*Edward Kukic*

EDWARD KUKIC

STREET ADDRESS

CITY

*637 VIA LOS MIRADORES*

ZIP

*REDONDO BEACH*

*90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *James Eagle*

DATED: *Oct 3, 2006*

NAME *JAMES EAGLE*

STREET ADDRESS *606 VIA LOS MIRADORES*

CITY *Re TORRANCE*

ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED:

10/3/06

NAME

KEVEN BLAIR

STREET ADDRESS

412 VIA LA SELVA

CITY

REDONDO BEACH, CA

ZIP

90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Shirley Pearce* DATED: 10-3-06

NAME

STREET ADDRESS *412 Pared de las Estrellas*

CITY *RB,* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

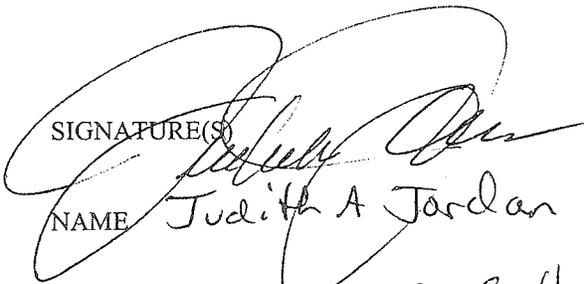
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) 

DATED: 10/2/06

NAME Judith A Jordan

STREET ADDRESS 228 Calle Mayor

CITY Redondo Beach

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Martha A. Barlow*

NAME

*103 VIA MESA GRANDE*

STREET ADDRESS

*REDONDO BCH*

CITY

DATED:

*Oct. 3, 2006*

*90277*

ZIP

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) 

DATED: Oct. 2 2006

NAME Gavin Shober (OWNER OF PASO DELAS ESTRELLAS)

STREET ADDRESS 409 Paseo de las Estrellas

CITY Redondo Beach ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

*James E. Whalen*  
SIGNATURE(S) DATED: *10-2-06*

*Monte M. Elroy*  
NAME  
*108 Via Mesa Grande*  
STREET ADDRESS

*Delinda Beach, Ca*  
CITY ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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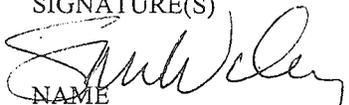
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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

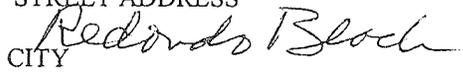


10/2/06

NAME



STREET ADDRESS



CITY

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

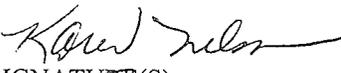
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RESPECTFULLY SUBMITTED BY:

  
SIGNATURE(S) DATED: 10.1.06  
  
NAME Richard W. Nelson 10/1/06  
KAREN NELSON  
STREET ADDRESS 400 VIA LA SELVA  
CITY REDONDO BEACH, CA ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Ruth Vogel*

NAME

*114 Via La Soledad*

STREET ADDRESS

CITY *Redondo Beach*

ZIP

*90277*

DATED:

*10-1-06*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

  
SIGNATURE(S)

DATED: 10-1-06

NAME Sandra Anderson

STREET ADDRESS 165 VIA Pasqual

CITY Redondo Beach

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)  DATED: 10-1-06

NAME CHRISTOPHER FALCONA

STREET ADDRESS 138 VIA LA SOLEDAD

CITY REDONDO BEACH, CA ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



DATED: 10-1-06

NAME

Grand Helmer

STREET ADDRESS

149 Via Paequal

CITY

RB

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *J.S. Morell*

DATED: *9/30/06*

NAME *Lourdes S. Morell*

STREET ADDRESS *218 Via la Soledad*

CITY *Redondo Beach*

ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

9-30-06

NAME

STREET ADDRESS

CITY

ZIP

Phyllis Amari  
610 Via los Miradores  
Redondo Bch 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



NAME

Eddie ORTON

STREET ADDRESS

629 VIA LOS MIRADORES

CITY

Redondo BEACH CA.

DATED: 10-1-06

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

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

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I WAS ASKED BY MICHAEL LAMPASI TO OBSERVE THE VIEW IMPACT OF THE PROPOSED CONSTRUCTION AT 149 VIA LA SOLEDAD. I SAT IN MICHAEL'S ORIGINAL LIVING ROOM & DINING AREA AND OBSERVED THE ORIGINAL VIEW OF THE SITE SILHOUETTE AT THE HEIGHT OF 27 FEET. I AM AWARE THAT THE MAXIMUM HEIGHT OF THE PROJECT HAS BEEN LOWERED TO 26 FEET. IT IS MY OPINION THAT THERE IS A SIGNIFICANT IMPACT TO MICHAEL'S WHITE WATER, COASTLINE LIGHT AND OCEAN VIEW AND ENJOYMENT IN THE ORIGINAL LIVING ROOM & DINING AREA. I BELIEVE THAT IF THIS PROJECT IS APPROVED IT WILL NOT ONLY IMPACT MICHAEL'S VIEW AND ENJOYMENT OF HIS PROPERTY, IT WOULD BE IN CONFLICT WITH THE INTENT OF THE HILLSIDE ORDINANCE AND LOWER LAND VALUES IN THE AREA AS A WHOLE. A COPY OF ARTICLE 41-R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE HAS BEEN PROVIDED TO ME FOR MY REVIEW AND I UNDERSTAND IT.

I SUPPORT THE REQUEST OF MR. LAMPASI TO LOWER THE ROOF HEIGHT OF THE CONSTRUCTION PROJECT TO PROTECT HIS WHITE WATER, COASTLINE LIGHT AND OCEAN VIEWS FROM THE ORIGINAL LIVING ROOM & DINING AREA .

RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

NAME

STREET ADDRESS

CITY

DATED:

*Arto Salbi*  
AR Salbi  
LITA & AR SALBI  
156 Via la Soledad  
R.B.

9-30-06

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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

ADDITIONAL COMMENTS

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

 DATED: Oct. 1st 2006

NAME

Alan Stednitz Pam Lovett

STREET ADDRESS

209 Via Pasqual

CITY

Redondo Beach Ca ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S) *Armelte Feuvert* DATED: 10/1/06  
*Gary Rivera*  
NAME *GARY J. RIVERA* *Armelte FEUVERT*

STREET ADDRESS *630 VIA LOS MIRADORES*  
CITY *ROSENDAL BEACH, CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

*Morena Conan*  
SIGNATURE(S) *Ross Conan* DATED: *10/11/06*  
NAME *ROSS CONAN + Morena Conan*  
STREET ADDRESS *619 VIA LOS MIRADORES*  
CITY *R.I.B., CA* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

*Donna M. Balcer*  
SIGNATURE(S)

DATED: *9/30/2006*

NAME *Donna M. Balcer*

STREET ADDRESS *408 Paseo de las Estrellas*

CITY *Redondo Beach* ZIP *90277*

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)



Carolyn Fitzgerald (spouse)

DATED:

09-20-06

NAME

REGAN P. FITZGERALD

CAROLYN FITZGERALD

STREET ADDRESS

234 CALLE MAYOR

CITY

REDONDO BEACH  
(TORRANCE)

ZIP

90577

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

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RESPECTFULLY SUBMITTED BY:

  
SIGNATURE(S)

DATED: 09/30/06

NAME BRIAN HAWHART

STREET ADDRESS 157 VIA PASQUAL

CITY TORRANCE  
(RANCHO BRAVO)  
ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

*Kay White*

DATED: 9-29-06

NAME KAY WHITE

STREET ADDRESS 645 VIA LOS MIRADORES

CITY REDONDO BEACH

ZIP 90277

TO: CITY OF TORRANCE HONORABLE MAYOR & CITY COUNCIL

FROM: NEIGHBORS IN THE 500 FEET NOTIFICATION AREA

PROPOSED BUILDING PROJECT- SUBJECT PROPERTY 149 VIA LA SOLEDAD

RE: PRE-06-00025 WAV06-0001 APPEAL TO TORRANCE CITY COUNCIL

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RESPECTFULLY SUBMITTED BY:

*Edith Wallace*

SIGNATURE(S)

DATED: *9/28/06*

NAME *Edith Wallace*

*161 Via Pasqual*

STREET ADDRESS

CITY *Redondo Beach*

ZIP *90277*

I NEED YOUR HELP-PLEASE VISIT MY HOME

525 VIA LOS MIRADORES (CORNER LOT AT LA SOLEDAD) - PROTECT YOUR HILLSIDE RIGHTS & HELP ME PROTECT MY VIEW

VISIT ME DAILY 5PM TO 630PM

THIS SAT AND SUN OCT 7<sup>TH</sup> & 8<sup>TH</sup>

1200 NOON TO 630 PM -OPEN HOUSE

APPEAL TO THE CITY COUNCIL IN PROCESS

VISIT ANYTIME CALL MICHAEL 310 373-4500

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

MORE THAN ONE HALF - A MAJORITY OF THE 111 RESIDENT OWNERS IN THE NOTIFICATION AREA SUPPORT MY POSITION

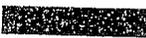
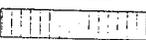


LOCATION AND ZONING MAP

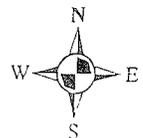
149 Via La Soledad  
PRE06-00025  
WAV06-00016



LEGEND

-  149 Via La Soledad
-  500 FT Notification Area

0 60 120 240 Feet



TO: CITY OF TORRANCE CITY COUNCIL

FROM: NEIGHBORS IN THE AREA NEAR THE PROPOSED BUILDING PROJECT AT  
149 VIA LA SOLEDAD

WE THE UNDER SIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT  
149 VIA LA SOLEDAD AS IT NEGATIVELY AFFECTS THE VIEW OF THE HOME  
IMMEDIATELY ABOVE IT

NAME ADDRESS PHONE DATE

NAME	ADDRESS	PHONE	DATE
MERRY HOLCADA	619 VIA LAS MURADRES	310-3	10/5/16
Geri Everest	301 Via Mesa Grande	310	10/5/16
Jerry N. Eriksson	307 VIA MESA GRANDE,	310-378	10/5/16
Frank) Pransel Uija	416 Paseo De La Estrella	3786974	10/5/16
Lillian Sutton	126 Via Mesa Grande		10/05/16
	FRED ROSENTHAL 255 VIA MESA GRANDE		
Luzanne Henschelhorn	511 Via Monte Dion	310-3787-4	10/8/16
	FRED KOCH 215 VIA LA SOLEDAD HAKIM + MARTHA 169 VIA PASQUAL		

TO: CITY OF TORRANCE CITY COUNCIL

FROM: NEIGHBORS IN THE AREA NEAR THE PROPOSED BUILDING PROJECT AT  
149 VIA LA SOLEDAD

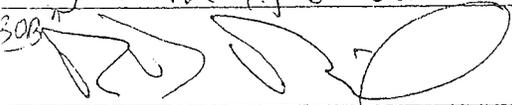
WE THE UNDER SIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT  
149 VIA LA SOLEDAD AS IT NEGATIVELY AFFECTS THE VIEW OF THE HOME  
IMMEDIATELY ABOVE IT

NAME	ADDRESS	PHONE	DATE
<sup>REAGAN</sup> Carylgn Fitzgerald	234 Calle Mayo	310	5/25
Eddie ORTON	629 VIA LOS MIRADORES	(610)	4/5
Marie Bauer	622 V.L. Miradores		4/6
Connie Fraire	614 VL MIRADORES		4/4
Kay White	645 Via Los Miradores		
Ron Okura	500 VIA MONTE D'ORO		
John. Johnson	519 VIA MONTE D'ORO	(310)	7/23/00
Pyamell	412 Estrellas	310	9-2
Phyllis Cameron	610 Via los Miradores	310	9-
Frank W. Johnson			10-
Karen Nelson	400 Via la Jeva		2
Colin Stetson	209 Via Pasoval		1
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

TO: CITY OF TORRANCE CITY COUNCIL

FROM: NEIGHBORS IN THE AREA NEAR THE PROPOSED BUILDING PROJECT AT  
149 VIA LA SOLEDAD

WE THE UNDER SIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT  
149 VIA LA SOLEDAD AS IT NEGATIVELY AFFECTS THE VIEW OF THE HOME  
IMMEDIATELY ABOVE IT

NAME	ADDRESS	PHONE	DATE
Edward Kukui	637 VIA LOS MIRADORES	310	9-27-56
Arnette Fenrier	630 Via Los Miradores	310- <del>800</del>	100-3149-27.0 9-27
Judith A Jordan	228 Calle Mayor	310-311	9-27
	405 Via La Solva	310- <del>465</del>	9-27
JEFF KIDD	301 Via Monte Doro	310 465	9/27/56
Tom Salas	405 VIA LOS MIRADORES	310-311	9-27
RICK RIZO	401 Via Los Miradores (SHORTER S)	310-465	9-27
DIANE JAVIER ACEVES	409 PASEO DE LAS ESTRELLAS	310- <del>465</del>	9-27
JESPEANO FE MONZON	313 VIA MONTE D'ORO	310- <del>465</del>	9-27
MILK RIZO	307 Via Monte D'ORO	310-375	9-27

TO: CITY OF TORRANCE CITY COUNCIL

FROM: NEIGHBORS IN THE AREA NEAR THE PROPOSED BUILDING PROJECT AT  
149 VIA LA SOLEDAD

WE THE UNDER SIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT  
149 VIA LA SOLEDAD AS IT NEGATIVELY AFFECTS THE VIEW OF THE HOME  
IMMEDIATELY ABOVE IT

NAME	ADDRESS	PHONE	DATE
Robert & Tat Steck	626 Via Los Miradores	310-373- unlisted	9/25/06
Roy & Norma Conner	619 Via Los Miradores	310 418	9-25/06
Jim & Diane Connolly	206 VIA PASQUAL	(310)-375- (310) 328- (310) 367-	9-25-06
Karen & Steve Loew	208 Via Mesa Grande	(310) 811-9889	9-25-06
Ralph Shapiro	108 Via La Soledad	310-79467	9/25/06
* UNLISTED PVT			
Dandra Anderson	165 VIA Pasqual 90277		3 9-26-06
Fred Crawford	162 Via Pasqual 90277	310-778	9-26-06
MAMA S. Crawford	162 Via Pasqual 90277	(310)	9-26-06
ODESSA-Kathy	161 VIA PASQUAL 90277	310-220	9-26-06
EDITH WALLACE	147 Via Pasqual 90277	310-1153	9-26-06
Ken Koschik	158 Via Pasqual 90277	310-1153	9-26-06
Carol	158 Via Pasqual 90277		9-26-06
Julie & Eric Coal	506 VIA LOS MIRADORES	310-3-	9-26-06
Andre Papa	404 Via La Selva Redondo Bch	(310)	
M. J. Gulgee	333 Via Monte D'oro Redondo Beach		9-27-06
CARL - Lindy Bekabidi	224 Via Monte d'oro Redondo Bch		9-27-06

TO: CITY OF TORRANCE CITY COUNCIL

FROM: NEIGHBORS IN THE AREA NEAR THE PROPOSED BUILDING PROJECT AT  
149 VIA LA SOLEDAD

WE THE UNDER SIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT  
149 VIA LA SOLEDAD AS IT NEGATIVELY AFFECTS THE VIEW OF THE HOME  
IMMEDIATELY ABOVE IT

NAME	ADDRESS	PHONE	DATE
JOHN & MILLIE SCHOENBERG	120 VIA MESA GRANDE		9/24/00
Frances Pearson	117 Via mesa Grande		9-24-
FRAN & DOROTHEA COWDERS	114 VIA MESA GRANDE		9-24-
James Whalen			9-24-
Monte Mc Elroy	108 Via Mesa Grande	310-	9-24-
Charlie			310-
Carmen Suppli	108 Via Mesa Grande		9-24-
Mary A. Barlow	103 VIA MESA GRANDE		9-24-
John	127 "	310-210-100-55	9-24-
Soretha & John Culos	132 Via mesa Grande	(310) 377-1111	9-24-
Pamela Mock	133 VIA MESA GRANDE	310-611-	9-24-
Ble Albert	202 Via Pasqual	310-611-566	9-24-
JAMES EAGLE	606 VIA LOS MIRADORES	310-321-	9-24-
BARBARA SORENSEN	618 VIA LOS MIRADORES	310-321-	9-24-
CARL SORESEN	618 VIA LOS MIRADORES	310-	9-24-

SEP 12 2006

TO: CITY OF TORRANCE PLANNING COMMISSION  
FROM: NEIGHBORS ON VIA LA SOLEDAD- SEPTEMBER 20<sup>TH</sup> HEARING DATE

WE THE UNDERSIGNED NEIGHBORS OPPOSE THE BUILDING PLAN PROPOSED AT 149 VIA LA SOLEDAD AS IF NEGITIVELY AFFECTS THE VIEW OF THE HOME IMMEDIATELY ABOVE IT.

NAME	ADDRESS	DATE
<del>Alisa</del>	<del>510</del>	<del>90277</del>
CHRISTOPHER FALOONA	138 VIA LA SOLEDAD, R.B. CA	9-9-06
TOM KING	132 VIA LA SOLEDAD RB CA 90277	9/9/06
CAROLINE SHATUCK	126 VIA LA SOLEDAD RB 90277 310-791-7681	9/9/06
Louis & Gena RODI	125 VIA LA Soledad RB 91277	9/9/06
Ruth Vogel	114 Via La Soledad, RB 90277	9-9-06
ERIC EARL <sup>Darcy</sup>	115 Via LA SOLEDAD 90277	9-9-06
Ken Olson	102 Via <sup>310</sup> <sup>310</sup> Soledad 90277	9-9-06
Pat Mues	210 Via La Soledad 90277	9-9-06
Jan Moulding <sup>(from)</sup>	214 Via La Soledad RB 90277	9-9-06
Louise S Morell	218 via la Soledad RB 90277	9-9-06
William B. McKenzie	222 via La Soledad RB 90277	9-9-06
RODNEY HEWITT	226 VIA LA SOLEDAD RB 90277	9-9-06
Renee + John Daley	221 Via la Soledad RB 90277	9-9-06
Bill & Diana Balcer	408 Paseo de los Estrellas RB 90277	9-9-06

JUNE 21 1977

ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE

(Added by O-2747; Amended by O-2760; O-2961; O-2982; O-3027; O-3110; O-3126; O-3144)

SECTION 91.41.1. HILLSIDE AND COASTAL ZONE.

- a) The Hillside and Local Coastal Overlay Zone shall consist of the area designated in the maps attached following this Article, marked Exhibits A, B and C to this section, which are incorporated in this Code by this reference.
- b) The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Hillside and Coastal Zone unless the requirements of this Article have been met.

SECTION 91.41.2. APPLICATION OF PREEXISTING ZONE.

Nothing contained in this Article shall be deemed to repeal any provision of this Code, and the requirements of all preexisting zones in existence in the area encompassed by this Overlay Zone shall be and remain in full force and effect in addition to the requirements of the Overlay Zone, except that the requirements of the Overlay Zone shall be applied where the requirements and standards contained therein are more restrictive than those of the preexisting underlying zones.

SECTION 91.41.3. LOT DIMENSIONS.

(Amended by O-3283)

Residential lots within the Overlay Zone shall provide a minimum lot width of fifty (50) feet for interior lots or sixty (60) feet for exterior lots, plus one (1) foot for each one percent (1%) slope in excess of fifteen percent (15%) based on existing grade or finished grade, whichever is more restrictive.

SECTION 91.41.4. PUBLIC HEARING.

- a) Upon receipt of the complete application, the Planning Director shall set a date, time and place for a public hearing thereon as soon as practicable and shall send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll. The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.
- b) The applicant shall have the burden of proving that all the requirements of this Article have been met.
- c) The Planning Commission may consider all measures which are proposed by the project proponents to be included in the project and other measures that are not included but could reasonably be expected to reduce the adverse impacts of the project, if required as conditions.

SECTION 91.41.5. PRECISE PLAN.

- a) Any development on a lot within the Hillside and Coastal Zone shall be subject to approval by the Planning Commission of a Precise Plan in accordance with Chapter 6 of this Division 9, except as provided in Sections 91.41.7, 91.41.8, and 91.41.14 of this Article.
- b) Nothing in this chapter shall be construed to permit the Planning Commission to impose

restrictions which are less restrictive than those established in the this Code, or in the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined by the California Coastal Act.

- c) Nothing in this Article shall be construed to authorize the Planning Commission to impose conditions more restrictive than the express provisions of this Code or the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act when so doing would render construction on any lot impossible where such construction would be possible in accordance with the Code as written.
- d) The requirements, restrictions and conditions of the California Coastal Act, commencing at Section 30000 of the Public Resources Code of the State of California and any implementing regulations authorized by law, are incorporated by this reference as to the properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act.

#### SECTION 91.41.6. PLANNING AND DESIGN.

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Denial of such an application would constitute an unreasonable hardship to the applicant. As used in this Section, and hereinafter in this Article, the term "hardship" shall mean that because of special circumstances applicable to the property, including size, shape, topography, soil conditions, location or surroundings, the strict application of this Article deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
- f) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- g) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

#### SECTION 91.41.7. PERMITTED DEVELOPMENT - RESIDENTIAL.

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay Zone is for the purpose of constructing, remodeling or enlarging a dwelling, provided the following requirements are met:

- a) The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage, whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located;
- b) The dwelling (or in the case of remodeling or enlargement, the portion remodeled or enlarged)

will be one (1) story; and provided further that no portion of the roof of the dwelling (or in the case of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof or protrude through the roof (except for ordinary plumbing or heater vents) nor extend above the roof eave line; provided further that a chimney will be permitted if the portion extending above the roof eave line is no larger than the minimum dimensions required by the Torrance Building Code.

- c) Except as provided in this subsection, no portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed the height of the lowest portion of the remainder of the dwelling, or fourteen (14) feet measured from the ground at finished grade, but not including any berm, whichever is less. In the case of a down-sloping lot, no portion of the dwelling shall exceed fourteen (14) feet in height, measured from the top of the curb at the center point of the front property line. Vents and a chimney, as provided in subsection b) of this section, shall not be considered in the height measurements.
- d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### SECTION 91.41.8. PERMITTED DEVELOPMENT - COMMERCIAL.

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay zone is for the purpose of constructing, remodeling or enlarging a commercial building, located in a commercial zone, if the following requirements are met:

- a) In the case of remodeling or enlargement of a building, the net interior area of the resulting building will not be increased by more than fifty percent (50%) as a result of the remodeling or enlargement:
- b) The commercial building (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided, further, that in the event the commercially zoned lot adjoins any lot used for residential purposes, no portion of the roof (or in the event of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof, protrude through the roof, or extend above the roof, or extend above the roof eave line (except for ordinary plumbing or heating vents):
- c) No portion of the building, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed fourteen (14) feet in height, measured from finished grade, but not including any berm, or shall not exceed the height of the lowest portion of the remainder of the building, whichever is less. Ordinary plumbing or heating vents, as provided for in subsection b) of this section shall not be considered in the height measurement:
- d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### SECTION 91.41.9. DEVELOPMENT STANDARDS.

- a) For slope control:

- 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:

provided, however, that the building height requirements of this Article may be changed only pursuant to a Precise Plan. Where both a Waiver and a Precise Plan are necessary, both may be processed as a single matter.

#### SECTION 91.41.13. GUIDELINES FOR REVIEW OF COASTAL DEVELOPMENT.

- a) The following factors, in addition to the California Coastal Act, related State regulations and the other provisions of this Article, shall be considered by the Planning Commission when reviewing any development regardless of zone as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act:
- 1) Multiple-family dwellings should not exceed thirty-five (35) feet above existing grade elevation;
  - 2) Roof signs should not be permitted; and
  - 3) Ground signs should be limited to monument-type signs with a maximum height of eight (8) feet above the front property line.
- b) The following factors should be considered during review of any development proposed for the coastal bluffs or adjacent to the sandy beach areas:
- 1) No improvements will be allowed west of the safe building line established by the Department of Building and Safety for Lots 184 through 164, Tract 18379;
  - 2) No construction will be allowed between the safe building line and the west side of Paseo de la Playa, or on any lots north of Lot 184, Tract 18379, without a soils and geologic investigation being filed with the Department of Building and Safety;
  - 3) No development will be allowed without supporting data showing proof of bluff and supporting soils stability being filed with the Department of Building and Safety;
  - 4) Whether the proposed development impairs access to the beach areas for use by the general public;
  - 5) Whether the proposed development is incompatible with recreational usage by the general public; and
  - 6) Whether the proposed development will result in blockage of coastal views from public rights-of-way.

#### SECTION 91.41.14. EXEMPTIONS.

- a) Unless in the opinion of the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, such improvements may have a significant adverse effect on surrounding properties, the following shall be exempt from review under Section 91.41.9 of this Code, regardless of the valuation of improvements: retaining walls three (3) feet or less in height, interior modifications, maintenance or replacement of existing improvements, fences six (6) feet or less in height, grade walls, architectural appurtenances and nonoccupied areas, including but not limited to, uncovered decks, swimming pools, jacuzzis and open patios and those developments exempted by the California Coastal Act where applicable.
- b) The Planning Director may exempt the following from review under Section 91.41.5 of this Article upon determining that there is no significant public controversy thereon unless in the opinion of the Planning Director or the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, the improvements may have a significant adverse effect on such surrounding properties, regardless of the value of such

improvements: retaining walls over three (3) feet in height, balconies, patios, covered decks or any other occupied areas or solar panels; and those developments exempted by the California Coastal Act where applicable.