

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 5

**SILHOUETTE #3 VS #4 COLOR PHOTOS LETTER AND ZONE
MAP**

I. LED YOUR HELP-PLEASE VISIT MY HOME

525 VIA LOS MIRADORES (CORNER LOT AT LA SOLEDAD) - PROTECT YOUR HILLSIDE RIGHTS & HELP ME PROTECT MY VIEW
SEE LATEST 4TH DESIGN SILHOUETTE

VISIT ME DAILY 4 PM TO 5PM BEFORE SUNSET

OPEN HOUSE SAT/ SUN BEGINNING NOV 25TH

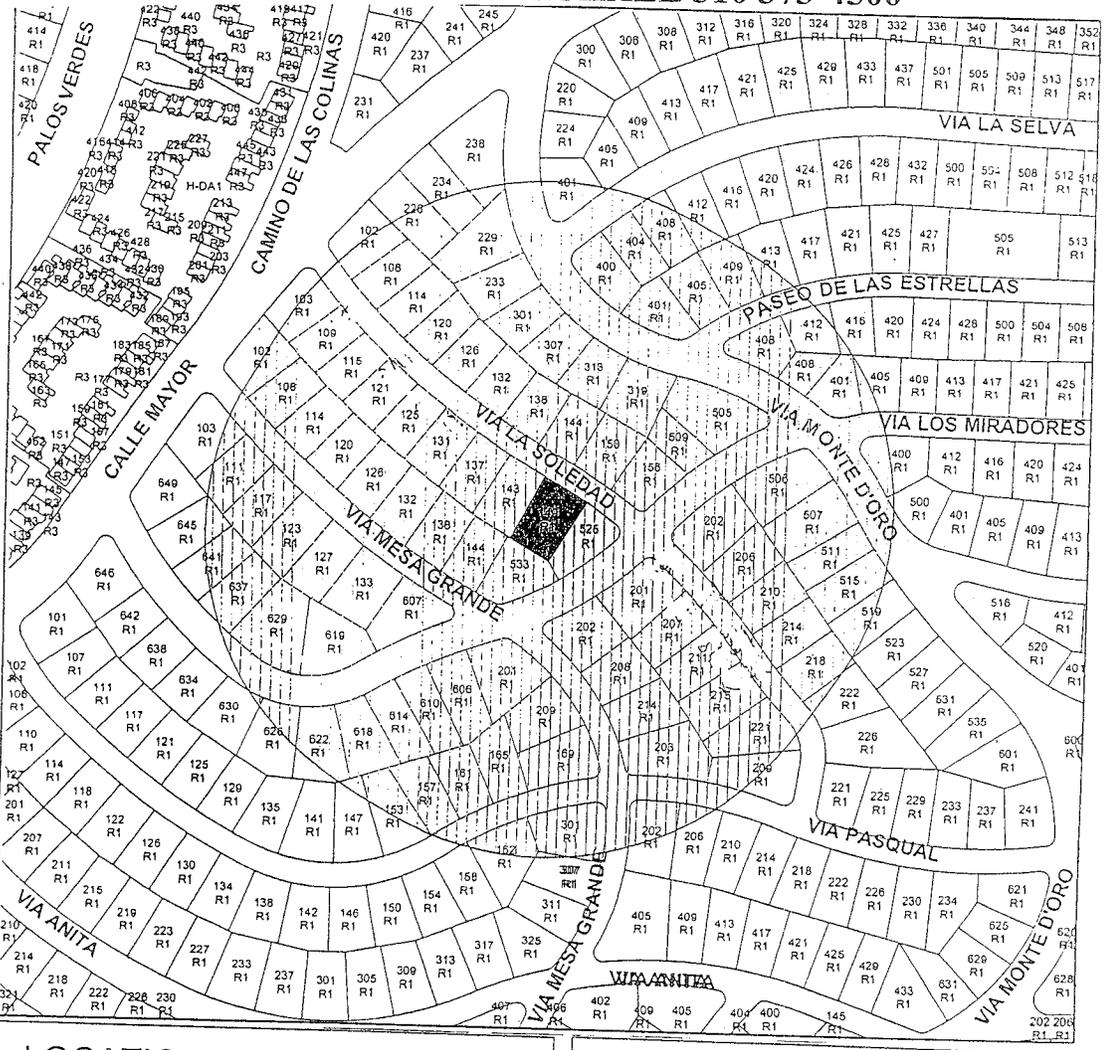
1200 NOON TO 5PM OPEN HOUSE HOURS

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

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



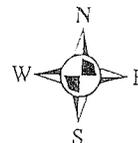
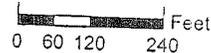
LOCATION AND ZONING MAP

149 Via La Soledad
PRE06-00025
WAV06-00016



LEGEND

-  149 Via La Soledad
-  500 FT Notification Area



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: 4TH SILHOUETTE REDESIGN OPEN HOUSE ON SITE INVITATION
SIGNED RECEIPT FOR (8) COLOR COPY PHOTOS SHOWING THE DIFFERENCES BETWEEN
NUMBER 3 AND 4 SILHOUETTES (4 PHOTOS EACH DESIGN)

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 3RD SILHOUETTE AT THE HEIGHT OF 27 FEET. I AM AWARE THAT THE MAXIMUM HEIGHT OF THE PROJECT HAS BEEN LOWERED TO APPROX 26 FEET 3RD SILHOUETTE APPROVED BY THE PLANNING COMMISSION 9-20-06.

AGAIN, I AM INVITED TO VISIT 525 VIA LOS MIRADORES TO SIT & SEE A NEW 4TH SILHOUETTE. IT HAS BEEN REDSIGNED WITH A EIGHT INCH (8") REDUCTION OF THE HIGHEST ELEVATION. VARIOUS OTHER MINOR EAST/ WEST ROOF FRAMING ELEVATION CHANGES WERE APPLIED AND THE TOWER WAS REVAMPED & MADE WIDER.

IN THE INTEREST OF SAVING MY TIME AND CONVENIENCE, I HAVE OBSERVED THE 4TH SILHOUETTE BASED ON EIGHT (8) ORIGINAL COLOR PHOTOS. IT IS MY OPINION, THE DESIGN IS VIRTUALLY UNCHANGED. THE MAXIMUM ELEVATION HAS ONLY BEEN REDUCED BY EIGHT INCHES (8").

MOREOVER, IT IS MY OPINION THAT THERE IS A SIGNIFICANT IMPACT TO MICHAEL'S SIT DOWN WHITE WATER, COASTLINE LIGHT AND CLOSE OCEAN VIEWS AND ENJOYMENT IN THE ORIGINAL LIVING ROOM & DINING AREA. I BELIEVE 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. ALSO, I HAVE RECEIVED A COPY OF THIS LETTER AND UNDERSTAND IT. ADDITIONALLY, I SIGNED RECEIPT FOR COPIES OF THE 3RD & 4TH SILHOUETTES (8 PHOTOS) AND UNDERSTAND THE FOUR (4) PAGE PHOTO EXHIBIT. LASTLY, I HAVE BEEN PROVIDED A PERSONAL COPY OF THE FOUR PAGE (4) PHOTO EXHIBIT FOR MY RECORDS.

I SUPPORT THE REQUEST OF MR. LAMPASI TO LOWER THE MAXIMUM ROOF ELEVATION 4.5 FEET OF THIS CONSTRUCTION PROJECT TO PROTECT HIS WHITE WATER, COASTLINE LIGHT AND CLOSE OCEAN VIEWS FROM THE ORIGINAL LIVING ROOM & DINING AREA .

RESPECTFULLY SUBMITTED BY:

SIGNATURE(S)

DATED:

NAME

STREET ADDRESS

CITY

ZIP

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DECISION OF PLANNING COMMISSION
DATE OF APPEAL 9-20-06
ADDITIONAL COMMENTS:
PROPOSED MAXIMUM ROOF HEIGHT 20.5 FEET

525 VIA LOS MIRADORES

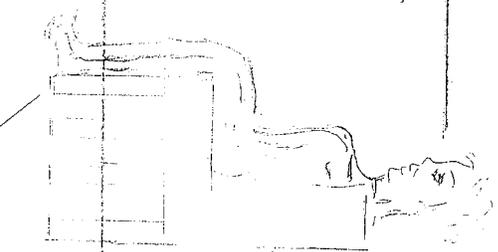
APPROVED
AT 26 FEET

APPROVED ROOF LINE

4.5 FEET PROPOSING WHICH BLOCKS MY VIEW

SITTING DOWN

SIGHT LINE IS BLOCKED BY ROOF HEIGHT



ORIGINAL
LIVING ROOM
DINING AREA

NEW ROOFLINE

EXISTING FLOOR LEVEL

NEW
ROOF LINE

LOWER THE 4TH SILHOUETTE

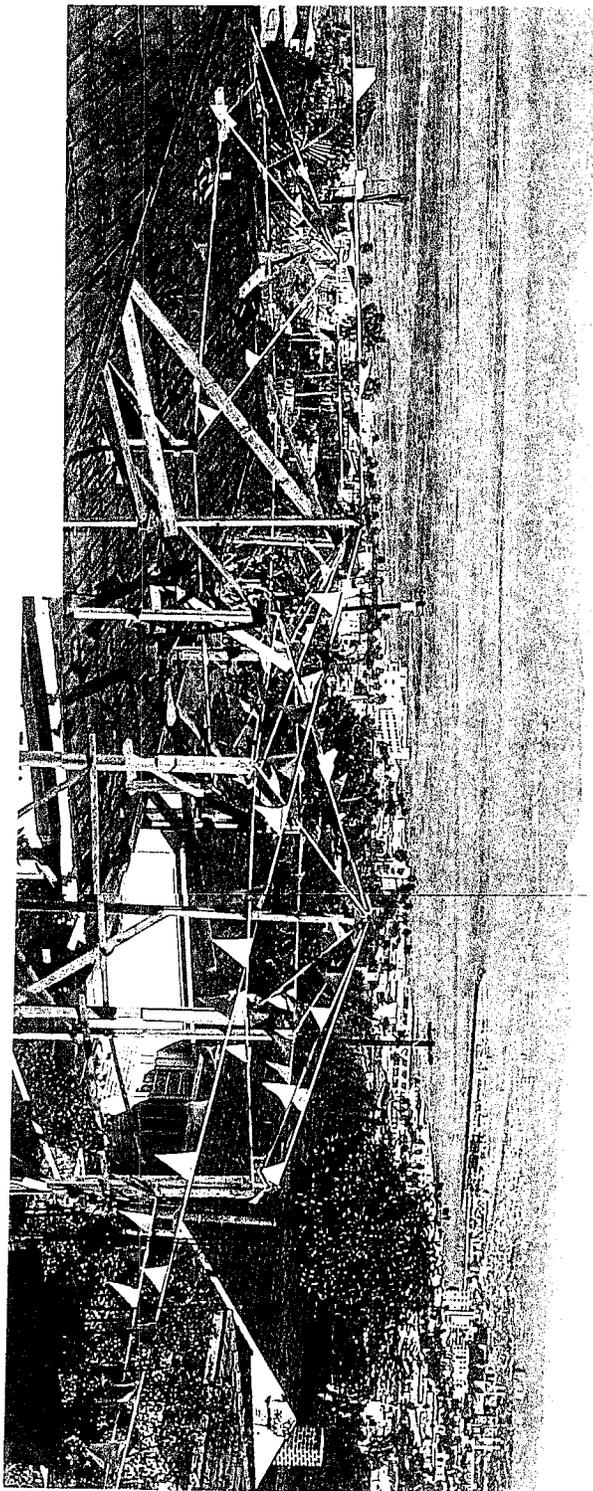
4.5 FEET

I AM PROPOSING TO LOWER THE
THIRD SILHOUETTE 4.5 FEET
FROM THE APPROVED PLAN OF THE
PLANNING COMMISSION THE VIEW
I AM PROTECTING IS THE ORIGINAL
WHITE WATER, OCEAN, CITY LIGHTS
AND COASTLINE VIEWS FROM THE
LIVING ROOM AND DINING AREA

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ADDITIONAL COMMENTS: PHOTOS

ROOF LINE CREATES A WALL THAT BLOCKS
THE SIT DOWN COASTAL LIGHTS, WHITE WATER,
& CLOSE OCEAN
SILHOUETTE NUMBER 4

ORIGINAL LIVING/DINING ROOM
TREES ARE TEMPORARY/BUILDINGS
PERMANENT - THE SIT DOWN
VIEW LOSS OF CITY LIGHTS
SILHOUETTE NUMBER 4



I HAVE SEEN & UNDERSTAND ORIGINAL 4X6 COLOR 35M - (8) PHOTOS
COMPARING THE DIFFERENCES & SIMILARITIES OF THE SILHOUETTES
NUMBER 3 AND 4. I HAVE REVIEWED FOUR (4) PHOTOS OF EACH DESIGN.

SIGNATURE(S) DATED

NAME

STREET ADDRESS

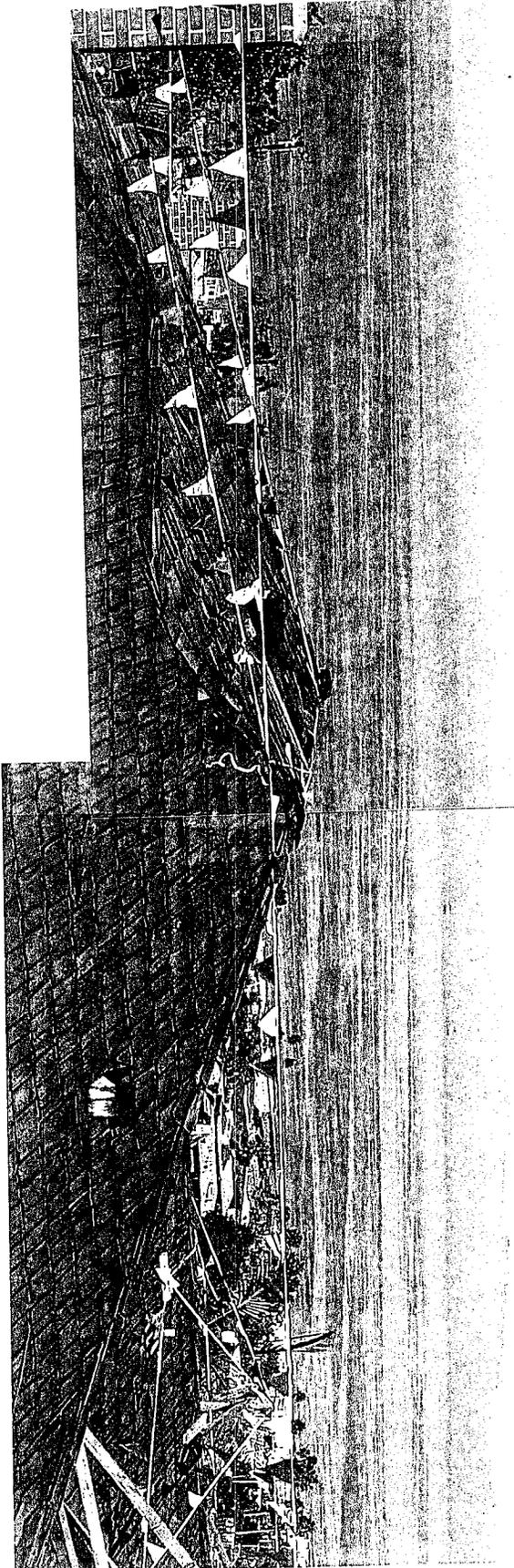
CITY

ZIP

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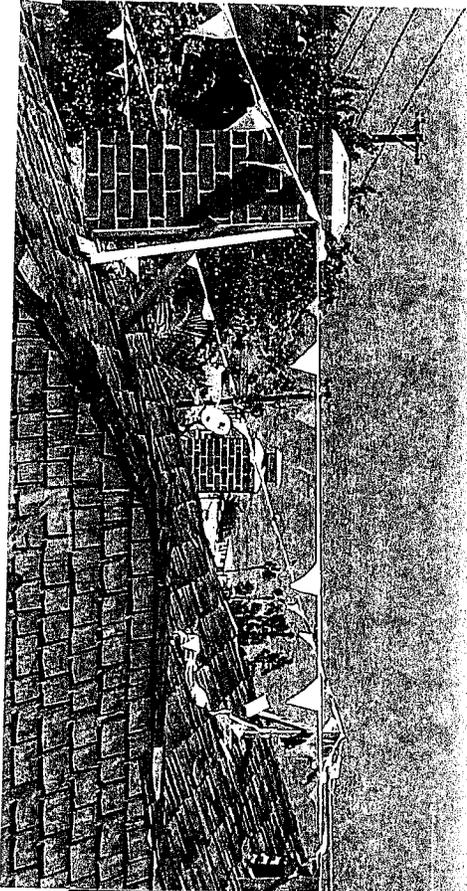
ORIGINAL LIVING/DINING ROOM
THE SIT DOWN
VIEW LOSS COASTAL LIGHTS,
WHITE WATER, & CLOSE OCEAN
SILHOUETTE NUMBER 4

ROOF LINE CREATES A WALL THAT BLOCKS
THE SIT DOWN COASTAL LIGHTS,
& CLOSE OCEAN
SILHOUETTE NUMBER 4



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ORIGINAL LIVING/DINING ROOM
THE SIT DOWN
VIEW LOSS COASTAL LIGHTS,
WHITE WATER, & CLOSE OCEAN
SILHOUETTE NUMBER 3



ROOF LINE CREATES A WALL THAT BLOCKS
THE SIT DOWN COASTAL LIGHTS, WHITE WATER,
& CLOSE OCEAN
SILHOUETTE NUMBER 3

