

Council Meeting of
January 23, 2007

SUPPLEMENTAL #2 TO ITEM 13B

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: SUPPLEMENTAL #2 TO COUNCIL AGENDA ITEM 13B
PRE06-00025 and WAV06-00016: Olympia Greer (Sandra and Guy
Ruckdaschel):

The following correspondence was submitted by the appellant after the item was completed. The Community Development Director continues to recommend that the City Council deny the appeal and approve the project as conditioned and adopt the **RESOLUTIONS** of approval.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 

Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:
A. Correspondence

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

JAN 22 2007

JANUARY 22, 2007

TO: DANNY SANTANA, PLANNER
CITY OF TORRANCE
PLANNING COMMUNITY DEVELOPMENT

RE: APPEARANCE BY CONSULTANT CHANGE/PAGE 6 REVISION-ATTACHMENT SEVEN

PLEASE NOTE THE ATTACHED E-MAIL FROM PETER RAYHILL. MR RAYHILL WILL BE UNABLE TO ATTEND COUNCIL HEARING JANUARY 23, 2007. INSTEAD, A FORMER CO-WORKER AND CURRENT EMPLOYEE OF ARCHITECT DOUG LEACH, MEMBER OF THE PALOS VERDES ART JURY, TODD SHWAYDER WILL APPEAR. HE HAS WORKED WITH PETER RAY HILL ON PROJECTS IN THE PAST AND HAS VISITED MY HOME AND VIEWED THE FINAL FOURTH SILHOUETTE.

ADDITIONAL COMMENTS: FINAL SUPPLEMENT THE LEGAL STUFF AND THE REST OF THE DIRT
FAILED TO DENOTE REFERENCE TO ATTACHMENT SEVEN ON PAGE SIX IN THE COURSE OF THE ELEVEN PAGE LETTER. ATTACHMENT SEVEN IS A 12 PAGE ATTACHMENT COMPARING CURRENT PROPERTY TAXES AND PROBABLE CHANGES IN PROPERTY TAXES AFTER NEW DEVELOPMENT. INFORMATION IS TAKEN FROM THE PUBLIC TAX ROLL.

SUBMITTED BY



MICHAEL LAMPASI
525 VIA LOS MIRADORES
REDONDO BEACH CA 90277

ATTACHMENTS – E-MAIL
PAGE 6 REVISED

Mike

From: "MICHAEL LAMPASI" <mikelamp@earthlink.net>
To: ...
Sent: Friday, January 19, 2007 6:56 PM
Subject: Fw: Your appeal for Hillside view protection...

-----Forwarded Message-----

From: Peter Rahill
Sent: Jan 18, 2007 5:09 PM
To: michael lampasi
Subject: Your appeal for Hillside view protection...

Hello Michael;

Due a prior commitment for the evening of Tuesday, January 23rd, I will not be attending the hearing concerning your project.

While I am not in the position to render an "official" statement, as a private citizen I am interested in how the counsel members will defend the language and intended purpose for which the Hillside Ordinance was created.

Respectfully,
Peter A. Rahill
January 18, 2007

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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

1/19/2007

JAN 22 2007

APPEAL TO TOTANCE 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****ADDITIONAL COMMENTS: FINAL SUPPLEMENT****THE LEGAL STUFF AND ALL THE REST OF THE
DIRT**

THE PROPOSED NEW CONSTRUCTION IS AS FOLLOWS:

REVISED

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. **ATTACHMENT SEVEN P.1-12**

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!**

