

Council Meeting of
February 6, 2007

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

Members of the Council:

SUBJECT: City Council consideration of a resolution reflecting their decision to approve a Validation Permit on property located in the R-2 zone at 1007 Cota Avenue.

VAL06-00001: Bronco Popovich

Expenditure: None

RECOMMENDATION: The Community Development Director recommends that the City Council adopt a Resolution reflecting their decision to approve a Validation Permit (VAL06-00001) on property located in the R-2 zone at 1007 Cota Avenue.

Funding: Not applicable

BACKGROUND

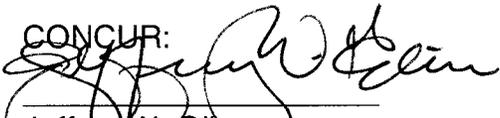
On November 14, 2006, the City Council considered a Validation Permit to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone. The City Council voted to approve the Validation Permit. As directed by the City Council, a resolution of approval has been provided for their consideration.

Respectfully submitted,

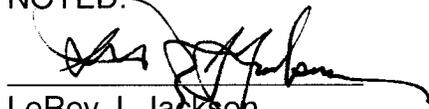
Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachment:
A.) Resolution

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VALIDATION PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 4 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE RETENTION OF A STRUCTURE AFTER SUBSTANTIAL RECONSTRUCTION WORK WAS COMPLETED WITHOUT THE BENEFIT OF A BUILDING PERMIT ON PROPERTY LOCATED IN THE R-2 ZONE AT 1007 COTA AVENUE.

VAL06-00001: BRONCO POPOVICH

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 16, 2006, to consider an application for a Validation Permit filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue; and

WHEREAS, the Planning Commission denied the Validation Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on November 14, 2006, to consider an appeal of a Planning Commission denial an application for a Validation Permit filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, single family residential properties are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 1007 Cota Avenue;
- b) That the property is described as Torrance Tract, Block 66, Lot 2, as per map recorded in the office of the Los Angeles County Recorder, State of California; and That the zoning for the subject property is R-2 and single and two family residential uses are permitted within the R-2 Zone if in compliance with all applicable provisions of the Torrance Municipal Code; and
- c) That retention of the unpermitted structure will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity since it

represents an improvement to the structure that previously existed and will conform to current Building Codes; and

- d) That the retention of the illegal structure will not substantially interfere with the orderly development of the City; and
- e) That the reconstruction of the structure in question does not result from a deliberate attempt to violate the laws of the City; and
- f) That the removal and proper reconstruction and relocation would be a costly endeavor, disproportionate to the public benefit which would result therefrom.

NOW, THEREFORE, BE IT RESOLVED that VAL06-00001 filed by Bronco Popovich to allow the retention of a structure after substantial reconstruction work was completed without the benefit of a building permit on property located in the R-2 zone at 1007 Cota Avenue on file in the Community Development Department of the City of Torrance, is hereby APPROVED.

1. That the reconstructed structure shall be subject to all conditions imposed in Planning Commission case VAL06-00001 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if the subject Validation Permit is not implemented within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1;
3. That color and material samples shall be submitted for review and approval to the satisfaction of the Community Development Director; (Development Review)
4. That all applicable building codes shall be met; (added by City Council)

Introduced, approved and adopted this 6th day of February, 2007.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By _____