

Council Meeting of  
February 6, 2007

**PUBLIC HEARING**

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

Members of the Council:

**SUBJECT: City Council consideration of an appeal of the Planning Commission's denial of a Precise Plan of Development to allow first and second story additions to an existing one-story, single-family residence in the R-1 zone, Hillside Overlay District, at 4604 Vanderhill Road**

**PRE06-00026: Steve Wunderlich (4C Design Group)**

**Expenditure: None**

**RECOMMENDATION**

The Community Development Director recommends that the City Council grant the appeal and adopt a Resolution approving a Precise Plan of Development to allow first and second story additions to an existing one-story, single-family residence on property located in the R-1 zone, Hillside Overlay District, at 4604 Vanderhill Road.

The Planning Commission recommends that the City Council deny the appeal and deny the project.

**Funding**

Not applicable.

**BACKGROUND**

The applicant requests approval of a Precise Plan of Development to construct first and second story additions to an existing one-story, single-family residence on property located in the R-1 zone, Hillside Overlay District, at 4604 Vanderhill Road. This matter was considered and denied at the December 20, 2006 Planning Commission meeting. The case has been appealed by the applicant and is provided as attachment "C" for your review.

### **PRIOR HEARINGS AND PUBLICATIONS**

A Public Hearing was scheduled for December 20, 2006 before the Planning Commission. On December 7, 2006 the site was posted and 124 notices were mailed to property owners within a 500-foot radius. On December 8, 2006 a legal advertisement was published in the newspaper.

On December 26, 2006, 124 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius, a notice of public hearing was posted at the site, and, on January 27, 2007 a legal advertisement was published in the newspaper.

### **ENVIRONMENTAL FINDINGS**

The construction of additions to single-family residences are Categorically Exempted under Article 19, Section 15301 (e) of the California Environmental Quality Act Guidelines.

### **ANALYSIS**

The subject property is located at the northwest corner of Vanderhill Road and Carlow Road. It is rectangular in shape and 6,866 square feet in size compared to a minimum 6,000 square foot requirement for the R-1 zone. The lot has an average width of 65.5 feet and average depth of 97.7 feet. The property is currently improved with a 1,525 square foot (living area) single-story, single-family residence and attached two-car garage which takes access off of Vanderhill Road. The lot slopes downward approximately 11 feet to its rear property line (south), and approximately 7 feet to its side property line (east) along Carlow Road. Thus, the sloping topography significantly restricts the possibility of future additions to the ground floor of the residence.

The applicant is proposing to construct a 146 square foot addition to the first floor to provide a new guest bedroom (only bedroom on first floor) in conjunction with the remodeling of the first floor. A new second story is also proposed providing an additional 1,714 square feet of living area. The new second story would consist of a master bedroom suite along the southwest side, two additional bedrooms and a family room. A 6.5 foot by 19 foot covered balcony is proposed off of the master suite along the westerly portion of the south wall. A second covered balcony measuring 7.5 feet by 15 feet is provided off of the family room along the easterly portion of the south wall. A third balcony measuring 7.5 feet by 10.5 feet is also proposed along the north wall off of the bedroom vest.

The proposed additions will increase the total living area from 1,525 square feet to 3,385 square feet. The additional square footage would increase the floor area ratio (F.A.R.) to .55. The proposed lot coverage would be at 30 percent which is under the maximum allowable coverage of 40 percent. The proposed height is 26.8 feet. The project meets or exceeds all setback, open space, lot coverage, height, and floor area ratio requirements of the R-1 zone.

**Project Statistical Summary Table**

<b>Project Data</b>	
Lot Size	6,867 sq. ft.
Existing 1 <sup>st</sup> Story (Living Area)	1,525 sq. ft.
Existing Garage	412 sq. ft.
Existing Total Sq. ft. (Living Area & Garage)	1,937 sq. ft.
Proposed 1 <sup>st</sup> Story Addition	146 sq. ft. (as scaled by staff)
Proposed 2 <sup>nd</sup> Story (Living Area)	1,714 sq. ft. (as scaled by staff)
Total Living Area Sq. Ft. w/ Additions	3,385
<b>Total Square Footage w/ Additions:</b>	<b>3,797 sq. ft.</b>
Maximum Allowable Floor Area Ratio	.6
Proposed Floor Area Ratio	.55
Maximum Allowable Height	27 feet
Maximum Proposed Height	26.8 feet

In the judgment of the Community Development Department, the applicant's proposal as conditioned will be compatible with surrounding two-story homes in the neighborhood. The proposed additions maintain the existing front (north) building setback while the allowable front and side yard setbacks have not been fully utilized to allow for view, light and air for surrounding properties. The additions are well articulated and the stepped second story construction reduces the building mass to prevent a "boxy" appearance. Additionally, the proposal was designed with a lot coverage of 30 percent, significantly less than the maximum allowable 40 percent for the R-1 zone.

At the December 20, 2006 Planning Commission hearing, three (3) neighbors spoke against the applicant's proposal with concerns about the floor area ratio of the project. Staff notes that additional correspondence in support of the project was received after the Planning Commission hearing and is provided as attachment "H" for your review.

For all of the above reasons, staff recommends that the City Council grant the appeal and approve PRE06-00026, subject to the recommended conditions in the attached Resolution for approval.

#### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the current proposal on December 20, 2006. After receiving public testimony from neighbors in the area who were opposed to the project due to the floor area ratio, the Planning Commission discussed the issue and voted 4-2 to deny the project. Their denial was based on the concern that the project was too large with its floor area ratio of .55. Chairperson Uchima and Commissioner Faulk dissented and Commissioner Gibson had an excused absence. The Planning

Commission recommends that the City Council deny the appeal and deny PRE06-00026.

Respectfully submitted,

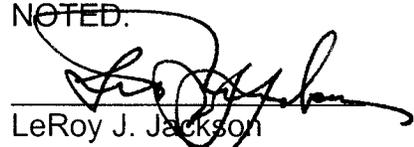
Jeffery W. Gibson  
Community Development Director

CONCUR:

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

By   
\_\_\_\_\_  
Gregg Lodan, AICP  
Planning Manager

NOTED.

  
\_\_\_\_\_  
LeRoy J. Jackson  
City Manager

Attachments:

- A. Resolution
- B. Location and Zoning Map
- C. Letter of Appeal
- D. Excerpt of Minutes, December 20, 2006 Planning Commission hearing
- E. Planning Commission Resolution of Denial
- F. Staff report for December 20, 2006 Planning Commission hearing
- G. Proofs of Publication and Notification
- H. Additional Correspondence
- I. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- J. Mayor's Script (Limited Distribution)

**RESOLUTION NO. \_\_\_\_ 2006**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE IN THE R-1 ZONE, HILLSIDE OVERLAY DISTRICT, AT 4604 VANDERHILL ROAD.

PRE06-00026: Steve Wunderlich (4C Design Group)

**WHEREAS**, the Planning Commission of the City of Torrance held a public hearing on December 20, 2006, to consider an application for a Precise Plan of Development (PRE06-00026) filed by Steve Wunderlich to allow first and second story additions to an existing one-story, single-family residence in the R-1 Zone, Hillside Overlay District at 4604 Vanderhill Road; and

**WHEREAS**, the City Council of the City of Torrance held a public hearing on February 6, 2007, to consider an appeal of the Planning Commission's denial of Precise Plan of Development (PRE06-00026) filed by Steve Wunderlich to allow first and second story additions to an existing one-story, single-family residence in the R-1 Zone, Hillside Overlay District at 4604 Vanderhill Road; and

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius 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**, the construction of room additions to single-family residences are Categorically Exempted by the California Environmental Quality Act Guidelines; Article 19, Section 15301 (e); and

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

- a) That the property under consideration is located at 4604 Vanderhill Road;
- b) That the property is located on Lot 116 on Block 13 of Tract No. 14470 as per the map recorded in Parcel Map Book 7530, Page 015 and Parcel 023 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed first and second story additions and interior modifications (development) will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity. The second story addition maintains the existing front yard setback and the allowable building setbacks/building envelope have not been fully utilized by the proposal. The building mass has been articulated with a stepped second story roofing plan to minimize the impact on view, light, air and privacy of other surrounding properties. The proposed second story addition has

been designed at less than the maximum allowable height and the rear portion of the second story addition consists of covered balconies rather than enclosed living area. Additionally, the proposal has been designed with a lot coverage of 30 percent, significantly less than the maximum allowable lot coverage of 40 percent for the R-1 zone.

- d) That the proposed 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. The proposed additions have been well articulated and the design maintains an "open corner" which does not maximize the allowable footprint of the front yard. The entire east and rear facades have been designed with stepped second story massing to maintain views and light. The unenclosed covered terraces/indoor-outdoor spaces have been situated adjacent to enclosed spaces, which allows the structure to be less transparent, thus maximizing light and views. Additionally, the proposed design does not maximize the allowable building height or lot coverage.
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity. The exterior design elements include articulated building facades, the covered open entryway provides stepped massing, and, stepped landscaping has been integrated into both the front and east side yard design.
- f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity. The proposed building materials will be high quality and will complement other homes in the neighborhood. Natural tones, smooth troweled plaster with complimenting stain grade wood accents on the eaves and selected areas, including a Redlands clay tile Spanish roof will be used. Additionally, the project will integrate exterior stone features on the entryway and the columns on the rear yard covered balconies. The proposed additions will greatly enhance the appearance of the existing residence.
- g) That the granting of such application would not be materially detrimental to the public welfare and to other properties in the vicinity. The building will be a well constructed and designed to complement the site and the surrounding properties. Additionally, the proposed first and second story additions will be constructed in full compliance with all City Building and Zoning Codes to protect the public welfare.
- h) That the proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity. The building will be well designed and well constructed and, as conditioned, must fully comply with the City's Building Code, all R-1 Development standards and all applicable code requirements.
- i) That it is not feasible to increase the size of or arrange the space within the existing building or structure for the purposes intended except by increasing the height due to sloping rear and east side yards, in conjunction with the existing building setbacks that limit the amount of available building area that can be used for additions to the existing ground floor. The rear slope drops approximately eleven (11) feet to the

rear (south) property line and the east side slope drops approximately seven (7) feet to the east property line fronting Carlow Road.

- j) That denial of this application would constitute an unreasonable hardship to the applicant because any reasonable size room addition would not otherwise be possible due to the sloping terrain and existing setbacks within the rear and east side yards. A front yard location for the proposed square footage consisting of bedrooms and a family room would not be reasonable and would not flow with the existing floor plan.
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions comply with all R-1 zoning development standards. The proposed additions will also not create any hazards including traffic nor fire hazards and there are not anticipated view impacts to the surrounding properties.
- l) That denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the topography of the parcel limits the opportunity to expand while still preserving the limited useable yard areas that remain. The proposed residence has also provided setbacks that either meet or exceed what is required and the proposed residence would still come within code required lot coverage and floor area ratio requirements for the R-1 zone.
- m) That granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed square footage does not result in a significant impairment to view, light air or privacy since the proposed residence meets or exceeds all setbacks requirements and is well within the lot coverage requirement for the R-1 zone.

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00026 filed by Steve Wunderlich to allow the construction of first and second story additions and interior modifications to an existing single-story, single-family residence on property located in the R-1 zone, Hillside Overlay District, at 4604 Vanderhill Road on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 06-00026 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, specifications, drawings, 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 this Precise Plan of Development 06-00026 is not used within one (1) 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 the maximum height of the residence at the highest point of the roof shall not exceed a height of twenty-six (26) feet as represented by the survey elevation of 127.3 feet on the silhouette certification and a lowest adjacent grade of 100.5 feet and based on the benchmark elevation of 100.25.
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed twenty-six (26) feet - eight (8) inches as based on the elevation of 127.3 feet as indicated on the plans and a lowest adjacent grade of 100.5 feet and based on the survey map on file in the Community Development Department (Development Review);
5. That the applicant shall alter the garage to allow the minimum depth dimension to comply with the required twenty (20) foot depth per the R-1 zone to the satisfaction of the Community Development Director (Development Review);
6. That the applicant shall remove the silhouette of the proposed structure within thirty (30) days of the final public hearing to the satisfaction of the Community Development Director (Planning Commission);
7. That the applicant shall remove the City's "Public Hearing Notice" sign within thirty (30) days of the final public hearing to the satisfaction of the Community Development Director (Planning Commission);
8. That the applicant shall remove bricks and construct grass sod with irrigation system in the public parkway area adjacent to the curb (Engineering Division);
9. That the applicant shall repair sections of cracked curb and gutter per the City of Torrance standards (Engineering Division);
10. That the applicant shall provide a plot plan showing the proposed site drainage. All drainage shall be directed away from the top of the slope and towards the street (Grading/Building & Safety);
11. That the applicant shall obtain a grading permit in compliance with Section 1806 of the 2001 Community Building Code for footings adjacent to descending slopes (Grading/Building & Safety);
12. That the applicant shall provide four (4) inch minimum contrasting address numerals for the residence (Environmental).

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 \_\_\_\_\_





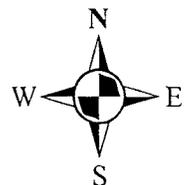
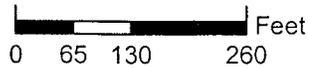
# LOCATION AND ZONING MAP

4604 Vanderhill Rd.  
PRE06-00026



# LEGEND

-  4604 Vanderhill Rd.
-  500 FT Notification Area



**CITY OF TORRANCE****INTEROFFICE COMMUNICATION****DATE: January 3, 2007**

**TO:** Jeffery Gibson, Community Development  
**FROM:** City Clerk's Office  
**SUBJECT:** Appeal 2007-01

Attached is Appeal 2007-01 received in this office on January 3, 2007 from Phillip A. Harris, 4604 Vanderhill Road, Torrance, CA 90505. This appeal is of the Planning Commission's denial on December 20, 2006 regarding PRE06-00026: STEVE WUNDERLICH/4C DESIGN GROUP located at 4604 Vanderhill Road, Torrance, CA 90505 citing denial of commission was not reasonable in light of the design, the hardship they faced, and lack of notice of objection. Planning Commission staff recommended approval. They have complete neighbor support from homes across the street and adjacent homes.

The appeal fee of \$160.00, paid by check, was accepted by the City Clerk.

**TMC SECTION 11.5.3. PROCEDURE AFTER FILING.**

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.



Sue Herbers  
City Clerk

cc: City Council  
Building and Safety



# CITY OF TORRANCE

## APPEAL FORM

CITY OF TORRANCE  
2007 JAN -3 PM 3:05

REC'D CITY CLERK

**AN APPEAL TO:**

- City Council
- Planning Commission
- \_\_\_\_\_

**RETURN TO:**

Office of the City Clerk  
 3031 Torrance Boulevard  
 Torrance CA 90509-2970  
 310/618-2870

RE: PRE 06-00026 STEVE WUNDERLICH / 4C DESIGN GROUP  
 (Case Number and Name)

Address/Location of Subject Property 4604 VANDERHILL ROAD  
 (If applicable)

**Decision of:**

- |   |   |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board                           | <input type="checkbox"/> License Review Board           |
| <input type="checkbox"/> Airport Commission                                     | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission                               | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit     |
|   | <input type="checkbox"/> Other _____                    |

Date of decision: 12/20/06      Appealing:     APPROVAL     DENIAL

**Reason for Appeal:** *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

*Denial of Commission was not reasonable in light of the design, the hardships we faced, and lack of notice of objection. Planning commission staff recommended approval. We have complete neighbor support from homes across the street and adjacent homes.*

Name of Appellant Phillip A. Harris

Address of Appellant 4604 VANDERHILL ROAD, TORRANCE, CA 90505

Telephone Number (310) 650-2163 + (310) 326-5757

Signature Phillip A. Harris

Appeal Fee paid \$ <u>166.00</u>	For office use only: Date <u>1/05/07</u>	Received by <u>[Signature]</u>
<b>Notice to:</b> Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety City Council    City Manager    [City Attorney] <input type="checkbox"/> Other Department(s) _____		

**EXCERPT OF MINUTES** Minutes Approved **Minutes Subject to Approval**

January 17, 2007

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION****1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:01 p.m. on Wednesday, January 17, 2007, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Horwich, Weideman and Chairperson Faulk.

Absent: Commissioner Uchima (excused).

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Plans Examiner Noh, Deputy City Attorney Whitham, Associate Civil Engineer Symons and Fire Marshal Kazandjian.

**11A. PRE06-00026: STEVE WUNDERLICH/ 4C DESIGN GROUP**

Planning Commission adoption of a resolution reflecting their decision to deny a Precise Plan of Development for 4604 Vanderhill Road.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-135. The motion was seconded by Commissioner Weideman and passed by a 4-1 roll call vote, with Chairperson Faulk dissenting and Commissioner Gibson abstaining (absent Commissioner Uchima).

###

**EXCERPT OF MINUTES** Minutes Approved Minutes Subject to Approval

December 20, 2006

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION****1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, December 20, 2006, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Horwich, Uchima, Weideman and Chairperson Fauk.

Absent: Commissioner Gibson (excused).

Also Present: Planning Manager Lodan, Planning Assistant Hurd, Plans Examiner Noh, Deputy City Attorney Whitham, and Fire Marshal Kazandjian.

**10B. PRE06-00026: STEVE WUNDERLICH (PHIL HARRIS)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence on property located in the Hillside Overlay Zone at 4604 Vanderhill Road.

**Recommendation**

Approval.

Planning Assistant Hurd introduced the request and noted supplemental material available at the meeting.

Steve Wunderlich, project architect, voiced his agreement with the recommended conditions of approval. He briefly described the proposed project, noting that care was taken to maintain view corridors to the rear and east side of the property.

Commissioner Browning expressed concerns about the project's FAR, which exceeds .50.

Mr. Wunderlich reported that no objections were raised by staff regarding the FAR and related his understanding that an FAR of up to .60 is allowed.

Jackie Decker, 23102 Carlow Road, urged the Commission to enforce the .50 FAR limitation.

## SUBJECT TO APPROVAL

Gerry Rische, 22920 Carlow Road, also urged the Commission to limit the project's FAR to .50.

Bonnie Mae Barnard, 2028 Gramercy Avenue, noted that she does not live in the Hillside Overlay area but lives within the Small Lot Medium Overlay, which also limits FAR to .50. She cautioned that approving projects with FARs in excess of .50 undermines one of the goals of the overlay, which is to prevent overbuilding.

Jonathan Bartran noted his concurrence with the previous statements.

Mr. Wunderlich noted that the proposed project is under the maximum height and exceeds required setbacks, therefore, this is not a case of overbuilding. He commented on efforts to ensure that the massing and scale of the building conform to the neighborhood.

Commissioner Browning pointed out that the project includes three decks with approximately 314 square feet of space, which is not included in FAR calculations.

Mr. Wunderlich stated that the deck area off the master bedroom could have been enclosed, but was left open to maintain view corridors.

Commissioner Busch asked about contact with adjacent neighbors, and Mr. Wunderlich reported that the property owner spoke with neighbors and they had no objections to the project.

Commissioner Busch pointed out that the staff report mentions that there may be view impacts at 4603 Vanderhill Road and that some neighbors expressed concerns to staff about the mass of the proposed additions. He noted that it is the duty of the Commission to ensure that a project complies with the Hillside Ordinance whether or not neighbors complain.

In response to Commissioner Browning's inquiry, Plans Examiner Noh provided clarification regarding regulations governing the enclosure of decks/balconies and commented on the difficulty of regulating this type of space.

Mr. Wunderlich indicated that the property owner would be willing to sign an agreement promising not to enclose the decks.

Commissioner Uchima asked about the FAR of new two-story homes in the immediate vicinity. Planning Manager Lodan stated that he did not have that information but there are homes in the area with an FAR up to .60.

In response to Commissioner Uchima's inquiry, Planning Manager Lodan confirmed that the difference between a home with a .50 FAR and one with a .55 FAR would be imperceptible to most people, depending on how the space is arranged.

**MOTION:** Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Commissioner Weideman stated that based on his personal observations with regard to the massing of the project, he could not support it and favored denial without prejudice.

## SUBJECT TO APPROVAL

**MOTION:** Commissioner Busch moved to deny PRE06-00026 without prejudice. The motion was seconded by Commissioner Weideman, and discussion continued.

Commissioner Uchima noted that the proposed structure is not just a large box as there is a lot of articulation and openings through deck areas to minimize the bulk. He related his observation that there are homes in the area that appear much more massive and doubted that reducing the FAR to .50 would be perceptible or result in any real benefit. Voicing support for the project, he stated that he believed that its design was well thought out and that it would benefit the neighborhood.

Commissioner Horwich suggested that the applicant might prefer an opportunity to redesign the project rather than a denial without prejudice.

The public hearing was reopened so the applicant could comment.

Mr. Wunderlich expressed his willingness to modify the design to meet the FAR limitation of .50.

Phil Harris, owner of the subject property, stated that he was surprised and disappointed that the project was not approved because it was never brought to his attention that the FAR could be an issue. He reported that he made every effort to come up with an attractive design rather than the box-like structures down the block, which are larger and on the same sized lot.

Commissioner Busch stated that he was also concerned about the project's impact on the view at 4603 Vanderhill Road as mentioned in the staff report.

Commissioner Uchima reported that according to his observation, there was no view blockage at 4603 Vanderhill except possibly from the second-story addition, which was built after the Hillside Overlay Ordinance was enacted. He reiterated his support for the project as proposed.

Chairperson Faulk called for a vote, and the motion to deny the project without prejudice was approved by a vote of 4-2, with Commissioner Uchima and Chairperson Faulk dissenting (absent Commissioner Gibson).

Planning Manager Lodan noted that a resolution reflecting the Commission's action would be brought back for approval at the next meeting.

###



**PLANNING COMMISSION RESOLUTION NO. 06-135**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA DENYING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF FIRST AND SECOND STORY ADDITIONS AND INTERIOR MODIFICATIONS TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED IN THE R-1 ZONE, HILLSIDE OVERLAY DISTRICT, AT 4604 VANDERHILL ROAD**

**PRE06-00026: Steve Wunderlich/4C Design Group**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on December 20, 2006, to consider an application for a Precise Plan of Development filed by Steve Wunderlich to allow the construction of first and second story additions and interior modifications to an existing one-story single-family residence on property located in the R-1 zone, Hillside Overlay District, at 4604 Vanderhill; and,

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

**WHEREAS**, room additions to single-family residences are Categorically Exempted by the California Environmental Quality Act Guidelines, Article 19, Section 15301 (e); and,

**WHEREAS**, The Planning Commission of the City of Torrance does hereby find and determine as follows:

- A.) That the property address is 4604 Vanderhill Road.
- B.) That the property is located on Lot 116, Block 13 of Tract No. 14470.
- C.) That the design does not provide an orderly and attractive development in harmony with other properties in the vicinity. The proposed first and second story additions and interior modifications are out of character with the surrounding neighborhood due to its massing and floor area ratio of .55.

**WHEREAS**, The Planning Commission by the following roll call vote DENIED PRE06-00026.

AYES:            COMMISSIONERS: Browning, Busch, Horwich, Weideman

NOES: COMMISSIONERS: Fauk, Uchima

ABSENT: COMMISSIONERS: Gibson

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00026 filed by Steve Wunderlich to allow first and second story additions and interior modifications to an existing two-story single-family residence on property located within the Hillside Overlay District in the R-1 zone at 4604 Vanderhill Road, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, denied and adopted this 17<sup>th</sup> day of January 2007.

  
\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

  
\_\_\_\_\_  
Secretary, Torrance Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            ) ss  
CITY OF TORRANCE                     )

I, Gregg Lodan, AICP, Secretary to the Planning Commission of the City of Torrance, California do hereby certify that the foregoing resolution was duly introduced, denied, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17<sup>th</sup> day of January 2007, by the following roll call vote:

AYES:            COMMISSIONERS: Bush, Browning, Horwich, Weideman

NOES:            COMMISSIONERS: Fauk

ABSENT:         COMMISSIONERS: Uchima

ABSTAIN:        COMMISSIONERS: Gibson




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Secretary, Torrance Planning Commission



**AGENDA ITEM NO. 10B****CASE TYPE AND NUMBER:** PRE06-00026**NAME:** Steve Wunderlich/4C Design Group**PURPOSE OF APPLICATION:**

Request for approval of a Precise Plan of Development for the construction of first and second story additions and interior modifications to an existing one-story single-family residence.

**LOCATION:** 4604 Vanderhill Road**ZONING:** R-1, Single-Family Residential District/ Hillside Overlay District**ADJACENT ZONING AND LAND USE:**

**NORTH:** R-1, Hillside Overlay District, One and Two-Story Single-Family Residences  
**SOUTH:** R-1, Hillside Overlay District, One and Two-Story Single-Family Residences  
**EAST:** R-1, Hillside Overlay District, One and Two-Story Single-Family Residences  
**WEST:** R-1, Hillside Overlay District, One and Two-Story Single-Family Residences

**GENERAL PLAN DESIGNATION:** Low Density Residential**COMPLIANCE WITH GENERAL PLAN:**

The subject site is designated Low Density Residential on the City's General Plan which allows up to nine (9) dwelling units per net acre. The proposed first and second story additions and interior remodeling for the existing single-story residence are consistent with the Low Density Residential designation which allows room additions.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:**

The property is currently developed with a 1,937 square foot single-story, single-family residence with an attached two-car garage built in 1956.

**ENVIRONMENTAL FINDINGS:**

Room additions to single-family residences are Categorically Exempted under Article 19, Section 15301 (e) of the California Environmental Quality Act Guidelines.

**BACKGROUND AND ANALYSIS:**

The applicant, Steve Wunderlich, is requesting approval to construct first and second story additions to an existing single-story, single-family residence with an attached garage. A Precise Plan is required for constructing, remodeling or enlarging a

residence located within the Hillside Overlay District for purposes of determining if the proposed development will have an adverse effect on surrounding properties in the vicinity and to mitigate this effect to the maximum extent possible.

The lot that is the subject of this request is located at the northwest corner of Vanderhill Road and Carlow Road, is rectangular in shape and is 6,866 square feet in size compared to a minimum 6,000 square foot requirement for the R-1 zone. The lot has an average width of 65.5 feet and average depth of 97.7 feet. The property is currently improved with a 1,937 square foot single-story, single-family residence with attached two-car garage which takes access off of Vanderhill Road. The slope at the rear of the residence drops approximately 11 feet to the south (rear) property line, and approximately 7 feet to the side property line along Carlow Road. Thus, the topography of the site in conjunction with the existing setbacks limits the available buildable area for future additions to the ground floor of the residence.

The applicant is proposing to construct a 146 square foot addition to the first floor to provide a new guest bedroom in conjunction with the remodeling of the first floor. A new second story is also proposed providing an additional 1,714 square feet of living area. The new second story would consist of a master bedroom suite along the southwest side, two additional bedrooms, and, a family room. A 6.5 foot by 19 foot covered balcony is proposed off of the master suite along the westerly portion of the south wall. A second covered balcony measuring 7.5 feet by 15 feet is provided off of the family room along the easterly portion of the south wall. A third balcony measuring 7.5 feet by 10.5 feet is also proposed along the north wall off of the bedroom vest.

The proposed square footage will increase the total living area from 1,525 square feet to 3,385 square feet. The 3,385 square feet of living area plus the existing garage would bring the total residence square footage to 3,797 resulting in a floor area ratio (F.A.R.) of .55. The proposed lot coverage would be at 30%. Staff scaled the maximum height of the proposed second story addition as noted on the applicant's plans at 26 feet as measured from the highest ridge at elevation 127.3 feet to the lowest adjacent grade along the south side at an elevation of 101.3. The silhouette certification, however, which was prepared by a licensed engineer, notes the lowest adjacent grade at 100.5 feet. When looking at the silhouette certification, the maximum proposed height would be 26.8 feet as noted at a ridgeline elevation of 127.30 feet measured to a ground elevation of 100.5 feet. In either case, the maximum proposed height would comply with the maximum allowable height of 27 feet for the R1 zone.

Additionally, the proposed project meets the minimum setback requirements of 6.6 feet for the interior side yard, an average of 20 feet for the rear yard, 10 feet for the exterior side yard, and an average of 20 feet for the front yard. The R-1 standards also require that one-third of the total lot area be provided as open space with minimum dimensions of 10 feet or 15 feet per area which this project provides for.

A statistical summary table for the project is provided below:

**Project Statistical Summary Table**

<b>Project Data</b>	
Lot Size	6,867 sq. ft.
Existing 1 <sup>st</sup> Story (Living Area)	1,525 sq. ft.
Existing Garage	412 sq. ft.
Existing Total Sq. ft. (Living Area & Garage)	1,937 sq. ft.
Proposed 1 <sup>st</sup> Story Addition	146 sq. ft. (as scaled by staff)
Total 1 <sup>st</sup> Story Sq. ft. w/ Addition (Living Area only)	1,671 sq. ft.
Total 1 <sup>st</sup> Story Sq. ft. w/Additions & Garage	2,083 sq. ft.
Proposed 2 <sup>nd</sup> Story (Living Area)	1,714 sq. ft. (as scaled by staff)
Total Living Area Sq. Ft. w/ Additions	3,385
<b>Total Square Footage w/ Additions:</b>	<b>3,797 sq. ft.</b>
Maximum Lot Coverage Allowed	40%
Proposed Lot Coverage	30%
Maximum Allowable Floor Area Ratio	.6
Proposed Floor Area Ratio	.55
Maximum Allowable Height	27 feet
Maximum Proposed Height	26.8 feet

The City's Hillside Ordinance includes six (6) findings that the Planning Commission must make in order to approve a Precise Plan of Development. These findings address the issues of view, light, air and privacy of other properties in the vicinity; compatibility with surrounding homes, land values, and the public welfare. As required, the applicant has submitted the Hillside Ordinance Criteria Response Sheet in support of this project (Attachment #4). Also as required, the applicant has constructed a silhouette to denote the ridgelines of the proposed second story addition. The height of the silhouette has been verified by a licensed engineer (Attachment #5) and staff has also conducted a site inspection to verify that the silhouette is in place (Attachment #6).

Based on the silhouette, it appeared to Staff that there may be some impact to the view of 4603 Vanderhill Road which had an enlarged second story addition approved under Precise Plan 82-00017. To date, staff has not received any complaints or correspondence from this neighbor. It does not appear that any other homes would have impacted views as a result of the proposal. Other homes to the north are higher in elevation and do not appear to have an existing view over the roof ridgeline as it currently exist. Homes to the south are approximately 15 feet lower in elevation while homes to the west are roughly at the same grade.

Although staff had some concerns with the potential loss of privacy for the adjacent residence to the south that is approximately 15 feet lower in elevation, the applicants have provided a 20 foot rear yard setback for the residence and the proposed second floor addition would be set back an additional 6.5 feet beyond the existing footprint. As of the writing of this staff report, Staff has not received any complaints from this neighbor. The second story windows/balcony along the east elevation face the front of homes located across Carlow Road so privacy would not be an issue.

Although some neighbors expressed concerns to Staff with regards to the mass of the proposed additions, to date, Staff has not received any correspondence or otherwise been notified of any opposition to this proposal.

Staff conducted a random check of square footages of some of the existing two-story residences located within the vicinity which are shown in the table below:

**Square Footages of Other Two-Story Residences in Vicinity**

<b>Location</b>	<b>Square Footage (Living Area Only*)</b>
4603 Vanderhill Road (Directly across street)	2,062 sq. ft.
4606 Bindewald Road	3,771 sq. ft.
5228 Vanderhill Road	3,384 sq. ft.
5306 Linda Drive	4,024 sq. ft.

\* Does not include garage

Source: Los Angeles County Tax Assessor Records

The applicant's plans comply with the R-1 Zone development standards for setbacks, lot coverage, floor area ratio, open space, and building height. The exterior of the Mediterranean style home will feature smooth troweled color plaster walls, a Spanish Redlands clay tile roof, and stain grade fencing which would be compatible with surrounding homes. The sloping south and east sides of the lot in conjunction with the existing building setbacks limit the potential buildable area for additions to the ground floor of this home. For these reasons, staff is recommending approval of the applicant's Precise Plan of Development request.

The project applicant has been advised that Code requirements have been included as an attachment to the staff report and are not subject to modification.

**PROJECT RECOMMENDATION:** Approval.

**FINDINGS OF FACT FOR DENIAL OF THE PROJECT:**

Findings of fact in support of APPROVAL are included in the attached Resolution.

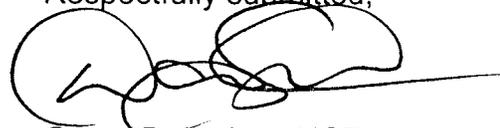
**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED.**

Recommended conditions of approval are provided in the attached Resolution.

Prepared by,

  
Rebecca Cutting  
Planning Associate

Respectfully submitted,

  
Gregg D. Lodan, AICP  
Planning Manager

**ATTACHMENTS**

1. Planning Commission Resolution
2. Location and Zoning Map
3. Code Requirements
4. Hillside Ordinance Criteria Response Sheet
5. Silhouette Certification
6. Silhouette Construction Verification
7. Plot plan, floor plan and elevations

### **CODE REQUIREMENTS**

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided for information purposes only.

#### **Building and Safety:**

- Comply with State energy requirements.
- Provide underground utilities.

#### **Permits and Mapping:**

- Install a street tree in the City parkway every 50 feet for the width of this lot. (City code sec. 74.3.2) Contact the Torrance Streets Department at 310-781-6900 for information on the type and size of tree for your area.
- That the applicant shall obtain a Construction & Excavation permit for any work occurring within the public right-of way.
- That the applicant shall replace the sections of damaged sidewalk per the City of Torrance standards.

#### **Environmental:**

- The front yard of any property zoned for residential use shall not be more than 50%-paved.
- The property shall be landscaped prior to final inspection.

#### **Development Review Division:**

Section 92.13.1 of the Torrance Municipal Code restricts the maximum allowable height of a retaining wall to five (5) feet. If the grade to be retained exceeds five feet, additional retaining walls may be constructed at higher elevations provided a planter area not less than two (2) feet in width is constructed between said retaining walls and is landscaped. Any retaining wall which exceeds three (3) feet in height must be topped by a wall or fence not less than three (3) feet in height unless the retaining wall is one of the lower of a series of retaining walls as previously described.

## CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE \_\_\_\_\_

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

- a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

- ① THE PROPOSED STRUCTURE MAINTAINS THE EXISTING FRONT (NORTH) BUILDING SETBACKS, AND ALLOWABLE FRONT SETBACKS & BUILDING ENVELOPE HAVE NOT BEEN MAXIMIZED. THIS ALLOWS FOR AN "OPEN CORNER" WHICH HELPS MAINTAIN VIEW, LIGHT AND AIR TO SURROUNDING PROPERTIES.
- ② PROMINENT EAST "SIDE" FACADE IS WELL ARTICULATED AND HAS STEPPED SECOND STORY MASSING.
- ③ THE PROPOSED STRUCTURE DOES NOT MAXIMIZE ALLOWABLE HEIGHT
- ④ PRIMARY FACADES ON THE NORTH, EAST & SOUTH DO NOT MAXIMIZE SETBACKS, NOTE: REAR TERRACES COULD BE ENCLOSED SPACE.

- b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

- ① ALL PROMINENT FACADES HAVE <sup>BEEN</sup> WELL ARTICULATED.
- ② DESIGN MAINTAINS AN "OPEN CORNER" AND DOES NOT MAXIMIZE ALLOWABLE FOOTPRINT OF FRONT YARD.
- ③ ENTIRE EAST "SIDE" AND REAR OF STRUCTURE HAVE STEPPED BACK SECOND STORY MASSING TO MAINTAIN VIEWS & LIGHT
- ④ OPEN "COVERED TERRACES" / INDOOR-OUTDOOR SPACES HAVE BEEN CREATED ADJACENT TO ENCLOSED SPACES. THIS ALLOWS THE BUILDING TO BE MORE TRANSPARENT – THUS MAXIMIZING LIGHT & VIEWS
- ⑤ PROPOSED DESIGN DOES NOT MAXIMIZE THE ALLOWABLE BUILDING HEIGHT OR LOT COVERAGE.

c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

- ① COVERED TERRACES
- ② ALL PRIMARY BUILDING FACADES ARE STEPPED / ARTICULATED
- ③ COVERED "OPEN" ENTRY - STEPPED MASSING.
- ④ INTEGRATION OF STEPPED LANDSCAPE FEATURES - FRONT & EAST SIDELYARDS.
- ⑤ PROPOSED DESIGN IS TRYING TO MAINTAIN EXISTING REAR YARD SLOPE ISSUE, WITHOUT IMPACTING NEIGHBORS BELOW.

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

- ① PROPOSED BUILDING MATERIALS (EXTERIOR) WILL BE HIGH QUALITY AND WILL COMPLIMENT OTHER HOMES IN NEIGHBORHOOD. NATURAL TONES SMOOTH TROWELED PLASTER WITH COMPLIMENTING STAIN GRADE WOOD ACCENTS ON EAVES & SELECTED AREAS
- ② REDLANDS CLAY TILE SPANISH ROOF
- ③ INTEGRATION OF EXTERIOR STONE FEATURES ON ENTRY AND COLUMNS ON REAR YARD COVERED DECKS.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

- ① THE BUILDING WILL BE A WELL CONSTRUCTED, AND WELL DESIGNED "TIMELESS" PIECE OF ARCHITECTURE THAT WILL COMPLIMENT THE SITE AND SURROUNDING PROPERTIES. IN ADDITION IT WILL BEAUTIFY THE NEIGHBORHOOD AND ADD VALUE TO SURROUNDING PROPERTIES.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

- ① BUILDING WILL BE A TIMELESS DESIGN AND WELL CONSTRUCTED.
- ② BUILDINGS MASSING IS WELL STEPPED AND INTEGRATED WITH THE SITE.
- ③ BUILDINGS DESIGN IMPLEMENTS TRANSPARENT ELEMENTS (COVERED/"OPEN") DECKS, AND STEPPED MASSING ON SECOND STORY SO THAT BUILDINGS MASSING DOES NOT HINDER LIGHT TO SURROUNDING PROPERTIES, THUS <sup>NOT</sup> CREATING AN ADVERSE CUMULATIVE IMPACT ON SURROUNDING PROPERTIES.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

- 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, demonstrated by the following facts:

① LIMITED BY SLOPING SITE, AND MAXIMUM ALLOWABLE FIRST FLOOR FOOTPRINT - IN AN EFFORT TO CREATE THE "OPEN CORNER" DESIGN.

② CORNER SITE IMPOSES RESTRICTIONS ON GARAGE LOCATION WHICH IMPACTS FLOORPLAN POSSIBILITIES ON FIRST FLOOR.

- b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

① NEIGHBORING RESIDENCES ALONG THE STREET AND ACROSS THE STREET ARE 2-STORY AND PROVIDE 2ND STORY VIEWS AND MAXIMUM F.A.R. OWNER WOULD NOT BE ABLE TO ACHIEVE F.A.R. & SECOND STORY VIEWS AS NEIGHBORING PROPERTIES DO.

- c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

IT WILL BE A BEAUTIFUL HOME THAT WILL BE WELL CONSTRUCTED. THAT WILL COMPLIMENT THE SITE AND SURROUNDING HOMES. THE STRUCTURE HAS STEPPED MASSING AND AN "OPEN CORNER" DESIGN THAT MAXIMIZES LIGHT, VIEWS AND AIR TO SURROUNDING PROPERTIES.

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)

(To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more that 50% of the area of the lot.)

- a. Denial of this application would constitute an unreasonable hardship for the following reason (s):

THE OWNER WOULD NOT BE ABLE TO CONSTRUCT A HOME COMPARABLE <sup>IN SQUARE FOOTAGE</sup> TO OTHER HOMES IN THE NEIGHBORHOOD WITHOUT MAXIMIZING FRONT & REAR BUILDING SETBACKS <sup>ON FIRST FLOOR</sup>. THIS CREATING A LESS TRANSPARENT BUILDING.

- b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

THE DESIGN MASSING ALLOWS FOR MAXIMUM VIEWS AND LIGHT FOR SURROUNDING PROPERTIES AND DOES NOT MAXIMIZE ALLOWABLE BLDG SETBACKS ON FRONT / SIDE / REAR AND HEIGHT. (IN ADDITION THE HOME WILL BE WELL CONSTRUCTED OUT OF HIGH QUALITY BUILDING MATERIALS.

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT



City of Torrance, Community Development Department, Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

### Height and Location Certification

OCT 31 2006

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

### SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 4604 Vanderhill Rd (address)

Torrance on 10/14/2006, based on plans submitted to the City of Torrance (date)

by 4C-Design on \_\_\_\_\_ . The survey was taken (applicant/architect) (date)

from a bench mark located at North West Corner of property line (address)

(attached map) which established a base elevation of 100.25'

The ridge line/highest point of the roof was determined to have an elevation of 127.30'

The plans indicate that the elevation should be 127.30

*I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of height, building envelope, location on the site, and all setbacks.*

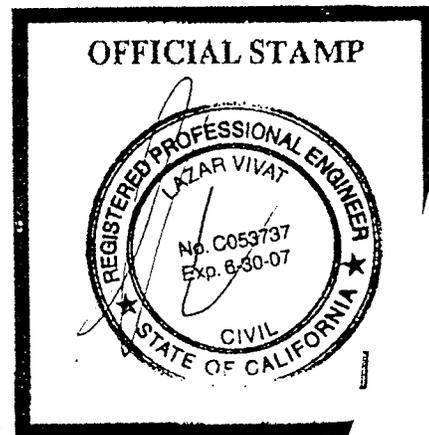
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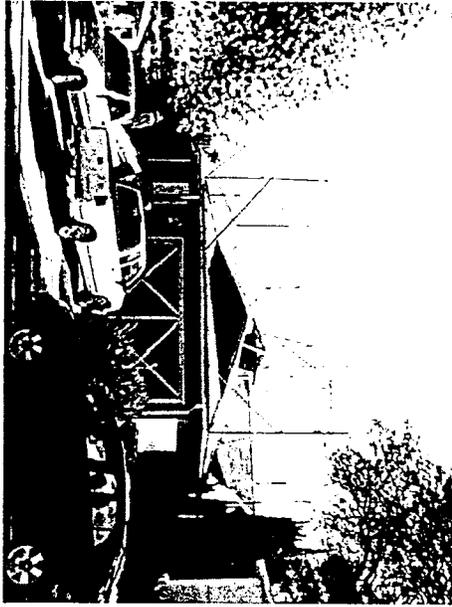
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LS/RCE#

[Signature]  
SIGNATURE

(949) 7880434  
PHONE

10/16/2006  
DATE





**Height and Location Certification**

The project must be prepared by a licensed land surveyor or civil engineer and filed for a minimum of 15 days before the recording of the final map. The map should show the location of existing and proposed structures.

**SHORELINE CERTIFICATION**

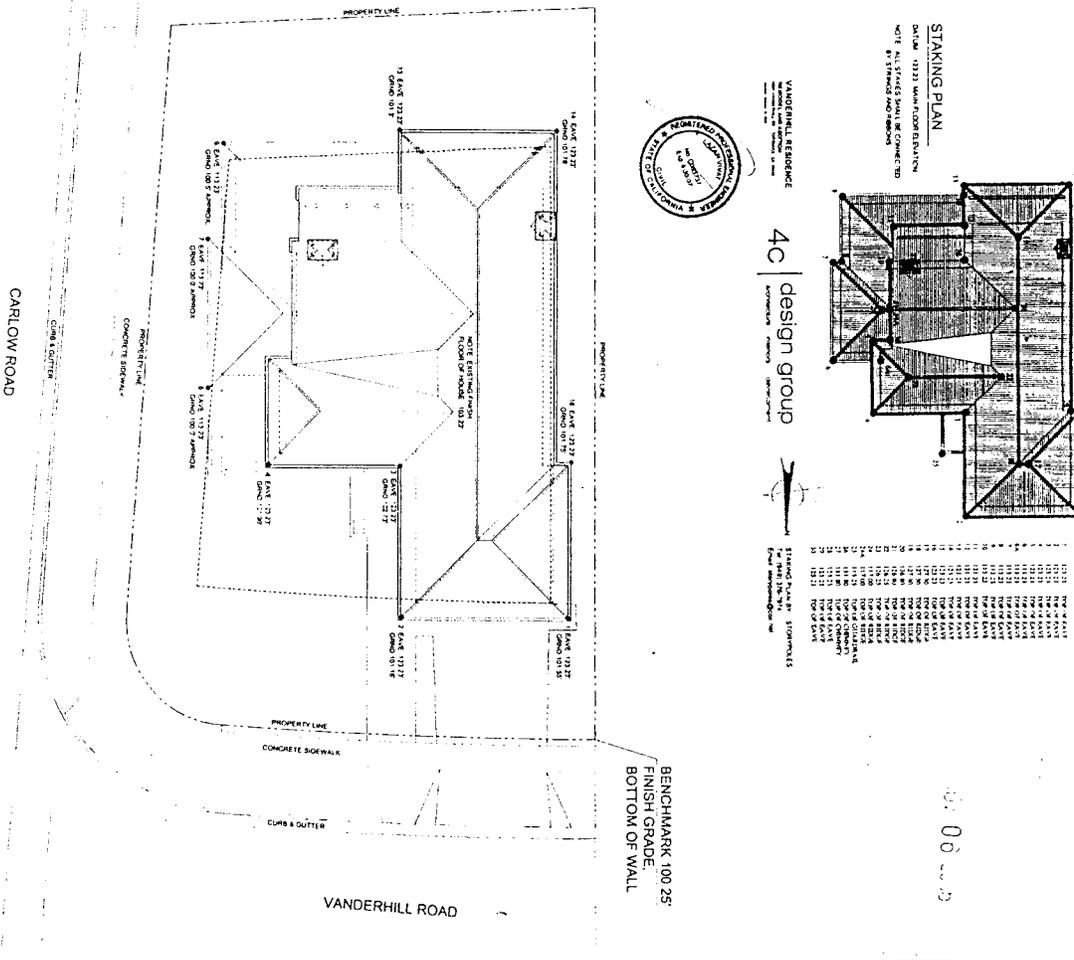
The project must be prepared by a licensed land surveyor or civil engineer and filed for a minimum of 15 days before the recording of the final map. The map should show the location of existing and proposed structures.

**STAKING PLAN**

DATUM: 1988 UTM ZONE 18N  
NOTE: ALL STAKES SHALL BE CORRECTED BY STAKING AND RECORD

**STAKING POINTS NORTH BY DATE**

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01 CERTIFICATION SITE PLAN

<p>4c   design group</p>	<p>Vanderhill Residence 4604 Vanderhill Torrance, CA 90505</p>	<p>Project No. 12-001</p>
		<p>Date: 12/12/12</p>
<p>AS.2</p>	<p>AS.2</p>	<p>AS.2</p>

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIFORNIA 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 326

## PROOF OF PUBLICATION (201 5.5 C.C.P.)

Attachment G

This space is for the County Clerk's File

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

Harbor Edition San Pedro

in the City of Torrance  
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7148

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit

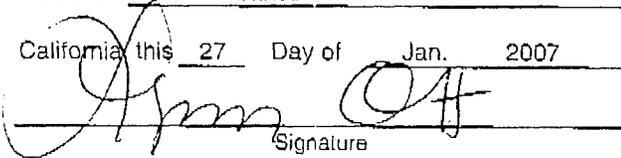
Jan. 27,

all in the year 2007

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California this 27 Day of Jan. 2007

  
Signature

Proof of Publication of

DB

DB 1-175

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **February 6, 2007**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

#### PRE06-00026, Steve Wunderlich (AC Design Group):

City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, on property located within the Hillside Overlay District in the R-1 Zone at 4604 Vanderhill Road.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

**SUE HERBERS  
CITY CLERK**

Pub.: January 27, 2007.

**PROOF OF SERVICE BY MAIL**

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On January 26, 2007, I caused to be mailed 120 copies of the within notification for City Council PRE06-00026: STEVE WUNDERLICH (4C DESIGN GROUP) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed January 26, 2007, at Torrance California.



---

(signature)

**CITY OF TORRANCE  
Community Development Department  
3031 Torrance Boulevard  
Torrance, CA 90503**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **February 6, 2007**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**PRE06-00026, Steve Wunderlich (4C Design Group):** City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, on property located within the Hillside Overlay District in the R-1 Zone at 4604 Vanderhill Road.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

Publish: **January 27, 2007**

**SUE HERBERS  
CITY CLERK**

One hundred twenty (120) notices mailed 01/26/07. da

**PROOF OF SERVICE BY MAIL**

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On **December 7, 2006**, I caused to be mailed **124** copies of the within notification for Planning Commission **PRE06-00026: STEVE WUNDERLICH (PHIL HARRIS)** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed **December 7, 2006**, at Torrance California.

  
(signature)

# CITY OF TORRANCE

# NOTICE Of Public Hearing

## CITY COUNCIL

NOTICE IS HEREBY GIVEN that the \_\_\_\_\_ will hear a request for an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, on property located in the Hillside Overlay District in the R-1 Zone.

Applicant: Steve Wunderlich (4C Design Group) Case Type: PRE06-00026  
 & Case no. (S): \_\_\_\_\_

Location: 4604 Vanderhill Road

Hearing date: February 6, 2007 Time: 7:00 PM

Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990

CITY OF TORRANCE  
 POSTED BY \_\_\_\_\_  
 DATE: 1/24/07  
 \_\_\_\_\_



TO: City of Torrance, City Council  
FROM: Name(s) - Kimiko & Craig Park

Address - 4603 Macafee Road  
Torrance, Ca 90505

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed Kimiko Park

TO: City of Torrance, City Council

FROM: Name(s) -

*Jenna Christensen*

Address -

*4733 Vanderhill Rd.*

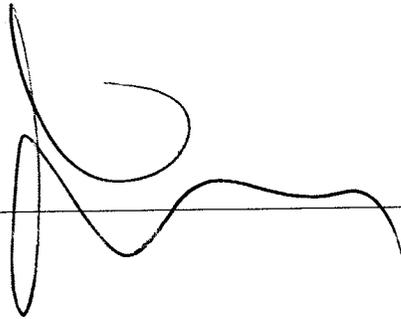
RE: The proposed home to be built at 4604 Vanderhill Road

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We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed \_\_\_\_\_



*1/27/07*

TO: City of Torrance, City Council

FROM: Name(s) - SUZY + ROBERT STEVENSON

Address - 4607 Vanderhill Road.

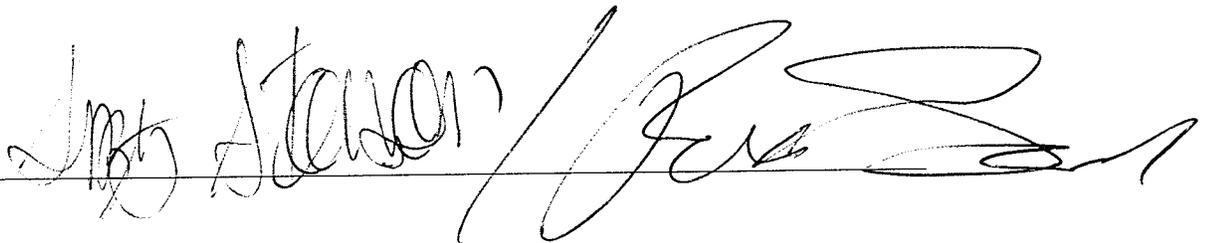
RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

Handwritten signatures of Suzie Stevenson and Robert Stevenson. The signature of Suzie Stevenson is on the left, and the signature of Robert Stevenson is on the right, both written in black ink over a horizontal line.

TO: City of Torrance, City Council

FROM: Name(s) - Curtis Lee  
Vivian Lee

Address - 4612 VANDERHILL ROAD

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

Curt Lee Vivian Lee

TO: City of Torrance, City Council

FROM: Name(s) - *Puali Train*

Address - *4608 Vanderhill Road*

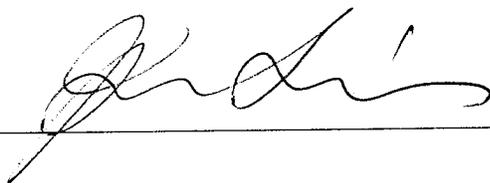
RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed \_\_\_\_\_



TO: City of Torrance, City Council

FROM: Name(s) - KIM & GARY GLASING

Address - 4618 VANDERHILL ROAD

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

J. Glasney      Gary & Masini

TO: City of Torrance, City Council

FROM: Name(s) - ROBERT CHANG

Address - 4812 VANDERHILL RD  
TORRANCE, CA 90501

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed \_\_\_\_\_



TO: City of Torrance, City Council

FROM: Name(s) - KEITH BOHNE & PAT BOHNE

Address - 4615 VANDERHILL  
TORRANCE CA 90505

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

  
\_\_\_\_\_  
Pat E Bohne

TO: City of Torrance, City Council

FROM: Name(s) - THE BECKETTS  
Address - 4618 Binglewood Road

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed Lorraine Beckett, F.S. Section

TO: City of Torrance, City Council

FROM: Name(s) - ROBERT DELAND

Address - ~~4602~~ BINDERWALD RD.

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

\_\_\_\_\_

TO: City of Torrance, City Council

FROM: Name(s) - SOPIN GUBEA

Address - 23026 Carlon Rd.

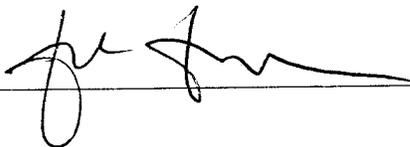
RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

A handwritten signature in black ink, appearing to be "John Guba", written over a horizontal line.

TO: City of Torrance, City Council

FROM: Name(s) - DOUG & JOANNE WAYBRIGHT

Address - 23114 CARLOW

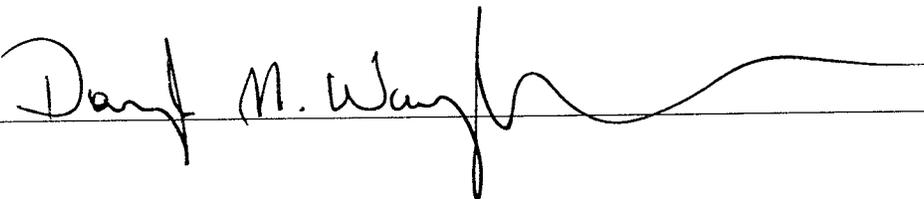
RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

A handwritten signature in black ink, appearing to read "Doug M. Waybright", is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

TO: City of Torrance, City Council

FROM: Name(s) - *Michael & Sherry Tuelso*

Address - *23110 Carlaw Rd  
Torr*

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

*Michael & Sherry Tuelso*

TO: City of Torrance, City Council

FROM: Name(s) -

Address - VINCENT & VICTORIA CARNOVALE  
4607 MACAFEE RD.  
TORRANCE, CA 90505

RE: The proposed home to be built at 4604 Vanderhill Road

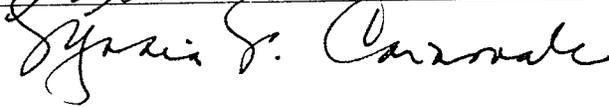
Case # PRE 06-00026

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

TO: City of Torrance, City Council

FROM: Name(s) -

Address -

OSCAR + MARIA WILLENBRECHT  
4611 MACAFEE RD

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

  
\_\_\_\_\_  
Maria Willenbrecht

TO: City of Torrance, City Council

FROM: Name(s) - LUISA SLADER

Address - ~~316~~ 23030 CARLOW

RE: The proposed home to be built at 4604 Vanderhill Road

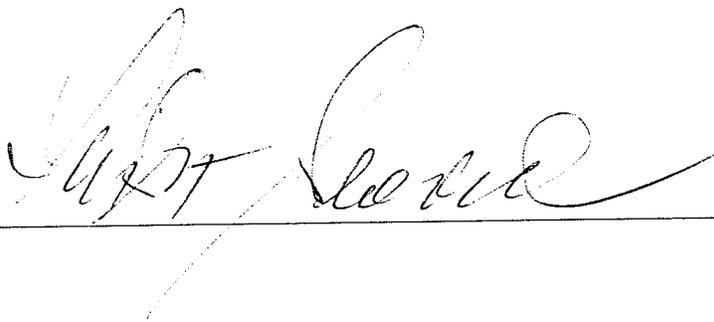
Case # PRE06-00026

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We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Luisa Slader", written over a horizontal line.

TO: City of Torrance, City Council

FROM: Name(s) - Stephen Vaccaro 33a.

Address - 4604 Macafee Rd, Torrance, CA 90505

RE: The proposed home to be built at 4604 Vanderhill Road

We have seen the renderings and the plans for the proposed new home to be built at 4604 Vanderhill Road for the family of Phillip A. Harris. We are pleased to support this project. The new house will greatly enhance the neighborhood and it is entirely compatible with the neighborhood. It does not interfere with our views or our privacy.

We urge you to grant the appeal to overturn the denial by the Planning Commission and allow this house to be built as soon as possible.

Thank you.

Signed

Stephen E. Vaccaro



**20 PHOTOS OF HOUSES OR HOUSES UNDER CONSTRUCTION  
WITHIN TWO TO THREE BLOCKS OF 4604 VANDERHILL ROAD.**

ALL THESE PHOTOS WERE TAKEN ON VANDERHILL, BINDENWALD,  
CARLOW, MACAFEE, AND ZAKON WHICH ARE THE STREETS  
CLOSEST TO THE 4604 VANDERHILL ADDRESS.

THE PURPOSE OF THESE PHOTOS IS TO VISUALLY  
DEMONSTRATE THE VARIETY OF DESIGNS AND THE SIZE OF  
SOME OF THE TWO STORY HOMES IN THE IMMEDIATE VICINITY.

SOME OF THESE HOMES ARE LARGER THAN THE PROPOSED  
HOME AT 4604 VANDERHILL.

OUR CONTENTION IS THAT THE PROPOSED HOME IS NOT OUT  
OF CHARACTER WITH THE SURROUNDING NEIGHBORHOOD  
AND THAT IT DOES PRESENT AN ORDERLY AND ATTRACTIVE  
DEVELOPMENT IN HARMONY WITH OTHER PROPERTIES IN THE  
VICINITY.

