

Council Meeting of
July 17, 2007

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

PUBLIC HEARING

Members of the Council:

SUBJECT: City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking for one guest parking space on property located in the R-3 Zone at 728 Sartori Avenue.

**CUP06-00015, DIV06-00013, VAR06-00001 (EAS06-00005): SUBTEC/
CHERYL VARGO (JOHN L. RYAN, JR)**

RECOMMENDATION

The Planning Commission and Community Development Director recommend that the City Council deny the appeal and take the following action on property located in the R-3 Zone at 728 Sartori Avenue:

- Adopt resolutions denying a Conditional Use Permit (CUP06-00015) allowing the construction of a two unit development, a Division of Lot (DIV06-00013) for condominium purposes and a Variance (VAR06-00001) to allow a tandem guest parking stall.

FUNDING: Not applicable

BACKGROUND

The subject property is a rectangular-shaped lot measuring 30 feet wide, 138.10 feet long and 4,144 square feet in area. There is a 20-foot wide alley adjacent to the rear of the lot. The property is currently developed with a single family residence and a detached garage constructed in 1924.

PRIOR HEARINGS AND PUBLICATIONS

On January 4th, 2007 a public hearing notice was posted and 143 notices were mailed to property owners within a 500-foot radius of the subject property. On January 5, 2007 a legal advertisement was published in the newspaper and the item was considered at a public hearing of the Planning Commission on January 17, 2007.

On July 5, 2007, 143 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to the Old Torrance Neighborhood Association, a notice of public hearing was posted at the site on July 5, 2007 and a legal advertisement was published in the newspaper on July 6, 2007. (see Attachment E).

ENVIRONMENTAL FINDINGS: The construction of a two-unit condominium development and the subdivision of a lot into four or fewer parcels is not categorically exempted because the applicant has requested a Variance of the Zoning Code.

The potential environmental impacts associated with the construction of a two unit condominium development have been assessed in an Initial Study, referenced as EAS06-00005. As the decision making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

ANALYSIS

The applicant requests approval of a Conditional Use Permit to allow the construction of a two-unit condominium development, a Division of Lot for condominium purposes and a Variance for the tandem guest parking stall on property located in the R-3 Zone. The zoning designation for the subject property is R-3; however, the applicant is developing the site with two dwelling units and as a result the R-2 (Two Family Residential) development standards are applied.

The project will involve the construction of two detached two-story condominium units with attached two car garages. Both units are proposed to be 1,346 square feet with a kitchen, dining room, living room, powder room and laundry facilities on the first floor and a master suite, two bedrooms and one bathroom on the second floor. A private yard space will be provided on the ground level of each unit. Both units are accessible from a five foot three inch walkway that connects to the public right of way on Sartori Avenue and both units are oriented to the northerly side yard.

Access to the garage for Unit 1 and one guest parking stall is proposed from a new curb cut and a driveway off Sartori Avenue, and access to the garage for Unit 2 and a second guest parking stall is proposed from the easterly rear alley. One guest parking stall is required by code for a two unit condominium development.

The project complies with floor area ratio, height, open space, and side and rear yard setbacks. The front yard setback is 18 feet at the closest point with a 19 foot average from the property line to the garage; however, the code required minimum setback for a front facing garage is 20 feet. If this project is approved staff recommends that the applicant meet the minimum 20 foot front yard setback. The maximum heights for both

Units are proposed to be 24 feet at the highest ridges based on the plans. The floor area ratio is .65 to 1.0 and the maximum allowed in R-2 is 0.65.

Statistical Information

Lot Size		4,143 square feet
Floor Area:	Unit 1	Unit 2:
First Floor	533 square feet	533 square feet
Second Floor	813 square feet	813 square feet
Total	1,346 square feet	1,346 square feet
Garage	462 square feet	462 square feet
• Floor Area Ratio (excluding garages)	0.65 to 1.0 (2,692)	
• Unit 1 and Unit 2 Building Height	24 feet	

The applicant has prepared a plan that complies with most but not all of the R-2 standards, including the front facing garage setback, and location of the guest parking stalls. For these reasons, Staff recommends denial without prejudice of this request.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposal on January 17th, 2007. During the public testimony neighboring property owners voiced support of the project citing the applicant's need for more space and that street parking would be improved by this project. Two residents voiced opposition to the project citing objections to the proposed curb cut, the size of the proposed residence, and the CEQA findings. Several Commissioners expressed concerns with the curb cut, tandem parking arrangement and size of the proposed development. After receiving testimony, the Planning Commission voted to deny the project by a vote of 6-0, absent Commissioner Uchima.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:

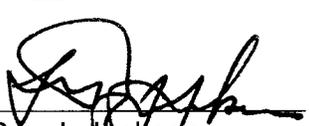


Jeffery W. Gibson
Community Development Director
by Linda Cessna

By 

Gregg Lodan, AICP
Planning Manager

NOTED:



LeRoy J. Jackson
City Manager

Attachments:

- A. Resolutions
- B. Location and Zoning Map
- C. Planning Commission hearing Minutes Excerpt 1/17/07
- D. Previous Planning Commission Staff Report and Supplemental
- E. Proofs of Publication and Notification
- F. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- G. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

CUP06-00015: SUBTEC- CHERYL VARGO (JOHN L. RYAN)

WHEREAS, the environmental impacts of the construction of a two- unit condominium development were analyzed in an Initial Study (referenced as EAS06-00005); and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2007 to consider an application for a Conditional Use Permit (CUP06-00015) filed by Subtec- Cheryl Vargo (John L. Ryan) to allow the construction of a two-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on July 17, 2007, to consider an appeal of a Planning Commission denial of an application for a Conditional Use Permit filed by Subtec- Cheryl Vargo (John L. Ryan) to allow the construction of a two-unit condominium development on property located in the R-3 Zone; 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 5, Article 1 of the Torrance Municipal Code; 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 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Lot 020 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed use will impair the integrity and character of the Limited Multiple Family Residential District (R-3 Zone) because the proposed two-unit condominium development does not provide the required guest parking stalls and it does not provide the required front yard setback. Additionally, the proposal includes a front facing garage and a curb cut both of which are discouraged in the downtown area;
- d) The subject site is not physically suitable for the proposed two-unit condominium development because the width of the lot is too narrow for guest parking stalls to be located in a configuration that does not block access to the enclosed garages;

- e) The proposed two-unit condominium development will discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units do not comply will all applicable development standards;
- f) The location, size, design, and operating characteristics of the two-unit condominium development may be detrimental to the public interest, health, safety, convenience or welfare, and to the property of persons located in the area because the condominium project proposes guest parking stalls to be located in a tandem configuration it does not comply will all of the R-3 development standards;

NOW, THEREFORE, BE IT RESOLVED that CUP06-00015 filed by Subtec- Cheryl Vargo (John L. Ryan) to allow the construction of a two-unit condominium project on property located in the R-3 Zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby **DENIED** without prejudice.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9 CHAPTER 2 ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

DIV06-00013: SUBTEC- CHERYL VARGO (JOHN L. RYAN)

WHEREAS, the environmental impacts of the construction of a two-unit condominium development were analyzed in an Initial Study (referenced as EAS06-00005); and

WHEREAS, the Planning Commission at its meeting of January 17th, 2007, considered DIV06-00013 filed by Subtec- Cheryl Vargo (John L. Ryan) to allow one lot to be subdivided for a two-unit condominium project at 728 Sartori Avenue; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on July 17, 2007, to consider an appeal of a Planning Commission denial of an application for a Division of Lot filed by Subtec- Cheryl Vargo (John L. Ryan) to allow a subdivision for condominium purposes on property located in the R-3 Zone; and

WHEREAS, the above described conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to owners of property within a 500-foot radius of the subject property 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

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

- A. That the property under consideration is located at 728 Sartori Avenue;
- B. That the property is located in Block 74 Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Lot 020 in the Office of the County recorder County of Los Angeles, State of California;
- C. The subdivision will not be compatible with the existing neighborhood because the proposal includes guest parking stalls in a tandem configuration which precludes this project from meeting the zoning requirements;

D. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

NOW, THEREFORE, BE IT RESOLVED that DIV06-00013, filed by Subtec- Cheryl Vargo (John L. Ryan) to allow one lot to be subdivided for condominium purposes on property located in the R-3 zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby **DENIED** without prejudice.

Introduced, denied and adopted this 17th day of July 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 _____

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A VARIANCE AS PROVIDED FOR IN DIVISION 9 CHAPTER 4 ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

VAR06-00001: SUBTEC- CHERYL VARGO (JOHN L. RYAN)

WHEREAS, the environmental impacts of the construction of a two-unit condominium development were analyzed in an Initial Study (referenced as EAS06-00005); and

WHEREAS, the Planning Commission at its meeting of January 17th, 2006, considered VAR06-00001 filed by Subtec- Cheryl Vargo (John L. Ryan) to allow tandem parking for one guest parking space for a two-unit condominium project at 728 Sartori Avenue; 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 City Council conducted a duly noticed public hearing on July 17th, 2007 to consider VAR06-00001; and

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

- A. That the property under consideration is located at 728 Sartori Avenue;
- B. That the property is located in Block 74 Lot 22 of Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Lot 020 in the Office of the County recorder County of Los Angeles, State of California;
- C. There are no practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division because the proposed development does not conform to the code required parking standards for a two unit condominium development, it does not conform to the front yard setback standards of the subject property and a project can be configured in such a way as to meet the development standards for an R-2 Lot; and
- D. The project will be materially detrimental to the public welfare and the properties of other persons located in the vicinity thereof because it is not providing code required guest parking and in conjunction with their request for a curb cut will displace on street parking without providing additional off street parking; and

E. The project will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan because a two unit residential development conforms to the Medium Density designation; however the project as designed does not conform to the off street parking requirements for condominium developments.

NOW, THEREFORE, BE IT RESOLVED that VAR06-00001, filed by Subtec- Cheryl Vargo (John L. Ryan) to allow tandem parking for one guest parking stall for a two-unit condominium project on property located in the R-3 Zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby **DENIED** without prejudice.

Introduced, denied and adopted this 17th day of July 2007.

MAYOR, of the City of Torrance

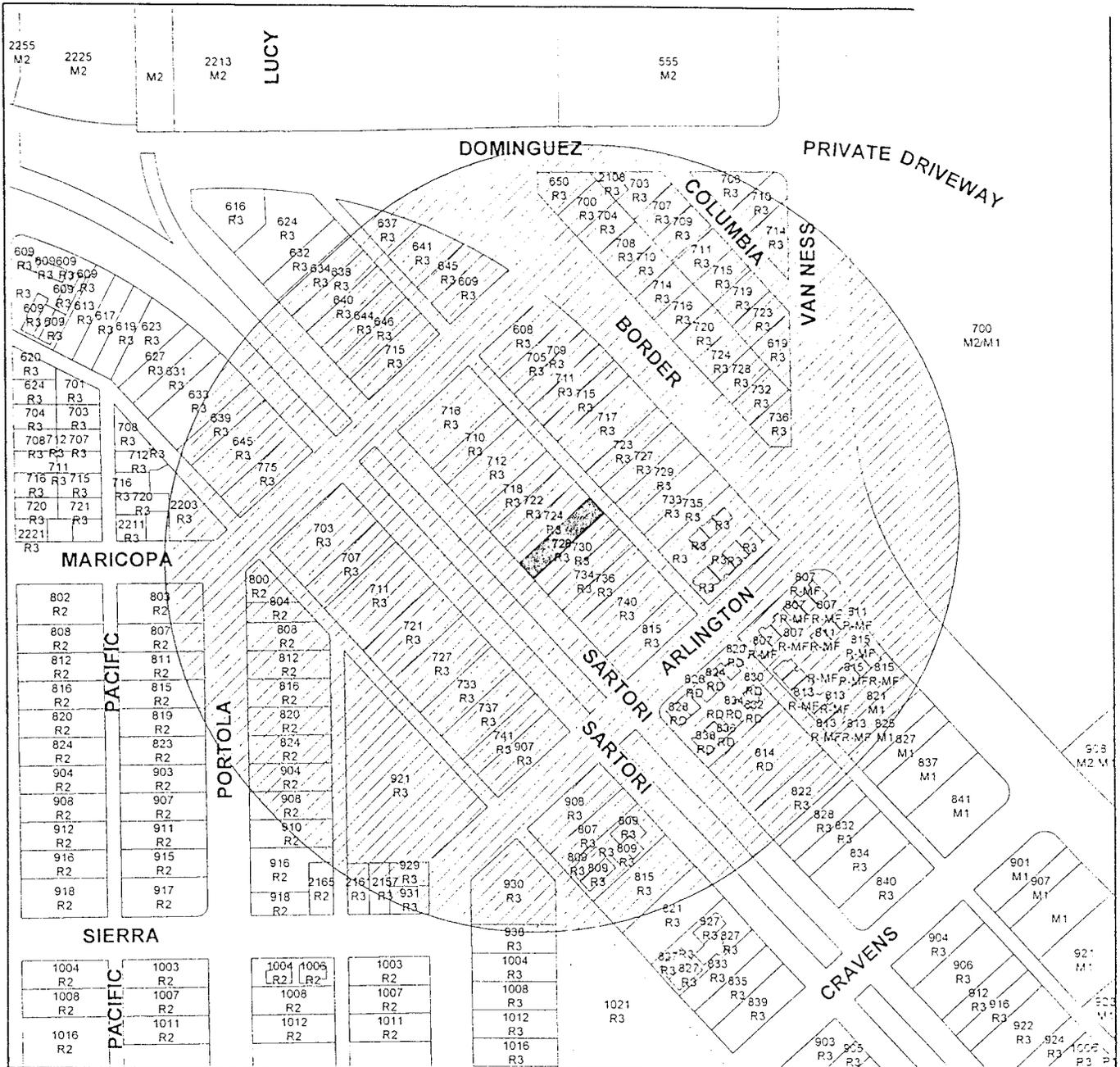
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



LOCATION AND ZONING MAP

728 Sartori Ave
 CUP06-00015
 DIV06-00013
 VAR06-00001

LEGEND

- 728 Sartori Ave
- 500 FT Notification Area

Feet
 0 55 110 220

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

10. FORMAL HEARINGS

10F. CUP06-00015, DIV06-00013, VAR06-00001 (EAS06-00005): SUBTEC/ CHERYL VARGO (JOHN L. RYAN, JR.)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes, and a Variance for tandem parking for the guest space on property located in the R-3 Zone at 728 Sartori Avenue.

Recommendation

Denial.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the preparation of the agenda item.

Planning Manager Lodan clarified that two-unit projects on R-3 zoned properties are subject to R-2 development standards.

Cheryl Vargo, representing the applicant, explained that the subject lot is not large enough to accommodate a three-unit project in terms of density, therefore, the applicant was proposing two units built to R-2 standards. She stated that the narrow lot presented challenges as it would not accommodate three parking spaces side-by-side and this necessitated the tandem arrangement for the guest parking space, which requires a Variance. She reported that the owner of the property has lived there for a very long time and wishes to build one residence to live in and one residence to sell.

Referring to aerial photographs distributed to the Commission, she pointed out other multi-family developments in the area.

Commissioner Browning voiced objections to the project because it maximizes the square footage allowed on this lot and requires a new curb cut, which would eliminate street parking where there is already a shortage of parking.

Jeff Miller, 730 Sartori Avenue, expressed support for the project, explaining that John Ryan, the owner of the subject property, is raising two daughters by himself in very small quarters. He related his belief that it will actually help the parking situation because there is currently only a one-car garage on the site.

Nina McCoy, 1918 W 220th Street, voiced her opposition to the project, stating that Sartori has been designated as a street where there should be no curb cuts. She suggested that if Mr. Ryan wishes to enhance his family life, he should build a two-story home with a large back yard rather than dividing this lot. She commented on parking problems in this neighborhood.

Bonnie Mae Barnard, Save Historic Old Torrance, stated that she has many objections to the proposed project, including the demolition of the existing structure constructed in 1924 and the CEQA issue she discussed under Agenda Item 10D. She contended that the project was way too large for this very small lot; objected to the curb cut because this street was designed for alley access; and urged denial of the Variance for tandem parking.

Janine Miller, 728 Sartori Avenue, expressed support for the project, stating that she hoped the Ryans would be able to stay on the property and she looks forward to having new neighbors in the other unit.

Referring again to the aerial photographs, Ms. Vargo pointed out equally large or larger developments on similarly sized lots. She explained that the only way Mr. Ryan can afford to build his dream home, is to sell the second unit. She stated that while curb cuts are discouraged on this block, they are allowed and she believed the added on-site parking makes up for the loss of street parking.

Commissioner Browning stated that he could not in good conscience support such a large development on this small lot, suggesting that similarly sized projects in the area may have been a mistake. He related his belief that a single-family dwelling with access from the alley would be more appropriate.

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

Commissioner Weideman reported that he visited the site three times and couldn't find a parking space, therefore, he would vote against the proposed Variance for tandem parking.

Commissioner Busch stated that he could not support the proposed project due to its size, but expressed the hope that the Ryans could continue to live on this lot, possibly in a single-family home.

MOTION: Commissioner Busch moved to deny CUP06-00015, DIV06-00013, and VAR06-00001 without prejudice. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Chairperson Faulk stated that he believed there were other options for this property whereby the applicant could still build something other than a single-family residence, while eliminating the tandem parking arrangement and the curb cut.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 07-009 and 07-010.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 07-009 and 07-010. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Uchima).

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SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10F

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Conditional Use Permit CUP06-00015; Division of Lot:
DIV06-00013; Variance: VAR06-00001

LOCATION: 728 Sartori Avenue

The attached correspondence was received subsequent to the preparation of the agenda item.

Staff continues to recommend denial of the project.

Prepared by,

Aquilla Hurd
Planning Associate



Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachment:

1. Correspondence Dated January 17, 2007

Hurd-Ravich, Aquilla

From: Lodan, Gregg
Sent: Wednesday, January 17, 2007 2:53 PM
To: Hurd-Ravich, Aquilla
Subject: FW: CUP06-00015 SUBTEC- Cheryl Vargo

FYI

-----Original Message-----

From: Janet Payne [mailto:janhpayne@sbcglobal.net]
 Sent: Wednesday, January 17, 2007 9:29 AM
 To: glodan@torrnet.com
 Cc: jgibson@torrnet.com
 Subject: CUP06-00015 SUBTEC- Cheryl Vargo

Dear Greg, Would you please forward this Email to the Planning Commissioners. Their Emails are not listed in the officials directory. Thank you.

Dear Planning commissioners,
 I am writing to you regarding CUP06-00015 for approval of a Conditional Use Permit to allow construction of two detached condominium units, a Division of Lot for condominium purposes and a Variance for tandem parking for the guest space on property located at 728 Sartori Avenue.

This project asks for special consideration by way of a CUP for division of lot and guest parking requirements.

This is an already overcrowded neighborhood.

While it is currently listed as R-3 the area was originally designated as Zone 3 allowing for single family homes, small apartment buildings and other public buildings (Moose Lodge). It was not designed for lot splits and overdevelopment of some of the small lots.

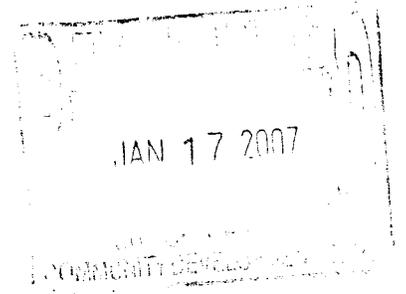
Additionally access was from the alley to garages.

This projects calls for two identical units each with alley or street access facing garages. Until recent years there were virtually no driveways onto the two blocks of Sartori Avenue. The current count of driveways is at six and those occurred in recent years.

Drive by 1001 Sartori and you will see a project exactly the same. All that is visible from the street is a driveway and a two car garage with window on the upper floor. The 'front' door is accessible down the side on a narrow walkway. Is this what a neighborhood should look like?

This type of structure seems more suitable in an industrial/live/work situation of 'artists'.

While I should be glad someone wants to 'improve' the neighborhood with a new project, I am not in favor of this kind of redevelopment. How about a reasonable



size home with a back yard that includes garages accessed through the alleys as intended. I realize this may not give the developer a return on his investment as high but this kind of project seems more appropriate.

The entire neighborhood was originally a Zone 3 neighborhood with single family residences, small courtyard apartments , larger apartment houses and allowed for public buildings. That is why it was a Zone 3. The neighborhood was never intended as a 'R-3 - three residences on a small lot". A narrow lot can barely support a single residence much less a division of lot for two.

The reason we are looking at two garages facing the street on this project is because the lot is not wide enough to accomodate the City requirement for garages for the units proposed. That tells me something.

I don;t honestly believe the project is appropriate and ask you to reconsider giving any kind of conditional use permit for the development of the property as proposed.

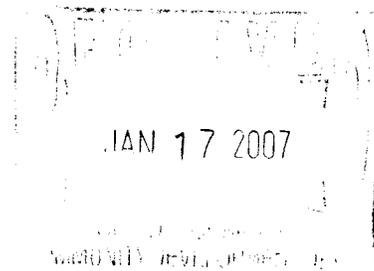
Additionally this continues to point for the need of an HPOZ (historic preservation overlay zone) so that these kinds of issues can have a sound policy for development of Old Torrance.

Thank you for your consideration.

Sincerely, Janet Payne

I would have preferred to be in attendance tonight but my Neighborhood Association is review, for Old Torrance.

LETTER OF SUPPORT



I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *PETE R. RILEY*

ADDRESS: *734 N SARTORI Ave.*

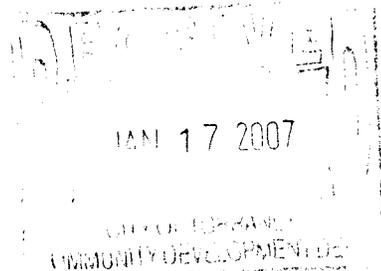
CITY: *TORRANCE CA. 90501*

PHONE: *(310) 987-5728*

SIGNATURE: *[Handwritten Signature]*

DATE: *1/14/07*

LETTER OF SUPPORT



I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Wendy Gardner

ADDRESS: 734 N. Sartori Ave.

CITY: Torrance

PHONE: (310) 987-3728

SIGNATURE: Wendy Gardner

DATE: 01/14/07

JAN 17 2007

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Janine Miller*

ADDRESS: *730 Sartori Ave*

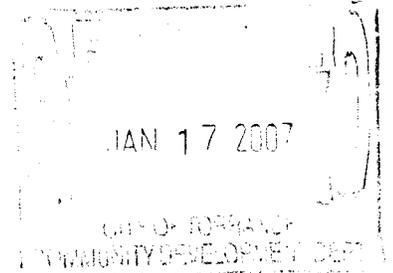
CITY: *Torrance*

PHONE: *(310) 351-6550*

SIGNATURE: *Janine Miller*

DATE: *1/13/07*

LETTER OF SUPPORT



I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Jeff R. Miller

ADDRESS: 730 Sartori Ave.

CITY: Torrance ca. 90507

PHONE: (310) ~~782~~ 782-6782

SIGNATURE: Jeff Miller

DATE: 1-12-07

JAN 17 2007

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Mary Hovick*

ADDRESS: *724 Sartori Ave*

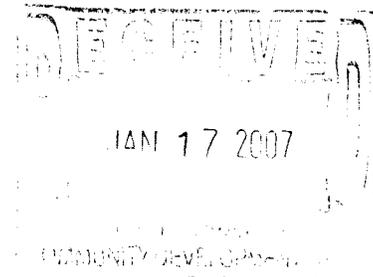
CITY: *Southern*

PHONE: *(310) 398-4385*

SIGNATURE: *Mary Hovick*

DATE: *1, 19, 07*

LETTER OF SUPPORT



I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Sharon Imel

ADDRESS: 729 BORDER

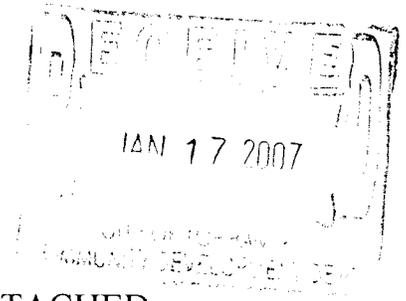
CITY: TORRANCE, CA

PHONE: 310 787 8087

SIGNATURE: 

DATE: 1-12-07

LETTER OF SUPPORT



I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: DAVID THOMAS

ADDRESS: 729 BORDER AVE.

CITY: TORRANCE

PHONE: 310 251 7033

SIGNATURE: 

DATE: 1-13-007

AGENDA ITEM NO. 10F

CASE TYPES AND NUMBER: CONDITIONAL USE PERMIT, CUP06-00015
DIVISION OF LOT DIV06-00013,
VARIANCE, VAR06-00001 (EAS06-00005)

NAME: Subtec-Cheryl Vargo (John L. Ryan Jr.)

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the construction of two new condominium units, a Division of Lot for condominium purposes and a Variance for guest parking stalls in a tandem configuration.

LOCATION: 728 Sartori Avenue

ZONING: R-3 (Multiple-Family Residential)

ADJACENT ZONING AND LAND USE:

North:	R-3	One story single family residence
South:	R-3	One story single family residence
East:	R-3	One story single family residences
West:	R-3	One story duplex and multiple-family residences

GENERAL PLAN DESIGNATION: Medium Density Residential

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan Land Use Designation of Medium Density Residential, which are areas characterized by townhouses and low-rise apartment developments. This designation is implemented by the R-3, RR-3, R-3-3, and R-P zones. The density range for this category is from 18 to 28 dwelling units per net acre. The R-3 zoning is in conformance with the Medium Density Residential category.

The proposed two-unit condominium complies with the Medium Density Residential land use designation and allowable density of 18 to 28 dwelling units per acre. The proposed density of 21 dwelling units per acre is consistent with the allowable R-3 density standard.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The property currently has a single family residence and detached garage constructed in 1924. There are no outstanding natural features on the site.

ENVIRONMENTAL FINDINGS: The construction of a two-unit condominium development and the subdivision of a lot into four or fewer parcels is not categorically exempted because the applicant has requested a Variance of the Zoning Code.

The potential environmental impacts associated with the construction of a two unit condominium development have been assessed in an Initial Study, referenced as EAS06-00005. As the decision making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the Planning Commission finds that there is no substantial evidence that the

project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

BACKGROUND AND ANALYSIS:

The subject property is currently 4,143 square feet. It is rectangular in shape and 138.10 feet in length and 30 feet in width. The project will involve the construction of two detached two-story condominium units with attached two car garages. Both units, Unit 1 and Unit 2, are proposed to be 1,346 square feet. The floor plans for each unit are identical and they will include a kitchen, dining room, living room, and powder room on the first floor and each will have a master suite, two bedrooms and one bathroom. Laundry facilities are proposed to be located in the garage and will not encroach into the required interior dimensions. Both units are accessible from a five foot three inch walkway that connects to the public right of way on Sartori Avenue and both units are oriented to the northerly side yard.

The garage for Unit 1 is proposed to be accessed from a new curb cut and driveway on Sartori Avenue. The garage for Unit 2 is proposed to be accessed from the easterly rear alley. The applicant is proposing two guest parking stalls, each in a tandem configuration with the required garages. A two unit condominium development only requires one guest parking stall; however the Torrance Municipal Code does not consider tandem parking as satisfying the guest parking requirements of Article 5 Chapter 3 Division 9 (93.5.12). Therefore, the applicant is requesting a Variance of the parking standards. Both garages meet the code required interior dimensions and will provide two parking spaces per unit. The front driveway is proposed to use grass-block or grasscrete in order to decrease the amount of concrete used in the front yard and will aid in maintaining the appearance of landscaping. Staff is recommending that porous materials such as grasscrete are used in the guest parking stall and other feasible areas.

The project complies with floor area ratio, height, open space, and the side and rear yard setbacks. The front yard setback is 18 feet at the closest point with a 19 foot average from the property line to the garage; however, the code required minimum setback for a front facing garage is 20 feet. If this project is approved staff recommends that the applicant meet the minimum 20 foot front yard setback. The northerly side yard setback is five feet three inches for both units and the southerly side yard setback is three feet. The rear yard setback is ten feet. The project provides a total of 1,367 square feet of open space. Unit 1 (westerly) is provided with a total of 187.5 square feet of private open space in the rear yard, and Unit 2 (easterly) is provided with a total of 174.75 in the rear yard.

The maximum heights for both Unit 1 and Unit 2 will be 24 feet at the highest ridges based on the plans.

The floor area ratio is .65 to 1.0. The floor area ratio limit in R-2 is 0.65.

Statistical Information

Lot Size	4143 square feet
• Unit 1:	
First Floor	533 square feet
Second Floor	813 square feet
Total	1,346 square feet
Garage	462 square feet
• Unit 2:	
First Floor	533 square feet
Second Floor	813 square feet
Total	1,346 square feet
Garage	462 square feet
• Total Floor Area (excluding garages)	2,692 square feet
• Total Floor Area (with garages)	3,616 square feet
• Floor Area Ratio (excluding garages)	0.65 to 1.0
• Unit 1 Building Height	24 feet
• Unit 2 Building Height	24 feet

The proposed units feature elements of a contemporary Spanish architectural styling that will use a stucco finish, exposed wood rafters, "S"-tile roofing, and multi panel windows. This project is located in the downtown area where curb cuts and front facing garages are discouraged. The applicant is proposing a curb cut for a front facing garage on the westerly Unit which is not compatible with the surrounding properties. This garage is proposed in a manner that would obstruct access to the garages should a guest be parked in the space.

The applicant has prepared a plan that complies with most but not all of the R-2 standards, including the front facing garage setback, and location of the guest parking stalls. For these reasons, Staff recommends denial of this request.

If the project is approved, a list of recommended conditions and code requirements have been included as an attachment to the staff report, and the code requirements are not subject to modification.

PROJECT RECOMMENDATION: Based on the findings stated above, staff recommends denial of this request for a Conditional Use Permit, Division of Lot and Variance.

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE CONDITIONAL USE PERMIT, DIVISION OF LOT AND VARIANCE: Findings of fact in support of denial are set forth in the attached resolutions.

RECOMMENDED CONDITIONS:

A list of recommended conditions for the project is set forth in Attachment #3 should the Commission consider approval of the subject request.

Prepared by,



Aquilla Hurd
Planning Associate

Respectfully submitted,



for! Gregg Loran, AICP
Planning Manager

Attachments:

1. Planning Commission Resolutions
2. Variance Criteria Substantiation Sheet
3. Recommended Conditions If Approved
4. Location and Zoning Map
5. Code Requirements
6. Site Plan, Floor Plan & Elevations
7. Tentative Parcel Map

PLANNING COMMISSION RESOLUTION NO. 07-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-2 ZONE AT 728 SARTORI AVENUE.

CUP06-00015: SUBTEC- CHERYL VARGO (JOHN L. RYAN)

WHEREAS, the environmental impacts of the construction of a two- unit condominium development were analyzed in an Initial Study (referenced as EAS06-00005); and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2007 to consider an application for a Conditional Use Permit (CUP06-00015) filed by Subtec- Cheryl Vargo (John L. Ryan) to allow the construction of a two-unit condominium development on property located in the R-2 Zone; 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 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property under consideration is located at 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Lot 020 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed two-unit condominium development is conditionally permitted within the Two Family Residential District (R-2 Zone), however this proposal does not comply with all of the applicable provisions of this District;
- d) The proposed use will impair the integrity and character of the Two Family Residential District (R-2 Zone) because the proposed two-unit condominium development does not provide the required guest parking stalls and it does not provide the required front yard setback. Additionally, the proposal includes a front facing garage and a curb cut both of which are discouraged in the downtown area;
- e) The subject site is not physically suitable for the proposed two-unit condominium development because the width of the lot is too narrow for guest parking stalls to be located in a configuration that does not block access to the enclosed garages;

- f) The two-unit condominium development will be compatible with existing and proposed future land uses within the Two Family Residential District (R-2 Zone) and the general area in which the proposed condominium project is to be located because the area consists of a mix of one and two story two family and single family residences;
- g) The proposed two-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Low Medium Density Residential and the proposed project complies with the General Plan Land Use Designation and will continue to promote residential development on Sartori Avenue;
- h) The proposed two-unit condominium development will discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units do not comply will all applicable development standards;
- i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, two-unit condominium development is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed, two-unit condominium development because Unit 1 can be accessed from Sartori Avenue by one driveway that meets the minimum driveway standards and Unit 2 can be accessed via an alley on the easterly portion of the property;
- k) The location, size, design, and operating characteristics of the two-unit condominium development will be detrimental to the public interest, health, safety, convenience or welfare, and to the property of persons located in the area because the condominium project proposes guest parking stalls to be located in a tandem configuration it does not comply will all of the R-2 development standards;
- l) The proposed, two-unit condominium development will not produce any or all of the following results:
 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 2. Hazard from explosion, contamination or fire,
 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call vote DENIED CUP06-00015:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP06-00015 filed by Subtec-Cheryl Vargo (John L. Ryan) to allow the construction of a two-unit condominium project on property located in the R-2 zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED without prejudice.

Introduced, denied and adopted this 17th 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, 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 17th of January, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9 CHAPTER 2 ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ONE LOT TO BE SUBDIVIDED FOR A TWO-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-2 ZONE AT 728 SARTORI AVENUE.

DIV06-00013: SUBTEC- CHERYL VARGO (JOHN L. RYAN)

WHEREAS, the environmental impacts of the construction of a two-unit condominium development were analyzed in an Initial Study (referenced as EAS06-00005); and

WHEREAS, the Planning Commission at its meeting of January 17th, 2006, considered DIV06-00013 filed by Subtec- Cheryl Vargo (John L. Ryan) to allow one lot to be subdivided for a two-unit condominium project at 728 Sartori Avenue; and

WHEREAS, the above described conforms to the Land Use Element of the General Plan of the City of Torrance; 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 Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 728 Sartori Avenue;
- b) That the property is located in Block 74 Lot 22 of Torrance Tract 7955 as per map recorded in Parcel Map Book 7354, Page 007 and Lot 020 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed development does not conform to the code required parking standards or front yard setback standards of the subject property.
- d) The subdivision will not be compatible with the existing neighborhood because the proposal includes guest parking stalls in a tandem configuration;

- e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

WHEREAS, the Planning Commission by the following roll call vote DENIED DIV06-00013:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV06-00013, filed by Subtec-Cheryl Vargo (John L. Ryan) to allow one lot to be subdivided to allow a two-unit condominium project; on property located in the R-2 zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby Denied without prejudice.

Introduced, denied and adopted this 17th 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, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of January, 2007, by the following roll call vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

CRITERIA FOR VARIANCE APPLICATION FOR 728 SARTORI AVENUE

VAR06-00001

1. THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS RESULTING FROM THE STRICT ENFORCEMENT OF THIS ORDINANCE:

The subject site is a 30' wide parcel which will not accommodate a two-car garage and an open guest parking space side by side. The only way to provide the guest parking space is in a "tandem" configuration in front of the garage door for the rear unit. To deny the variance is a denial of condominiums on parcels of this size although a duplex of similar size could be developed without the requirement for a guest parking space.

2. IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF:

The guest space as configured is 10' in width parallel to the alley increasing the rear yard setback for this property from 5' to 10'. It does not interfere with the public's use of the alley nor encroach on any adjacent properties.

3. IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE ORDERLY DEVELOPMENT OF THE CITY AS PROVIDED FOR IN THE OFFICIAL LAND USE PLAN.

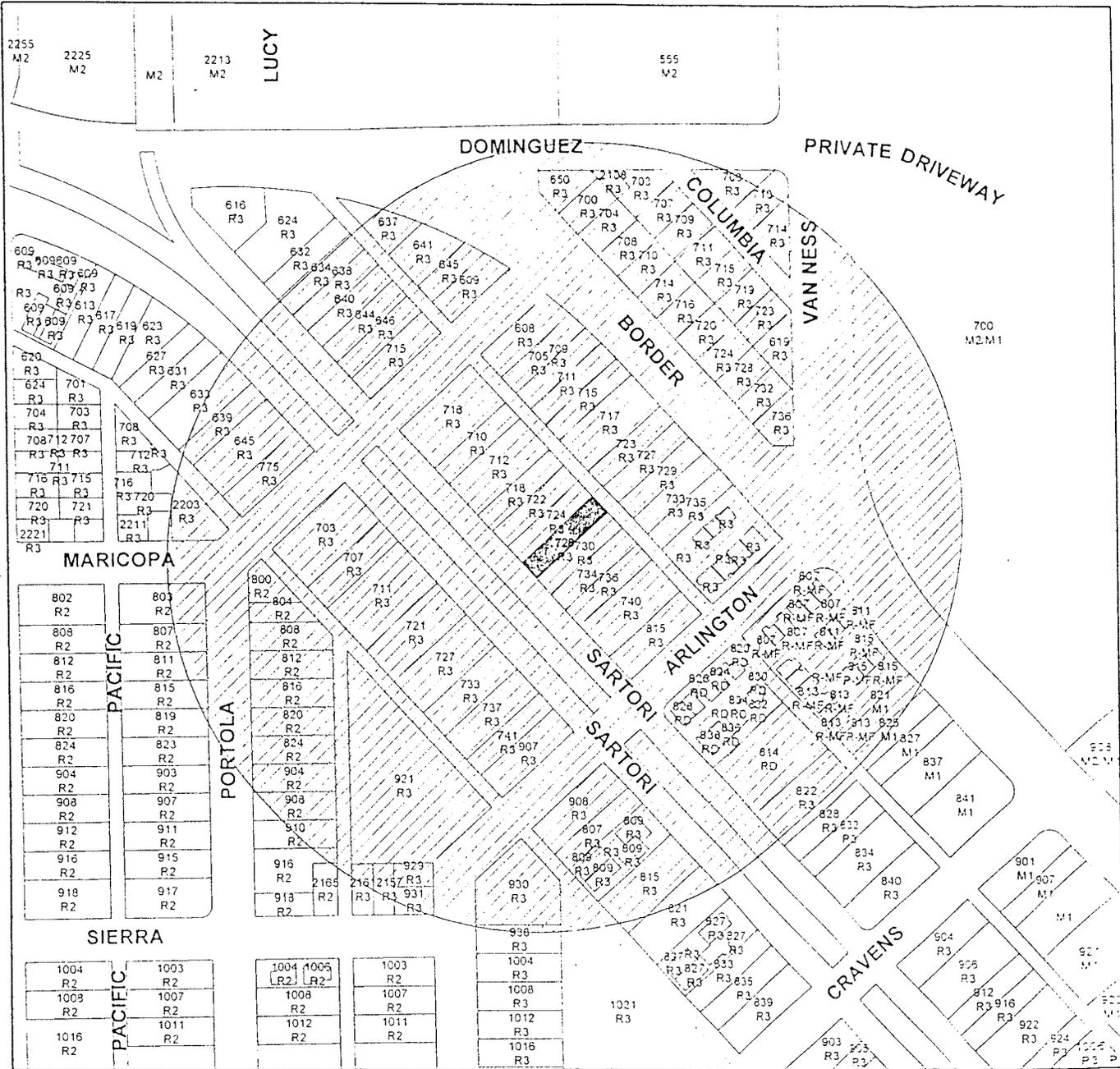
The applicant is NOT seeking a reduction in the required parking for the project only the manner in which it is being provided. The remainder of the proposed project is consistent with the development standards for the zone in which the property is located.



RECOMMENDED CONDITIONS IF APPROVED-

1. That the use of the subject property for a two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00015; 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 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 Conditional Use Permit is not used 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 the use of the subject property for two condominium units shall be subject to all conditions imposed in DIV06-00013 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;
4. That if this Division of Lot is not used within two years 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 92.29.13;
5. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney for approval prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Development Review)
6. That the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (Development Review)
7. That the Covenants, Conditions and Restrictions shall make provisions for reciprocal access and parking agreements for the guest parking space; (Development Review)
8. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)

9. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
10. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
11. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete or other porous materials shall be used in the guest parking space and other feasible areas and that a detail of the driveway, guest parking spaces and other paved areas shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
12. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements in Section 91.36.8 in the Torrance Municipal Code subject to the approval by the Community Development Director; (Development Review)
13. That the applicant shall comply with the minimum setback requirement of 20 feet for a front facing garage to the satisfaction of the Community Development Director; (Development Review)
14. That the applicant shall reconstruct half of the alley and it shall be designed and reconstructed with eight foot wide Asphalt Concrete and four foot Portland Concrete Cement center gutter along the width of property including appropriate transition work. The alley plan shall be prepared by a private engineer and approved prior to the grading permit; (Engineering and Permits)
15. That the applicant shall provide separate sewer laterals for each building; (Engineering and Permits)
16. That the applicant shall design and reconstruct half of the alley with eight foot wide Asphalt Concrete and four foot Portland Concrete Cement center gutter along the width of the property including appropriate transition work. The alley plan shall be prepared by a private engineer and approved prior to grading permit; (Engineering and Permits)
17. That the applicant shall permanently identify the guest parking stalls; (Environmental)
18. That the applicant shall provide electric roll up garage doors; (Environmental)
19. That four-inch minimum address numbers for residential and condo uses shall be provided at the front elevations; (Environmental)
20. That the applicant shall provide for the storage and pick-up of recyclable materials in conjunction with trash collection; (Environmental)



LOCATION AND ZONING MAP

728 Sartori Ave
 CUP06-00015
 DIV06-00013
 VAR06-00001

TORRANCE
 CITY OF TORRANCE
 COMMUNITY DEVELOPMENT

LEGEND

- 728 Sartori Ave
- 500 FT Notification Area

0 55 110 220 Feet

Prepared using City of Torrance Community Development Geographic Information System
 Jeffery W. Gibson, Community Development Director

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.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- Obtain a demolition permit prior to removal of any structure on the site.
- Remove all structures prior to issuance of any building permits.

Engineering

Conditional Use Permit

- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- Remove concrete adjacent to street curb and replace with irrigated sod in parkway.
- 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 Public Works Department (Streetscape) at 310-781-6900 for information on the type and size of tree for your area.
- A separate water service with water meter is required for each individual dwelling unit.
- Replace broken and cracked sidewalk per City of Torrance standards.
- Driveway on Sartori to conform to curb cut approval (only 10 feet wide driveway with two foot x's at south property line permitted.)

Division of Lot

- Remove all existing structures prior to final map recordation.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the Community Development Director.
- For condominium units, Final Maps must be recorded prior to obtaining Occupancy Permits.
- All public improvements with are conditions of this planning case must be completed prior to occupancy.
- That centerline ties be filed and checked by the Community Development Department, Engineering Division.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.

Environmental

- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).
- Torrance Municipal Code and California Building Code require noise insulation standards within new condominiums. Exterior noise should not cause interior noise to exceed 45 dba. Noise levels should be predicted for ten years after building permit application. Provide a noise study to verify that this development will meet the above standards.

Grading

- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/ drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-8835 * (310) 540-5511 Ext. 398

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

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 _____

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 SWC7146

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

July 6,

all in the year 2007

I the foregoing is true and correct.

Dated at Torrance

California this 6 Day of July 2007

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB

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. July 17, 2007, in the City Council Chambers of City Hall, 8031 Torrance Boulevard, Torrance, California, on the following matter: **CUPO8-00015, DIV08-00019, VAR08-00001 (AS00-00005); SUBTEC/CHERYL VARGO**

(JOHN L. RYAN, JR.), City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes, and a Variance for tandem parking for the guest parking space on property located in the R3 Zone at 728 Surfco Avenue.

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, 8031 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) 618-6990. 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. 128 CFR 36.102-95.104 ADA Title II.

For further information contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-6990.
**SUE HERBERS
CITY CLERK**

Pub: July 6, 2007

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., July 17, 2007, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00015, DIV06-00013, VAR06-00001(EAS06-00005): SUBTEC/CHERYL VARGO (JOHN L. RYAN, JR.): City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes and a Variance for tandem parking for the guest parking space on property located in the R-3 Zone at 728 Sartori Avenue

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: July 6, 2007

SUE HERBERS
CITY CLERK

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 July 5, 2007, I caused to be mailed 140 copies of the within notification for CUP06-00015, DIV06-00013, VAR06-00001(EAS06-00005: SUBTEC/CHERYL VARGO /JOHN L. RYAN, JR.) 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 July 5, 2007, at Torrance, California.

Adelle M. Castro
(signature)

CITY OF TORRANCE

NOTICE

Of Public Hearing

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL**
 will hear a request for **Consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes and a Variance for tandem parking for the guest parking space on property located in the R-3 Zone.**

Applicant: **Subtec/Cheryl Vargo (John L. Ryan, Jr.)** Case Type: **CUP06-00015, DIV06-00013,**
 & Case no.(s): **VAR06-00001 (EAS06-00005)**

Location: **728 Sartori Avenue**

Hearing date: **July 17, 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



Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

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

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

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 SWC7146

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 there of on the following dates, to-wit

Dec. 26,

all in the year 2006

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

Dated at Torrance

California, this 26 Day of Dec. 2006

Signature

This space is for the County Clerk's Filing Stamp

DEPT. CITY CLERK

2006 DEC 28 PM 12:09

CITY OF TORRANCE

Proof of Publication of

DB



DB 12-134

Notice of Public Review Period of a Proposed Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act, the City of Torrance proposes to adopt a Negative Declaration. A Negative Declaration means that the project has been determined not to have a significant effect on the environment. The proposed Negative Declaration and Initial Study (reference number EAS06-00005) are available for PUBLIC REVIEW on the following matter:

EAS06-00005, VAR06-00001, CUP06-00015, DIV06-00013 : JOHN L. RYAN JR-SUBTEC-CHERYL VARGO

The project is a proposal to allow the construction of a two-unit residential condominium project on one parcel located at 728 Sartori Avenue. A Conditional Use Permit to allow multiple owner occupied residential units, a Division of Lot for condominium purposes and a Variance to allow guest parking stalls in a tandem configuration.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #199001030318). The 1992 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.

Public review of the Initial Study will commence on December 26, 2006 and will continue until 5:30 p.m. on January 17, 2007. Written comments on the Initial Study and on the proposed adoption of a Negative Declaration will be accepted during the public review period and may be directed to Gregg Lodan, AICP, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503. The Initial Study and all documents referenced in the Initial Study are available for review at the public counter of the City of Torrance Community Development Department during normal business hours. The Community Development Department is located on the second floor of the east wing of the City Hall complex at 3031 Torrance Boulevard.

The Torrance Planning Commission will consider the proposed adoption of the Negative Declaration in conjunction with the consideration of the proposed project at a public hearing on January 17th. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meeting. The Planning Commission will consider all written comments received during the public review period in making their determination.

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.

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

Gregg Lodan, AICP,
Secretary, Planning Commission

Pub.: December 26, 2006.

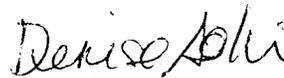
PROOF OF SERVICE BY MAIL

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 26, 2006**, I caused to be mailed **134** copies of the within notification to adopt a Negative Declaration **EAS06-00005, VAR06-00001, CUP06-00015, DIV06-00013: JOHN L. RYAN JR – SUBTEC-CHERYL VARGO** 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 26, 2006**, at Torrance California.



(signature)

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION

(201 5.5 C.C.P.) 2007 JAN -9 AM 11:45

STATE OF CALIFORNIA

CITY OF TORRANCE

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 _____

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 SWC7146

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 there of on the following dates, to-wit

Jan. 5,

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 5 Day of Jan. 2007

Signature

This sp

DB 1-36

NOTICE OF PUBLIC HEARING

tamp

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M., JANUARY 17, 2007, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

CUP06-00015, DIV06-00013, VAR06-00001

FEAS06-00035; Petition of SUBTEC-CHERYL YARGO (JOHN L. RYAN JR.) for approval of a Conditional Use Permit to allow the construction of two detached condominium units a Division of Lot for condominium purposes, and a Variance for tandem parking for the guest space on property located in the R-3 Zone at 728 Sartori Avenue.

CUP06-00017, TTM062882; Petition of SUBTEC-CHERYL YARGO (PAULA OLIVER, WILLIAM AND PATSY OLIVER) for approval of a Conditional Use Permit to allow the construction of a 6-unit condominium project in conjunction with a Vesting Tentative Tract Map 062882 for the merging of two existing lots into one lot and for condominium purposes on property located in the R-3 Zone at 922 Sartori Avenue.

CUP06-00021, DIV06-00018; Petition of DENNIS LA CHARITE for approval of a Conditional Use Permit to allow the construction of three condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1825 Cabrillo Avenue.

CUP06-00022, DIV06-00019; Petition of SUBTEC-CHERYL YARGO (YUKIFUMI KOYAMA) for approval of a Conditional Use Permit to allow the construction of two condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 2571 W. Carson Street.

CUP06-00023; Petition of THE LITTLE GYM (JAMIE MAINVIELLE) for approval of a Conditional Use Permit to allow the operation of an indoor recreation center for children in an existing commercial tenant space on property located in the H-DA2 Zone at 2914 Hawthorne Boulevard.

MOD06-00006, DIV06-00025; Petition of NICK ADACHI ARCHITECTS (SAKURA FINETER USA, INC.) for approval of a Modification of a Conditional Use Permit to allow revisions for the construction of Phase 3, a 49,420 square foot warehouse and manufacturing building, located between Phase 1 and 2 of the existing Saccra Finetek Corporate Headquarters, and to allow the merger of two lots into one lot on property located in the Industrial Redevelopment Project Area, in the M-2 Zone at 1750 W. 214th Street and 1600 Abalone Avenue.

DIV06-00020; Petition of SURF MANAGEMENT (STEVE FECHNER) for approval of a Division of Lot to allow a lot line adjustment between two lots of an existing commercial space and automotive repair facility on property located in the Industrial Redevelopment Project Area, in the M1 and M2 Zone at 1715-1719 Abalone Avenue and 1820-1860 Carson Street.

PRE05-00052; Petition of TOMARO ARCHITECTURE (PARENTINOS) for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 515 Via Monte D'Or.

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 Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

If you challenge any of the above matters 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 1694.6 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 310.618.2879. Notification 45 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29CFR35.102-35.104 ADA Title II)

For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at 310.618.5990.

JEFFERY W. GIBSON
Community Development Director

Pub: January 5, 2007.

Proof of Publ

DB

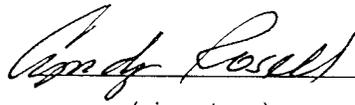
PROOF OF SERVICE BY MAIL

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 4, 2007, I caused to be mailed 143 copies of the within notification for Planning Commission CUP06-00015, DIV06-00013: SUBTEC – CHERYL VARGO (JOHN L. RYAN, JR.) 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 4, 2007, at Torrance California.



(signature)

CITY OF TORRANCE
 POSTED BY
[Signature]
 DATE: 1.4.07

CITY OF TORRANCE
NOTICE
Of Public Hearings

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the _____
 will hear a request for approval of a Conditional Use Permit to allow the construction of two detached
 condominium units, a Division of Lot for condominium purposes, and a Variance for tandem
 parking for the guest space on property located in the R-3 Zone.

Applicant: SUBTEC - CHERYL VARGO (JOHN L. RYAN JR.) Case Type: CUP06-00015, DIV06-00013,
 & Case no(s): VAR06-00001 (EAS06-00005)

Location: 728 Sartori Avenue

Hearing date: January 17, 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

