

Council Meeting of
September 25, 2007

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

PUBLIC HEARING

Members of the Council:

SUBJECT: Community Development - City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit, Precise Plan and Division of lot on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.

CUP06-00004, DIV06-00005, PRE06-00011: Mike Adli (Reza and Akram Adli)

RECOMMENDATION

The Planning Commission and the Community Development Director recommend that the City Council deny the appeal and take the following action on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa:

- Adopt resolutions denying a Conditional Use Permit (CUP06-00004), a Division of Lot (DIV06-00005) and a Precise Plan of Development (PRE06-00011).

FUNDING: Not applicable

BACKGROUND

The subject property is a rectangular-shaped lot measuring 82 feet wide, 121.71 feet long and 9,947 square feet in area. The property is currently developed with four residential units constructed in 1952.

PRIOR HEARINGS AND PUBLICATIONS

On June 7th, 2007 a public hearing notice was posted and 79 notices were mailed to property owners within a 500-foot radius of the subject property. On June 8th, 2007 a legal advertisement was published in the newspaper and the item was considered at a public hearing of the Planning Commission on June 20th, 2007.

On September 14, 2007, 79 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius and to the Riviera Homeowners Association, a notice of public hearing was posted at the site on September 17th, 2007 and a legal advertisement was published in the newspaper on September 14th, 2007. (see Attachment E).

ENVIRONMENTAL FINDINGS: The construction of a three-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into

four or fewer parcels is categorically exempted by the California Environmental Quality Act Guidelines in Article 19, Class 5, Section 15315.

ANALYSIS

The applicant requests approval of a Conditional Use Permit to allow the construction of a three-unit condominium development, a Division of Lot for condominium purposes and a Precise Plan of Development to allow construction over 14 feet in height on property located in the Hillside Overlay District in the R-3 Zone.

Consideration of this proposal began at the Planning Commission hearing of July 19th, 2006. At that time the applicants were proposing to construct four new attached two-story condominium units with semi-subterranean garages that were a total of 8,294 square feet in floor area and 29 feet ten inches in height from the street elevation. Several neighboring property owners objecting to the construction submitted correspondence at the time of the hearing and, staff observed that the proposed development appeared to significantly impact the views of five surrounding properties. The Planning Commission continued the item indefinitely to allow the applicant adequate time to work with his neighbors and revise his plans. Over the course of the last year, the applicant has met with staff on several occasions and prepared a number of plans designed to address impacts to surrounding properties.

The current proposal consists of the construction of a three unit condominium development. The applicant is also requesting approval of a Conditional Use Permit to allow the Floor Area Ratio to exceed .60 with a floor area ratio of 0.74 at 7,341 square feet of living area. Information regarding the FAR of multiple family residential properties in the surrounding area is provided in Attachment #F labeled *Attachment 6*. Staff has found that of the 25 multiple family residential properties within the immediate area, the average FAR is 0.58 with a range from 0.36 to 0.96. Four of the properties with the highest FAR, 328 and 320 Paseo De La Playa and 157 and 163 Paseo De La Concha, are condominium complexes.

The revised proposal conforms to all the setback and storage requirements and exceeds the open space requirements. The applicants are proposing a total of 7,341 square feet. Unit 1 is proposed to have a three car garage and storage space at the semi-subterranean level. The first floor is proposed to consist of a kitchen, great room, two bedrooms, two bathrooms, and a master suite. Units 2 & 3 are proposed to consist of three car garages and storage space at the semi-subterranean level. The first floors will consist of two bedrooms, one bathroom and a master suite and the second floors are proposed to have an office, kitchen, bathroom, dining room and great room. The current proposal, as represented by the certified silhouette flags, does not exceed the existing highest ridge. Unit 1 is proposed to have a street elevation height of 15 feet and a total height of 21 feet 11 ½ inches based on the lowest adjacent grade of 94.75 and the highest ridge certified at 116.68. Units 2 & 3 are proposed to have a street elevation height of 23 feet ten inches and a total height of 30 feet three inches based on the lowest adjacent grade of 94.75 and the highest ridge certified at 125.52. All elevations are based on a bench mark elevation of 100.92 located at the northwesterly corner of the property. Please see the project summary below:

Statistical Information

Lot Size		9,946 square feet
Floor Area:	Unit 1	Units 2 & 3:
First Floor	2,402 square feet	1,213 square feet
Second Floor		1,256.5 square feet
Total	2,402 square feet	2,469.5 square feet
Garage	741 square feet	2,370 square feet
Storage and Guest Parking	530 square feet	
• Total Floor Area Ratio	0.74 to 1.0 (7,341)	
	(excluding garages, guest parking and storage)	
Building Height:		
• Unit 1	21 feet 11 ½ inches	
• Unit 2 & 3	30 feet three inches	

The applicant has met with staff on several occasions to discuss the issues involved with this project. As a result of those meetings the applicant and his architect revised the plans and the silhouette several times in an effort to minimize the impacts to surrounding properties. Staff has made several site visits to multiple units to observe the current silhouette and assess the concerns of the neighboring property owners who reside in buildings located at 157 and 163 Paseo De La Concha. In 157 Paseo De La Concha #3, although the impacts have been reduced, the silhouette appears to obstruct views of white water from the second floor master bedroom and balcony. Unit #4, of the same building, has views of blue water from the living room on the first floor that appear to be obstructed by the silhouette and views of white water from the second floor bedroom and balcony that appear to be obstructed by the silhouette. Unit #5, of the same building, has views of white and blue water from the first floor living room and balcony that appear to be obstructed by the silhouette; however, views of white water from second floor bedrooms and from a second floor balcony no longer appear to be obstructed by the silhouette. Staff visited six units in the building located at 163 Paseo De La Concha including 5, 6, and 8 all second level units and 12, 13, and 14 all third level units. Unit #5 has northerly views of white and blue water that appear to be obstructed by the silhouette. Unit #6 and #8 have extreme northerly views of blue water that appear to be obstructed. Units 12, 13 and 14 have views of white water that no longer appear to be obstructed by the silhouette. Staff has determined that the development continues to intrude into the view of Units 4 & 5 in 157 Paseo De La Concha and Unit 5 in 163 Paseo De La Concha. In the staff report presented to the Planning Commission the applicant supplied a discussion of these impacts.

The revised proposal meets R-3 code requirements, with the exception of the floor area ratio. It has incorporated measures to break up the mass and scale by incorporating open decks and balconies on the westerly portion of the project that interact with the street, by using arched elements on the building façade and by tapering the width of the building. The applicants have put forth an effort to remain in the existing building envelope by maintaining the existing maximum ridge height and the proposed project will increase the side yard setbacks and open up view corridors on the northerly and southerly portions of the project. However, staff continues to observe view impacts to

three neighboring units. For the view impact reasons Staff continues to recommend denial with out prejudice of this project.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposal on June 20th, 2007. During the public testimony neighboring property owners voiced opposition to the project citing significant impacts to views. Several Commissioners expressed concerns with the view impacts to the neighboring property owners. After receiving testimony, the Planning Commission unanimously voted to deny the project.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:

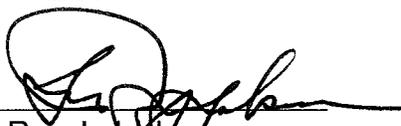


Jeffery W. Gibson
Community Development Director

By 

Gregg Lodan, AICP
Planning Manager

NOTED:



LeRoy J. Jackson
City Manager

Attachments:

- A. Resolutions
- B. Silhouette Certification
- C. Location and Zoning Map
- D. Letter of Appeal
- E. Planning Commission hearing Minutes Excerpt 6/20/07
- F. Previous Planning Commission Staff Report and Supplemental
- G. Proofs of Publication and Notification
- H. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- I. 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 THREE-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

CUP06-00004: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Conditional Use Permit (CUP06-00004) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Conditional Use Permit (CUP06-00004) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-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 September 25th, 2007, to consider an appeal of a Planning Commission denial of an application for a Conditional Use Permit filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-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 construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); 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 332 Paseo De La Playa; That the property is located on Lot 22 on Block D of Tract 10303 as per map recorded in Parcel Map Book 7511, Page 018 and Parcel 020 in the Office of the County recorder County of Los Angeles, State of California;

- b) The proposed use is one conditionally permitted within the subject land use district, however the proposal does not conform to the overlay district (Hillside Overlay) because it appears to obstruct ocean views of white water and blue water from surrounding properties;
- c) The proposed use will impair the integrity and character of the Limited Multiple Family District (R-3) because the proposed three-unit condominium development does not comply with the floor area ratio requirement of the R-3 Zone. Staff can not support the Floor Area Ratio due to apparent view impacts to surrounding properties;
- d) The proposed three-unit condominium development will not be compatible with existing and proposed future land uses within the Hillside Overlay Zone because the proposed project appears to impact surrounding properties by blocking ocean views;
- e) The proposed, three-unit condominium development will discourage the appropriate existing or planned future use of surrounding property because the project is designed and situated in a manner that impact views of surrounding properties and will not conform to the requirements of the Hillside Overlay District;
- f) The location, size, design, and operating characteristics of the three-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 proposed condominium project appears to impact the views of surrounding properties which are protected by the Hillside Overlay District;

NOW, THEREFORE, BE IT RESOLVED that CUP06-00004 filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit condominium project on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 25th day of September 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 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 HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

DIV06-00005: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Division of Lot (DIV06-00005) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Division of Lot (DIV06-00005) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-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 September 25th, 2007, to consider an appeal of a Planning Commission denial of an application for a Division of Lot filed by Mike Adli (Reza and Akram Adli) to allow the subdivision of one lot for condominium purposes on property located in the R-3 Zone; and

WHEREAS, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; 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 City Council of the City of Torrance does hereby find and determine as follows:

- A. That the property under consideration is located at 332 Paseo De La Playa; That the property is located in Lot 22 on Block D in Tract 10303 as per map recorded in Book 7511, Page 018 and Parcel 020 in the Office of the County recorder County of Los Angeles, State of California;
- B. The proposed development does not conform to the zoning development standards of the subject property including the R-3 Zoning Floor Area Ratio requirements and the Hillside Overlay District requirements;
- C. The subdivision will interfere with the orderly development of the City and will not be compatible with the existing neighborhood due to the potential view impacts to surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that DIV06-00005, filed by Mike Adli (Reza and Akram Adli) to allow one lot to be subdivided for condominium purposes; on property located in the R-3 zone at 332 Paseo De La Playa on file in the Community Development Department of the City of Torrance, is hereby **DENIED WITHOUT PREJUDICE**.

Introduced, approved and adopted this 25th day of September 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 PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9 CHAPTER 1 ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OVER 14 FEET IN HEIGHT ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

PRE06-00011: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Precise Plan of Development (PRE06-00011) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Precise Plan of Development (PRE06-00011) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit condominium development, one single story unit over 14 feet in height and two two-story units all with semi-subterranean parking, on property located in the Hillside Overlay District in the R-3 Zone; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on September 25th, 2007, to consider an appeal of a Planning Commission denial of an application for a Precise Plan of Development filed by Mike Adli (Reza and Akram Adli) to allow construction over 14 feet in height on property located in the Hillside Overlay District in the R-3 Zone; and

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

WHEREAS, the construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

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

- a) That the property is located at 332 Paseo De La Playa.
- b) That the property is identified as Lot 22 of Block D in Tract 10303.

- c) That the proposed addition will have an adverse impact upon the view of other properties in the vicinity because the height and location of the second floor on the two rear units appears to block white water and blue water ocean views from the properties located to the east of the subject site;
- d) That the proposed construction has been located, planned and designed in a manner that creates intrusions on the views of other properties in the vicinity specifically those located to the east of the subject property because the proposed condominium units are located on a lot that increases in height from west to east. The two story units are proposed to be located on the highest easterly portion of the lot and the second floor roof line extends in a westerly direction which appears to obstruct ocean views and white water views from the properties located on Paseo De La Concha;
- e) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because potential obstructions of ocean views from surrounding properties will have a negative impact on the surrounding properties;
- f) That the proposed condominium project would cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed new construction adversely impacts views from the surrounding residential structures;
- g) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed development appears to obstruct views from the properties located to the east and southeast; and

NOW, THEREFORE, BE IT RESOLVED that PRE06-00011, filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit project, one single story unit and two two-story units with semi-subterranean parking, on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE;

Introduced, denied and adopted this 25th day of September 2007.

MAYOR, of the City of Torrance

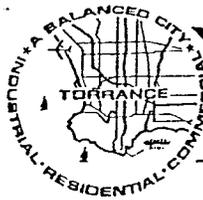
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

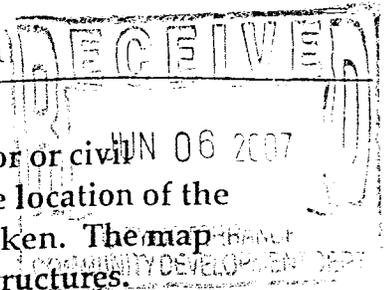
By _____



City of Torrance, Planning Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Jeffery ...

Height and Location Certification



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 332 PASEO DE LA PLAYA
(address)

on 6-01-07, based on plans submitted to the City of Torrance
(date)

by BELAK-BERGER on 3-22-07. The survey was taken
(applicant/architect) (date)

from a bench mark located at LT @ NORTH WEST CORNER
(address)

(attach map) which established a base elevation of 160.92.

The ridge line/highest point of the roof was determined to have an elevation of 125.52.

The plans indicate that the elevation should be 125.00.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Planning 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.

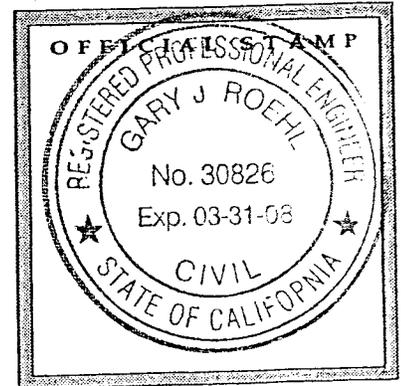
GARY J. ROEHL
NAME (please print)

30826
LS/RCE#

[Signature]
SIGNATURE

310 542-4433
PHONE

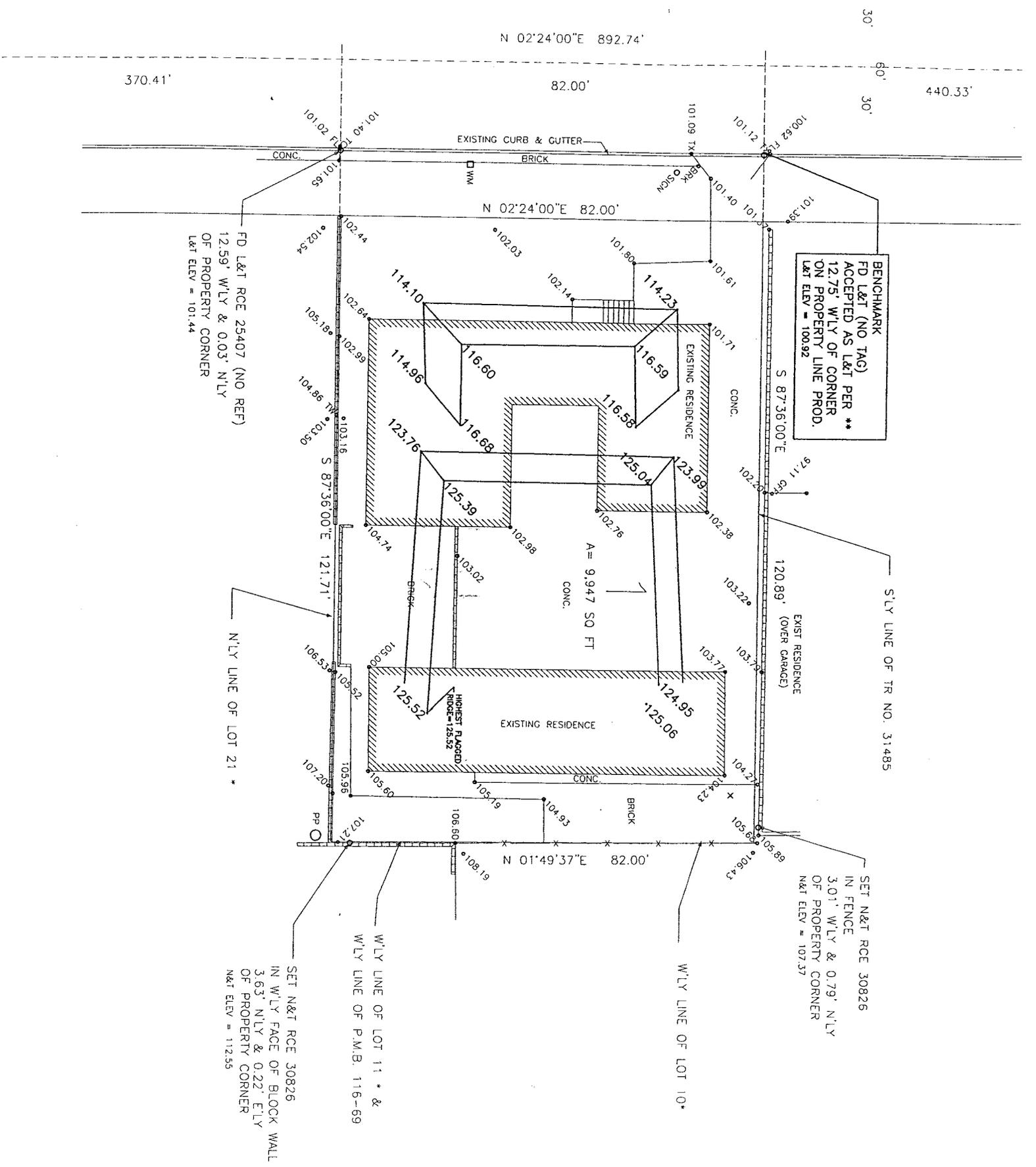
6-06-07
DATE



Notes: _____

PASEO DE LA PLAYA

100.00 TP=CHSL X



370.41'

N 02°24'00"E 892.74'

82.00'

440.33'

N 02°24'00"E 82.00'

BENCHMARK
 FD L&T (NO TAG)
 ACCEPTED AS L&T PER **
 12.75' W'LY OF CORNER
 ON PROPERTY LINE PROD.
 L&T ELEV = 100.92

FD L&T RCE 25407 (NO REF)
 12.59' W'LY & 0.03' N'LY
 OF PROPERTY CORNER
 L&T ELEV = 101.44

A = 9,947 SQ FT
 CONC.

HIGHEST FLAGGED
 RIDGE = 125.52

S 87°36'00"E
 120.89' (OVER GARAGE)

S'LY LINE OF TR. NO. 31485

N'LY LINE OF LOT 21 *

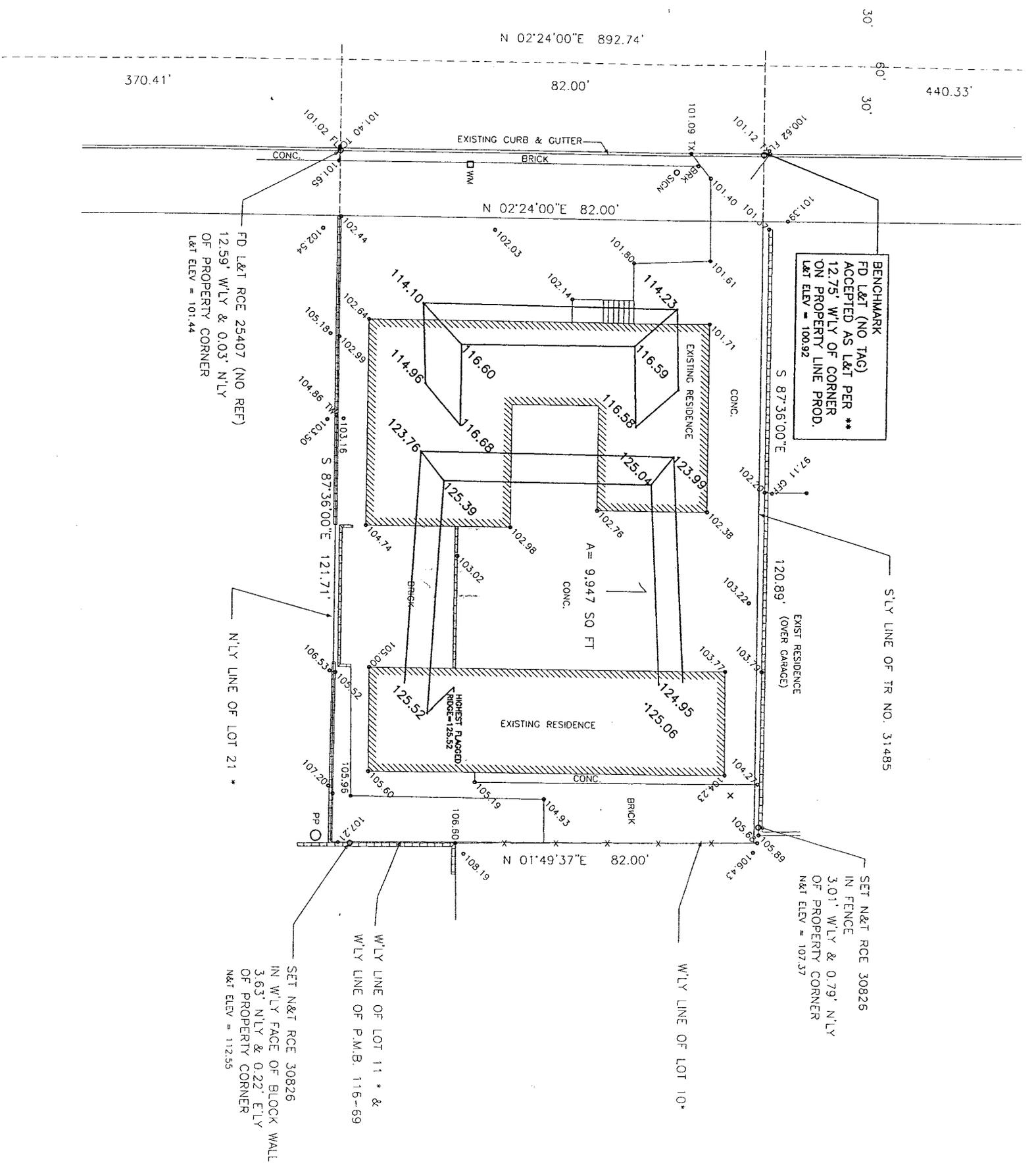
SET N&T RCE 30826
 IN FENCE
 3.01' W'LY & 0.79' N'LY
 OF PROPERTY CORNER
 N&T ELEV = 107.37

SET N&T RCE 30826
 IN W'LY FACE OF BLOCK WALL
 3.63' N'LY & 0.22' E'LY
 OF PROPERTY CORNER
 N&T ELEV = 112.55

W'LY LINE OF LOT 11 * &
 W'LY LINE OF P.M.B. 116-69

W'LY LINE OF LOT 10*

N 01°49'37"E 82.00'



370.41'

N 02°24'00"E 892.74'

82.00'

440.33'

N 02°24'00"E 82.00'

BENCHMARK
 FD L&T (NO TAG)
 ACCEPTED AS L&T PER **
 12.75' W'LY OF CORNER
 ON PROPERTY LINE PROD.
 L&T ELEV = 100.92

FD L&T RCE 25407 (NO REF)
 12.59' W'LY & 0.03' N'LY
 OF PROPERTY CORNER
 L&T ELEV = 101.44

A = 9,947 SQ FT
 CONC.

HIGHEST FLAGGED
 RIDGE = 125.52

S 87°36'00"E
 120.89' (OVER GARAGE)

S'LY LINE OF TR. NO. 31485

N'LY LINE OF LOT 21 *

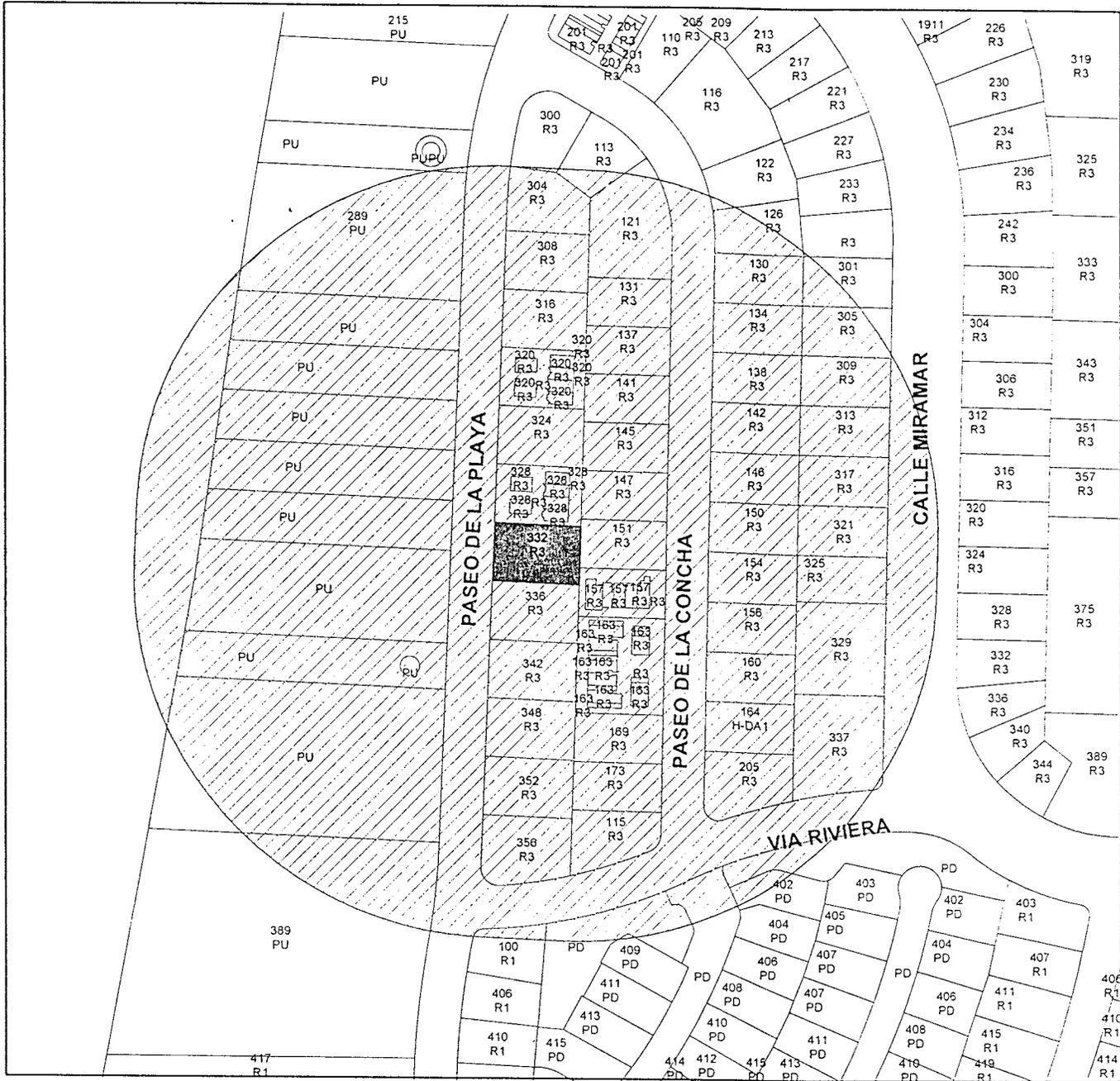
SET N&T RCE 30826
 IN FENCE
 3.01' W'LY & 0.79' N'LY
 OF PROPERTY CORNER
 N&T ELEV = 107.37

SET N&T RCE 30826
 IN W'LY FACE OF BLOCK WALL
 3.63' N'LY & 0.22' E'LY
 OF PROPERTY CORNER
 N&T ELEV = 112.55

W'LY LINE OF LOT 11 * &
 W'LY LINE OF P.M.B. 116-69

W'LY LINE OF LOT 10*

N 01°49'37"E 82.00'



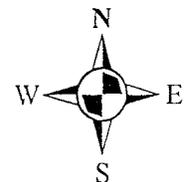
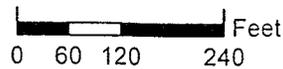
LOCATION AND ZONING MAP

332 Paseo De La Playa
 CUP06-00004
 DIV06-00005
 PRE06-00011



LEGEND

-  332 Paseo De La Playa
-  500-Ft Notification Area



CITY OF TORRANCE**INTEROFFICE COMMUNICATION****DATE: June 29, 2007**

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

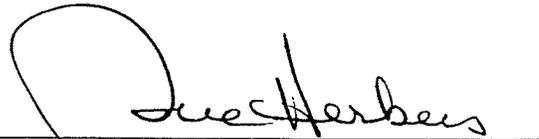
SUBJECT: Appeal 2007-13

Attached is Appeal 2007-13 received in this office on June 29, 2007 from Mike Adli, 328-F Paseo de la Playa, Redondo Beach, CA 90277. This appeal is of the Planning Commission's denial made on June 20, 2007 regarding CUP06-00004, PRE06-00011, DIV06-00005: MIKE ADLI (REZA AND AKRAM ADLI) located at 332 Paseo de la Playa, Redondo Beach, CA 90277 citing disagreement with the new interpretation of Hillside Overlay by the Planning Commission and disregard of overall positive effect on neighbor's views.

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

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



	RECEIVED	CITY OF TORRANCE	JUL 5
	JUN 29 PM 5:09	APPEAL FORM	

AN APPEAL TO CITY OF TORRANCE CITY CLERK'S OFFICE

- City Council
- Planning Commission
- _____

RETURN TO:

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

RE: CUPD 6-00004, PRE 06-00011, DIV 06-00005
 (Case Number and Name)

Address/Location of Subject Property 332 PASO DE LA PLAYA
 (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: JUN 20, 2007 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.*

DISAGREEMENT WITH THE NEW INTERPRETATION OF HILLSIDE OVERLAY BY THE PLANNING COMMISSION AND DISREGARD OF OVERALL POSITIVE EFFECT ON NEIGHBORS VIEWS.

Name of Appellant MIKE ADLI

Address of Appellant 328-F PASO DE LA PLAYA REDONDO BEACH CA 90277

Telephone Number (310) 373 0263

Signature *Mike Adli*

Appeal Fee paid \$ <u>160.00</u>	For office use only: Date <u>6/29/07</u>	Received by <u>GK [Signature]</u>
Notice to: Community Development Department <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

EXCERPT OF MINUTES

√ Minutes Approved
 Minutes Subject to Approval

June 20, 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 7:02 p.m. on Wednesday, June 20, 2006, in City Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Hurd-Ravich, Plans Examiner Noh, Fire Marshal Kazandjian, Transportation Planning Manager Semaan, and Deputy City Attorney Whitham.

9. CONTINUED HEARINGS

9C. CUP06-00004, PRE06-00011, DIV06-00005: MIKE ADLI

Planning Commission consideration for approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of three new condominium units in conjunction with a Division of Lot for condominium purposes on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo de la Playa.

Recommendation

Denial without prejudice.

Planning Associate Hurd-Ravich introduced the request.

Mike Adli, 328 Paseo de la Playa, applicant, reported that the project has been redesigned six times in order to address view issues and he now believes it would have only a positive impact. He explained that the project would open up view corridors enabling neighbors to have white water views they've never had before, however, this is not evident from the silhouette because it does not show the portion of the building that will be removed. He contended that the project's FAR of 0.74 was justified because

while it is higher than the average FAR as compared to all properties in the area, it is well below the FAR of nearby condominium developments.

Larry Peterson, 6601 Center Drive West, Los Angeles, legal counsel for the applicant, urged approval of the project. He noted that it was the Commission's role to make subjective judgments and the Commission has a practice of distinguishing between primary and secondary views, acquired and original views, and the significance of a view, i.e. a white water view versus a view of the sky and trees. He stated that while some units at 157 Paseo de la Concha would lose approximately 50% of white water views from their second floors, primary views on the third floor are spectacular and they are not impacted by the project. He reported that the applicant has suffered a significant economic loss by not being allowed to go forward with the project and this loss far outweighs the loss of a small percentage of secondary view, the value of which is highly speculative.

Referring to the staff report, Commissioner Busch noted that it was staff's opinion that it would be possible to further minimize view impacts by shifting the proposed second story of Units 2 and 3 in an easterly direction and reducing the square footage of the second story to move the building back approximately 20 feet.

Mr. Adli explained that the building is tiered and the top floor is very small and doing what staff has suggested would necessitate the elimination of the kitchen and the living room and the project would no longer be viable. He noted that a condominium project is being built two blocks away, which has units approximately the same size, and stressed the need to be able to compete in today's real estate market.

Commissioner Browning reported that he visited 157 Paseo de la Playa five or six times at different times of day and observed that the project would have a significant impact on views of the ocean, white water and sand.

Mr. Adli stated that he observed that the project would impact an impressive view from a walkway at 157 Paseo de la Playa, but a walkway is not a living area, therefore it is not protected by the Hillside Overlay Ordinance. He explained that the primary view from inside these units is to the north and the only unit significantly impacted by the project is Unit No. 5 and this impact has been mitigated by the large view corridor that would be opened up for this unit.

Nicole Adams, 157 Paseo de la Concha, #3, voiced objections to the project, stating that it would completely take away the white water view she enjoys from her balcony.

Treva Merritt, 163 Paseo de la Concha, stated that the impact on her view has improved since the revisions, however, she would still lose 55% to 60% of her second-floor view to the north.

Bruce Scher, 157 Paseo de la Concha, #5, stated that the revisions have lessened the impact on his view, but he remains opposed to the project because it would still have a significant impact on his property. He noted that the new condominium development Mr. Adli referred to a couple blocks away has no view whatsoever, therefore, it was not relevant to this discussion.

Charles Belak-Berger, project architect, stated that he has done everything possible to mitigate the impact on view. He noted that the lot is zoned for six units, but the applicant was proposing only three and that the project meets or exceeds all requirements. He contended that moving the second story back as staff has recommended would not significantly improve anyone's view. He expressed concerns that this area will become stagnant if property owners are not allowed to develop their properties.

Commissioner Busch asked that staff comment on the assertion in Mr. Peterson's letter dated June 20, 2007, that neighbors at 157 and 173 Paseo de la Concha have an "acquired view" and thus lack standing to object to the project.

Deputy City Attorney Whitham advised that the Hillside Overlay Ordinance does not address the issue of acquired view; that in the past when deciding Hillside cases, some commissioners and some city council members have felt that views acquired after the ordinance was adopted were not worthy of the same degree of protection that original views deserve; and that it was up to each commissioner to decide whether or not a view was worthy of protection.

Mr. Peterson stated that when an ordinance is ambiguous like the Hillside Overlay Ordinance, it runs the risk of being thrown out by the court unless it is applied in a fair and consistent manner, therefore, the Commission must not ignore past practices.

Lee Farnsworth, 163 Paseo de la Concha, #8, stated that the proposed project would take away approximately 50% of what little view he has.

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

Chairperson Faulk clarified that the Commission considers each project on an individual basis and even if only one neighbor suffers significant view loss, that's enough to deny a project. Indicating that he would not support the project, he reported that he observed that it would take away views that can never be regained while the subject property has views that can never be obstructed. He noted that the Hillside Ordinance does not limit protection to views from interior living areas as Mr. Adli claimed. He indicated that he was not swayed by the applicant's claim of economic loss because it is not a determining factor in his decisions and that he also was not swayed by the argument that the applicant should be allowed to build what others have built as every project is constrained by the particular lot being developed.

Commissioner Browning noted his agreement with Chairperson Faulk's comments.

Commissioner Busch reported that he observed that the modified project would still result in significant view loss and he could not support it because he believes it violates the Hillside Ordinance. He commended staff for the well written staff report and noted that it included recommendations regarding possible modifications, which the applicant rejected as not being feasible.

Commissioner Weideman stated that he also observed significant view loss and favored denying the project without prejudice.

MOTION: Commissioner Weideman moved to deny CUP06-00004, DIV06-00005 and PRE06-00011 without prejudice. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution Nos. 06-086, 06-087 and 06-088.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 06-086, 06-087 and 06-088. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

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AGENDA ITEM NO. 9C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: CUP06-00004, DIV06-00005, PRE06-00011 Mike Adli (Reza and Akram Adli)

LOCATION: 332 Paseo De La Playa

Consideration of this proposal began at the Planning Commission hearing of July 19th, 2006. At that time the applicants were proposing to construct four new attached two-story condominium units with semi-subterranean garages that were a total of 8,294 square feet in floor area and 29 feet ten inches in height from the street elevation. Correspondence from several neighboring property owners objecting to the construction was submitted at the time of the hearing. Staff observed that the proposed development appeared to significantly impact the views of several surrounding properties. At the time of the hearing, staff recommended that the applicant bring forth a proposal that conformed to all R-3 code requirements, that was more consistent with the existing building envelope and that was in harmony with the scale and character of other properties on Paseo De La Playa. The applicant was scheduled to appear before the Planning Commission on December 6, 2006 and subsequently requested a further continuance to continue making design changes in order to minimize impacts to the surrounding properties. Over the course of the last year, the applicant has met with staff on several occasions and prepared a number of plans designed to address impacts to surrounding properties. The applicant has submitted a revised project that complies with the majority of the R-3 standards with the exception of the floor area ratio requirement.

The current proposal consists of the construction of a three unit condominium development previously proposed as a four unit development. The lot is 9,946 square feet. At the time of the first hearing, the proposed project did not meet several code requirements including a proposed floor area ratio of 0.83. The revised proposal has been reduced to 0.74. In accordance with the Torrance Municipal Code an applicant can request approval of a Conditional Use Permit to allow a floor area ratio over .60 in the R-3 Zone. Staff has provided information regarding the FAR of multiple family residential properties in the surrounding area to assist the Planning Commission in arriving at a determination (Attachment #6). Staff has found that of the 25 multiple family residential properties within the immediate area, the average FAR is 0.58 with a range from 0.36 to 0.96. Four of the properties with the highest FAR, 328 and 320 Paseo De La Playa and 157 and 163 Paseo De La Concha, are condominium complexes.

The revised proposal conforms to all the setback requirements including a front yard setback of 20 feet at the closest point and a rear yard setback of 10 feet at the closest point. The applicants are providing eight foot side yard setbacks that extend for 33 feet of the easterly (rear) portion of the building. The remaining 59 feet of the westerly (front) portion of the building will have 16 foot side yard setbacks. The revised proposal exceeds the minimum amount of required storage space, 200 cubic feet, and provides 1,302 cubic feet for Unit 1 and 1,560 cubic feet for Units 2 & 3. The applicant is now exceeding the open space requirements by providing a total of 2,923 square feet of open space while 1,800 square feet is required. As scaled by staff, the proposed common open space of 1,359 square feet is located in the side yards and on

CD RECOMMENDATIONS – 6/20/07
AGENDA ITEM NO. 9C

CASE NO. CUP06-00004, DIV06-00005, PRE06-00011

the easterly portion of lot. Unit 1 is proposed to have a 398 square foot deck located to west of the unit and accessed through the great room on the main level. Units 2 & 3 are proposed to have two decks located on the second floor on the westerly and easterly portions of the units totally 583 square feet of privately accessible open space. Each unit is required to have a minimum of 300 square feet of privately accessible open space.

As previously mentioned the applicant has reduced the number of units proposed from four units to three and has reduced the total square footage from 8,294 square feet to 7,341 square feet a reduction of 953 square feet. Unit 1 is proposed to have a three car garage and storage space at the semi-subterranean level. The first floor is proposed to consist of a kitchen, great room, two bedrooms, two bathrooms, and a master suite. Units 2 & 3 are proposed to consist of three car garages and storage space at the semi-subterranean level. The first floor will consist of two bedrooms, one bathroom and a master suite and the second floor is proposed to have an office, kitchen, bathroom, dining room and great room. The building height from the street elevation has been reduced from 29 feet 10 inches to 23 feet 10 inches a decrease of six feet in height. The total height of the building as measured from the finished floor of the semi-subterranean garage to the highest ridge is 30 feet three inches. The current proposal, as represented by the certified silhouette flags, does not exceed the existing highest ridge. The applicant has chosen to leave several portions of the previous silhouette attached to the roof in order to demonstrate the change in height from the last iteration of the silhouette. There have been several iterations since the first silhouette was constructed six feet above the current flags. Correspondence is attached for your review that was submitted by the neighboring property owners discussing the last iteration of the silhouette. Unit 1 is proposed to have a street elevation height of 15 feet and a total height of height of 21 feet 11 ½ inches based on the lowest adjacent grade of 94.75 and the highest ridge certified at 116.68. Units 2 & 3 are proposed to have a street elevation height of 23 feet ten inches and a total height of 30 feet three inches based on the lowest adjacent grade of 94.75 and the highest ridge certified at 125.52. All elevations are based on a bench mark elevation of 100.92 located at the northwesterly corner of the property.

Statistical Information

Lot Size	9,946 square feet
• Units 1	
First Floor	2,402 square feet
Total	2,402 square feet
Garage	741 square feet
Unit 1 Storage and Guest Parking	530 square feet
• Units 2 & 3:	
First Floor	1,213 square feet (per unit)
Second Floor	1,256.5 square feet (per unit)
Total	2,469.5 square feet (per unit)
Garage	2,370 square feet
• Total Floor Area	7,341 square feet (excluding garages, guest parking and storage)
• Floor Area Ratio (excluding garages)	0.74 to 1.0 (excluding garages, guest parking and storage)
• Unit 1 Building Height	21 feet 11 ½ inches
• Unit 2 & 3 Building Height	30 feet three inches
• Overall Building Height	30 feet three inches

In July 2006, staff made several site visits to the properties of surrounding neighbors who had expressed concerns about the project at that time. Those properties included 157, 154 and 150 Paseo De La Concha. From 154 Paseo De La Concha, staff observed views of blue water from second and third level units that appeared at that time to be obstructed by the silhouette. From 150 Paseo De La Concha, staff observed views of blue water and horizon from a second level unit that appeared at that time to be obstructed by the silhouette. The potential view obstructions from these properties have been eliminated by lowering the overall building height by six feet. Staff observed from 157 Paseo De La Concha Units 2 & 3 ocean views from the second and third level balconies that appeared to be obstructed by the silhouette and the revised design and lowered building height has minimized the obstructions.

The applicant has met with staff on several occasions to discuss the issues involved with this project. As a result of those meetings the applicant and his architect revised the plans and the silhouette several times in an effort to minimize the impacts to surrounding properties. Staff has made several site visits to multiple units to observe the current silhouette and assess the concerns of the neighboring property owners who reside in buildings located at 157 and 163 Paseo De La Concha. In 157 Paseo De La Concha #3, although the impacts have been reduced, the silhouette appears to obstruct views of white water from the second floor master bedroom and balcony. Unit #4, of the same building, has views of blue water from the living room on the first floor that appear to be obstructed by the silhouette and views of white water from the second floor bedroom and balcony that appear to be obstructed by the silhouette. Unit #5, of the same building, has views of blue water from the first floor living room and balcony that appear to be obstructed by the silhouette; however, views of white water from second floor bedrooms and from a second floor balcony no longer appear to be obstructed by the silhouette. Staff visited six units in the building located at 163 Paseo De La Concha including 5, 6, and 8 all second level units and 12, 13, and 14 all third level units. Unit #5 has northerly views of white and blue water that appear to be obstructed by the silhouette. Unit #6 and #8 have extreme northerly views of blue water that appear to be obstructed. Units 12, 13 and 14 have views of white water that no longer appear to be obstructed by the silhouette. Staff has determined that the development continues to intrude into the view of Units 4 & 5 in 157 Paseo De La Concha and Unit 5 in 163 Paseo De La Concha. In Attachment 4, the applicant has supplied a discussion of these impacts.

At the first Planning Commission hearing, staff recommended that the applicant bring forth a plan that meets R-3 code requirements, is within the existing building envelope and is in harmony with the surrounding properties. The revised proposal meets R-3 code requirements, with the exception of the floor area ratio. It has incorporated measures to break up the mass and scale by incorporating open decks and balconies on the westerly portion of the project that interact with the street, by using arched elements on the building façade and by tapering the width of the building. The applicants have put forth an effort to remain in the existing building envelope by maintaining the maximum ridge height and the proposed project will increase the side yard setbacks and open up view corridors on the northerly and southerly portion of the project. However, staff continues to observe view impacts to three neighboring units. While it may not be feasible to eliminate all view impacts from all of the surrounding units, Staff does feel it would be possible to further minimize impacts by shifting the proposed second story of Units 2 & 3 in an easterly direction and reducing the square footage of the second story to result in the second story building line moving back by approximately 20 feet. For the view impact reasons Staff continues to recommend denial with out prejudice of this project.

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

PROJECT RECOMMENDATION: Based on the findings stated above, staff recommends denial with out prejudice of this request for a Conditional Use Permit, Division of Lot and Precise Plan of Development.

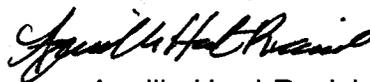
FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE CONDITIONAL USE PERMIT, DIVISION OF LOT, AND THE PRECISE PLAN OF DEVELOPMENT:

Findings of fact in support of denial of the Conditional Use Permit, Division of Lot, and Precise Plan of Development are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Should the Commission consider approval of the subject requests, a list of recommended conditions for the project is set forth in Attachment.

Prepared by,



Aquilla Hurd-Ravich
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachment:

1. Planning Commission Resolutions
2. Recommended Conditions If Approved
3. Silhouette Verification
4. Correspondence
5. Code Requirements
6. FAR information for surrounding residential properties
7. Minutes and Prior agenda items
8. Site Plan, Floor Plans, & Elevation

PLANNING COMMISSION RESOLUTION NO. 06-086

A RESOLUTION OF THE PLANNING COMMISSION 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 THREE-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

CUP06-00004: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Conditional Use Permit (CUP06-00004) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Conditional Use Permit (CUP06-00004) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-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 construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); 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 332 Paseo De La Playa;
- b) That the property is located on Lot 22 on Block D of Tract 10303 as per map recorded in Parcel Map Book 7511, Page 018 and Parcel 020 in the Office of the County recorder County of Los Angeles, State of California;

- c) The proposed use is one conditionally permitted within the subject land use district, however the proposal does not conform to the overlay district (Hillside Overlay) because it appears to obstruct ocean views of white water and blue water from surrounding properties;
- d) The proposed use will impair the integrity and character of the Limited Multiple Family District (R-3) because the proposed three-unit condominium development does not comply with the floor area ratio requirement of the R-3 Zone. Staff can not support the Floor Area Ratio due to apparent view impacts to surrounding properties;
- e) The proposed three-unit condominium development will not be compatible with existing and proposed future land uses within the Hillside Overlay Zone because the proposed project appears to impact surrounding properties by blocking ocean views;
- f) The proposed, three-unit condominium development will discourage the appropriate existing or planned future use of surrounding property because the project is designed and situated in a manner that impact views of surrounding properties and will not conform to the requirements of the Hillside Overlay District;
- g) The location, size, design, and operating characteristics of the three-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 proposed condominium project appears to impact the views of surrounding properties which are protected by the Hillside Overlay District;

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE CUP06-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP06-00004 filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit condominium project on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 20th day of June 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 without prejudice, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of June, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-087

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DIVISION OF LOT ALLOWING ONE LOT TO BE SUBDIVIDED FOR A THREE-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

DIV06-00005: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Division of Lot (DIV06-00005) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Division of Lot (DIV06-00005) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit condominium development on property located in the R-3 Zone; and

WHEREAS, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; 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 332 Paseo De La Playa;

- b) That the property is located in Lot 22 on Block D in Tract 10303 as per map recorded in Book 7511, Page 018 and Parcel 020 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed development does not conform to the zoning development standards of the subject property including the R-3 Zoning Floor Area Ratio requirements and the Hillside Overlay District requirements;
- d) The subdivision will interfere with the orderly development of the City and will not be compatible with the existing neighborhood due to the potential view impacts to surrounding properties.

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE DIV06-00005:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV06-00005, filed by Mike Adli (Reza and Akram Adli) to allow one lot to be subdivided for condominium purposes; on property located in the R-3 zone at 332 Paseo De La Playa on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 20th day of June 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 without prejudice, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of June, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-088

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE 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 THREE UNITS, ONE SINGLE STORY UNIT AND TWO TWO-STORY UNITS WITH SEMI-SUBTERRANEAN PARKING, ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 332 PASEO DE LA PLAYA.

PRE06-00011: MIKE ADLI (REZA AND AKRAM ADLI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006, to consider an application for a Precise Plan of Development (PRE06-00011) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a four-unit condominium development on property located in the R-3 Zone; and

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 6, 2006,

WHEREAS, the Planning Commission continued the matter indefinitely;

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 20, 2007, to consider an applicant for a Precise Plan of Development (PRE06-00011) filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit condominium development, one single story unit over 14 feet in height and two two-story units all with semi-subterranean parking, on property located in the Hillside Overlay District in the R-3 Zone; and

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

WHEREAS, the construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

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

- a) That the property is located at 332 Paseo De La Playa.

- b) That the property is identified as Lot 22 of Block D in Tract 10303.
- c) That the proposed addition will have an adverse impact upon the view of other properties in the vicinity because the height and location of the second floor on the two rear units appears to block white water and blue water ocean views from the properties located to the east of the subject site;
- d) That the proposed construction has been located, planned and designed in a manner that creates intrusions on the views of other properties in the vicinity specifically those located to the east of the subject property because the proposed condominium units are located on a lot that increases in height from west to east. The two story units are proposed to be located on the highest easterly portion of the lot and the second floor roof line extends in a westerly direction which appears to obstruct ocean views and white water views from the properties located on Paseo De La Concha;
- e) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because potential obstructions of ocean views from surrounding properties will have a negative impact on the surrounding properties;
- f) That the proposed condominium project would cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed new construction adversely impacts views from the surrounding residential structures;
- g) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed development appears to obstruct views from the properties located to the east and southeast; and

WHEREAS, the Planning Commission by the following roll call votes DENIED WITHOUT PREJUDICE PRE06-00011:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE06-00011, filed by Mike Adli (Reza and Akram Adli) to allow the construction of a three-unit project, one single story unit and two two-story units with semi-subterranean parking, on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE;

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 without prejudice, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of June, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

RECOMMENDED CONDITIONS IF APPROVED- CONDITIONAL USE PERMIT:

1. That the use of the subject property for a three-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00004; 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 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)
4. That the Covenants, Conditions and Restrictions shall make provisions for reciprocal access and parking agreements for guest parking spaces; (Development Review)
5. 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)
6. 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)
7. 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)
8. That the driveway shall include sections of decorative/stamped concrete or other materials, that porous materials such as grasscrete 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)

9. 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 prior to issuance of any permits; (Development Review)
10. That the trash enclosure area should be large enough to accommodate trash for three units as well as hold containers for recyclable materials; (Environmental)
11. That the garages shall be provided with electric roll-up doors; (Environmental)
12. That four-inch minimum address numbers shall be provided on the front elevations; (Environmental)
13. That the applicant shall provide wheel stops and permanently label guest parking spaces; (Environmental)
14. A noise study shall be prepared demonstrating the interior noise levels shall not exceed 45 dba to the satisfaction of the Community Development Director. Methodologies of the noise study can be obtained from the Environmental Division; (Environmental)
15. That the applicant shall provide an area for laundry facilities within each unit; (Environmental)
16. That the applicant shall provide separate sewer laterals for each building; (Engineering Permits and Mapping)
17. That a hydrology study shall be submitted by the applicant and approved by the city prior to issuance of grading permits specifying the required hike-up at the property line to prevent public storm water from flowing on-site; (Engineering Permits and Mapping Water)
18. That a ten foot long level area shall be provided behind the public sidewalk for pedestrian sight and distance; (Engineering Permits and Mapping)
19. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

RECOMMENDED CONDITIONS IF APPROVED- DIVISION OF LOT:

1. That the use of the subject property for three condominium units shall be subject to all conditions imposed in DIV06-00005 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 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;

RECOMMENDED CONDITIONS IF APPROVED- PRECISE PLAN OF DEVELOPMENT:

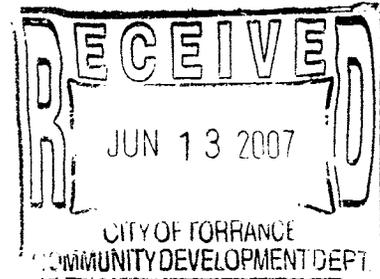
1. That the use of the subject property for a multiple-family residence shall be subject to all conditions imposed in Precise Plan of Development 06-00011 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal 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 06-00011 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 maximum height of Unit 1 at the highest point of the roof shall not exceed a height of 21 feet 11 ½ inches as represented by the elevation of 116.68 on the certified silhouette and a lowest adjacent grade of 94.75 based on a benchmark elevation of 100.92 located at the northwesterly corner of the lot as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of Unit 1 shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 21 feet 11 ½ inches feet based on the elevation of 116.68 as indicated on Certified Silhouette and based on the lowest grade elevation of 94.75 as shown on the survey map and based on a benchmark elevation of 100.92 on file in the Community Development Department; (Development Review)
5. That the maximum height of Units 2 & 3 at the highest point of the roof shall not exceed a height of 30 feet three inches as represented by the elevation of 125.52 on the certified silhouette and a lowest adjacent grade of 94.75 based on a benchmark elevation of 100.92 located at the northwesterly corner of the lot as shown on the official survey map in the Community Development Department; (Development Review)
6. That the height of Units 2 & 3 shall be certified by a licensed surveyor/ engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 30 feet three inches based on the elevation of 125.52 as indicated on the Certified Silhouette and based on the lowest grade elevation of 94.75 as shown on the survey map and based on a benchmark elevation of 100.92 on file in the Community Development Department; (Development Review)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)

8. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall provide a driveway that shall not being to slope downward until east of the front property line; (Engineering Permits and Mapping)
10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.



Larry W. Peterson

Attorney At Law
6601 Center Drive West
Suite 500
Los Angeles, CA 90045
Tel: (310) 348-8115
Fax: (310) 348-8181
Cell: (805) 231-8064



June 20, 2007

TO: Members of the Torrance Planning Commission

FROM: Larry Peterson – Attorney-at-Law (On behalf of Mike Adli)

SUBJECT: APPLICATION BY MIKE ADLI FOR A REMODEL REQUEST AT 332 PASEO DE LA PLAYA

SUMMARY

The Applicant has expended substantial time, effort, and monies in his effort to meet the spirit and apparent intent of the Hillside Overlay Ordinance. The project now meets all objective building code requirements; and the project has been scaled back to mitigate previous view impacts on the neighbors. Accordingly, the Planning Commission should follow its past practices and not give undue weight to any neighbors who have acquired their views after the passage of the Hillside Overlay Ordinance and thus are in a weak position to complain when they should have anticipated that an existing property owner might eventually wish to upgrade his property.

The specific reasons why it is urged that Mr. Adli's remodel request at 332 Paseo De La Playa should be granted are set forth below.

1. The Planning Commission's past interpretation of the Hillside Ordinance should be followed in this remodel request.
 - a) The Commission should distinguish between "primary views" and "secondary view".
 - b) The Applicant's proposal request will not have a "significant" impact on the views of the Appellant's neighbors.
 - c) The secondary views impacted are of neighbors with "acquired" views and therefore lack "standing" to complain.
2. The Appellant has suffered significant "economic loss" by not being allowed to remodel.
3. The Appellant meets all of the objective requirements of the Hillside Overlay Ordinance.
4. The Appellant has substantially scaled back his project to mitigate the concerns of his neighbors.

FACTUAL BACKGROUND

- In 1952 the 4 unit multi-family residence at 332 Paseo De La Playa was built.
- In 1960 a sixteen unit apartment building was built at 163 Paseo De La Concha in the City of Torrance.
- In March of 1977 the City of Torrance adopted Article 41 of the Torrance Municipal Code which sets forth the Hillside Overlay Ordinance in which a special overlay district was created in the hillside area of the City. The Ordinance was designed to acknowledge the particular development difficulties due to the topography of the area. Under the ordinance, development in the Hillside Overlay Area is subject to special review criteria based on view, light, air, and privacy concerns.
- In 1977 an apartment building was built at 157 Paseo De La Concha in the City of Torrance. In 1981 the apartment building was converted into condominiums. The building at 157 Paseo De La Concha is a five unit condominium with a Floor Area Ratio (FAR) of 1.2 or more than two times the allowable FAR under the Hillside Ordinance. The “primary views” are to the North and West. From the front side of the second and third floors all of the units have a view of the ocean.
- In 1988 the apartment building at 163 Paseo De La Concha was converted into condominiums. The building at 163 Paseo De La Concha is an 16 unit condominium conversion with a Floor Area Ratio (FAR) of 1.1 or more than two times the allowable FAR under the Hillside Ordinance. In addition, most of the units have added balcony enclosures that only recently were granted permits by the City. These balcony enclosures provided a view they previous did not have and added to the living areas and increased the FAR even beyond the already excessive FAR of 1.1.

1. THE PLANNING COMMISSION'S PAST INTERPRETATION OF THE HILLSIDE ORDINANCE SHOULD BE FOLLOWED IN THIS REMODEL REQUEST

A clear, consistent, and fair interpretation, of the meaning of the Hillside Overlay Ordinance should be followed by the Planning Commission. Specifically, in the past the Planning Commission has made efforts to explain its interpretation of “adverse impact” and “significant view impact” – and to articulate a policy regarding the meaning of the concept of “acquired view” – a concept which is not mentioned in the ordinance but which has been consistently used by the

Planning Commission (and City Council) in their decisions to grant or deny a building in the Hillside Overlay District

a) The Commission should distinguish between “primary views” and “secondary view”.

In the past the Planning Commission has distinguished between a “primary view” and a “secondary view” in its efforts to fairly interpret the meaning of a “significant” view loss. It has noted that the Hillside Ordinance was not intended to impose strict limitations on what a person may do with his/her property but rather to strike a balance between the interest of neighbors and the rights of property owners.

1) 157 De La Concha (5 Units)

This condominium building is located to the east behind and slightly to the south of the Applicant’s building.

Primary View – Parking units are on the ground floor. All of the units have two floors. With the difference of grade between the properties, anything on the third floor is almost TWO floors above the proposed remodel. The primary views from the third floor are spectacular allowing the occupants to see the ocean and mountains to the north and east.

Secondary View (Unit 4: Nicole Adams) – Ms. Adams allowed this attorney to visit her unit after Mr. Adli scaled back his project. She acknowledged that under the revised silhouette she can now see almost all of the ocean from her second floor outdoor open balcony where she has a small round table and chairs that she uses to enjoy coffee. Under the previous silhouette she would have been only able to see the horizon where the ocean ends and the sky begins. However, she remains concerned because she can only see approximately 50% of the white water waves where the sand ends and the ocean begins. In this attorney’s opinion, a minimal view loss of an secondary view should not be a basis for prohibiting a project from going forward because that would not be consistent with the spirit and language of the Hillside Overlay Ordinance.

Secondary View (Unit 5: Bruce Scher) – Mr. Scher allowed this attorney to visit his unit after Mr. Adli scaled back his project. He acknowledged that under the revised silhouette his view is not impacted from the third floor. Under the previous silhouette he was have been only able to see from the second floor the horizon where the ocean ends and the sky begins. Now he can see the entire ocean. However, he remains concerned because he can only see approximately 50% of the white water waves where the sand ends and the ocean begins. In this attorney’s opinion, a minimal view loss of an secondary view should not be a basis.

for prohibiting a project from going forward because that would not be consistent with the spirit and language of the Hillside Overlay Ordinance.

2) 163 Paseo De La Concha (16 Units)

This condominium building is located to the east and south of the Applicant's building. Parking units are on the ground floor. The building is three stories high. With the difference of grade between the properties, anything on the third floor is almost TWO floors above the proposed remodel.

Primary View (Unit 6 – Treva Merritt) – Because of the illness of the occupant, this attorney was not able to visit unit 6. Her views from the third floor should not be impacted by the project (since those of 157 Paseo De La Concha are not affected).

Secondary View – In the past Ms. Merritt has complained that her view from her side window on the second floor is affected by the project. However, with the lowered ceiling height of the project she should now be able to see the ocean.

b) The remodel request will not have a “significant” impact on the views of the Applicant’s neighbors.

The words “adverse impact” contained in the Hillside Ordinance does not state that a project shall have no impact on view, lighting, air, and privacy. Rather, in the past the Commissioners have made a subjective evaluation as to whether the impact rises to the level that is “adverse.” The ordinance allows those charged with applying it to fill in the gaps with a sense of what is fair for the entire neighborhood, which has boiled down to whether there is a “significant enough impact” to counter balance a property owner’s right to develop his own as he sees fit.

At a May 7, 2003 Planning Commission meeting a discussion of the percentage of view loss was discussed. Ms. Susan Lilly maintained that a proposed project did not comply with the Hillside Overlay Ordinance because it would obscure 25% of the panoramic view from her property. Ms. Mary Kelting estimated that the project would take away 30% of her downstairs view, but conceded that the view was acquired when she remodeled in 1995. At a December 3, 2003 Planning Commission meeting Commissioner Horwich asserted that he did not support the proposal if 50% of Mr. Keller’s view would be lost and Mr. Bondanelli clarified that was not the case. In Mr. Adli’s remodel request a minimal secondary view impact of much less than 25% of the neighbors view is present.

c) The views impacted are of neighbors with “after acquired” views and therefore lack “standing” to complain.

The concept of an “acquired view” has been consistently applied by the Planning Commission (and City Council). Specifically, the Planning Commission has consistently adopted the concept that a neighbor’s view that is “significantly” impacted by a proposed remodel request is not in a position to complain (i.e. lacks “standing”) if that property was build or expanded to acquire the view after the Hillside Ordinance was adopted in 1977. This commission has previously stated that it would be unfair to prevent a property owner from developing his property (within the existing size and height limitations of the code) because of some future development when that new development should have anticipated that the existing property owner might wish to expand.

Based upon the Planning Commission’s stated rationale in applying the acquired view” concept to the Hillside Ordinance it is apparent that the date that a condominium conversion is granted should be treated as the “acquired view” date since a condominium requires a discretionary approval by the Planning Commission.

1) The neighbors at 157 Paseo De La Concha have an “acquired view” and thus lack “standing” to object to the remodel request.

In December of 1977 an apartment building was built at 157 Paseo De La Concha. Earlier that same year, the Hillside Ordinance was adopted. Thus, the neighbors at 157 Paseo De La Concha lack standing to complain since they acquired their view after the Hillside Ordinance was adopted.

2) The neighbors at 163 Paseo De La Concha have an “acquired view” and thus lack “standing” to object to the remodel request.

In 1960 a sixteen unit apartment was built at 163 Paseo De La Concha. In 1988, eleven years after the passage of the Hillside Ordinance, discretionary approval was granted to convert the apartments into condominiums. In receiving discretionary City approval in 1988 the condominium conversion failed to comply with parking, FAR, and open space requirements. Thus, the occupants at 163 Paseo De La Concha lack standing to complaint about any view loss to their properties because there views were acquired after the date of the ordinance.

2. THE APPELLANT HAS SUFFERED SIGNIFICANT “ECONOMIC LOSS” BY NOT BEING ALLOWED TO REMODEL.

The Applicant will suffer a substantial and measurable economic loss (loss of property value) by being denied the right to go forward with this project. On the

other hand, the potential loss of property values of the neighbors at 157 and 163 Paseo De La Concha due to the minimal loss of a secondary view would be much more difficult to measure and would amount to nothing more than a speculative guess.

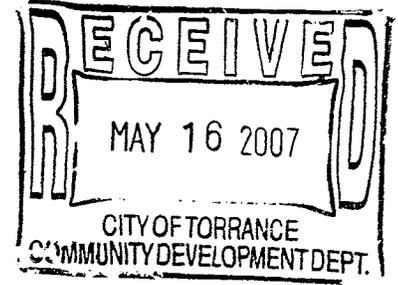
3. THE APPLICANT MEETS ALL OF THE OBJECTIVE REQUIREMENTS OF THE HILLSIDE OVERLAY ORDINANCE.

It is significant to recognize that the remodel request of the Applicant meets all of the "objective" requirements of the Hillside Overlay Ordinance. The only basis for the previous Commission's denial of Mr. Adli's remodel request was its impact on the view of the neighbors. These concerns have now been substantially mitigated.

4. THE APPLICANT HAS SUBSTANTIALLY SCALED BACK HIS PROJECT TO MITIGATE THE CONCERNS OF HER NEIGHBORFS

The Appellant has attempted to accommodate the concerns of her neighbors by making architectural modifications from her original plans in order to mitigate any potential view impacts. Specifically, the Appellant lowered the height of the roof by two feet; moved the project back five feet, agreed to expensive subterranean parking, and provided view corridors on the north and south sides of the project.

Jane E. Harris
 328-A Paseo De La Playa
 Redondo Beach, CA 90277
 (310) 378-8801



May 16, 2007

Attention planner: Mr. Greg Lodan
 Community Development Department
 3031 Torrance Blvd.
 Torrance, CA 90503

RE: Application # (1) CUP 06 – 00004
 (2) DIV 06 – 00005
 (3) PRE 06 – 0012 or (PRE 06 – 00011)

Purpose Plan: 332 Paseo De La Playa
 Redondo Beach, CA 90277
 Petition of: Mike Adli (Reza and Akram Adli)

Dear Mr. Lodan:

This letter is regarding the newly modified silhouette atop the front building roof-line at, the *Purpose Plan* address, located at: 332 Paseo De La Playa, Redondo Beach, CA 90277.

Flags of the silhouette, at the roof level (see photos) continue to obstruct some of the ocean view from the rear bedroom.

I will agree to have the roof line raised, only, to the height, which will obliterate all of the parking lot view, from my rear bedroom, but NOT to obstruct my ocean view.

If you have any questions or require further information, please do not hesitate to contact me at **Home (310) 378-8801, Mobile (310)508-0647.**

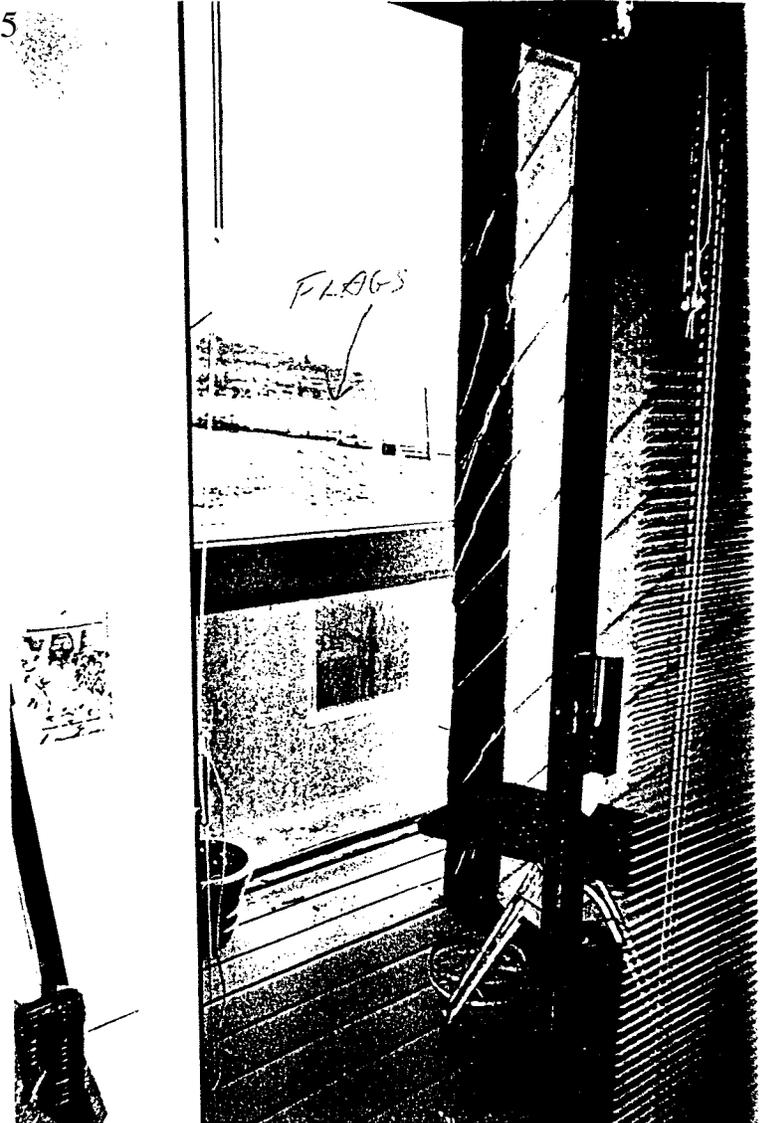
Thank you.

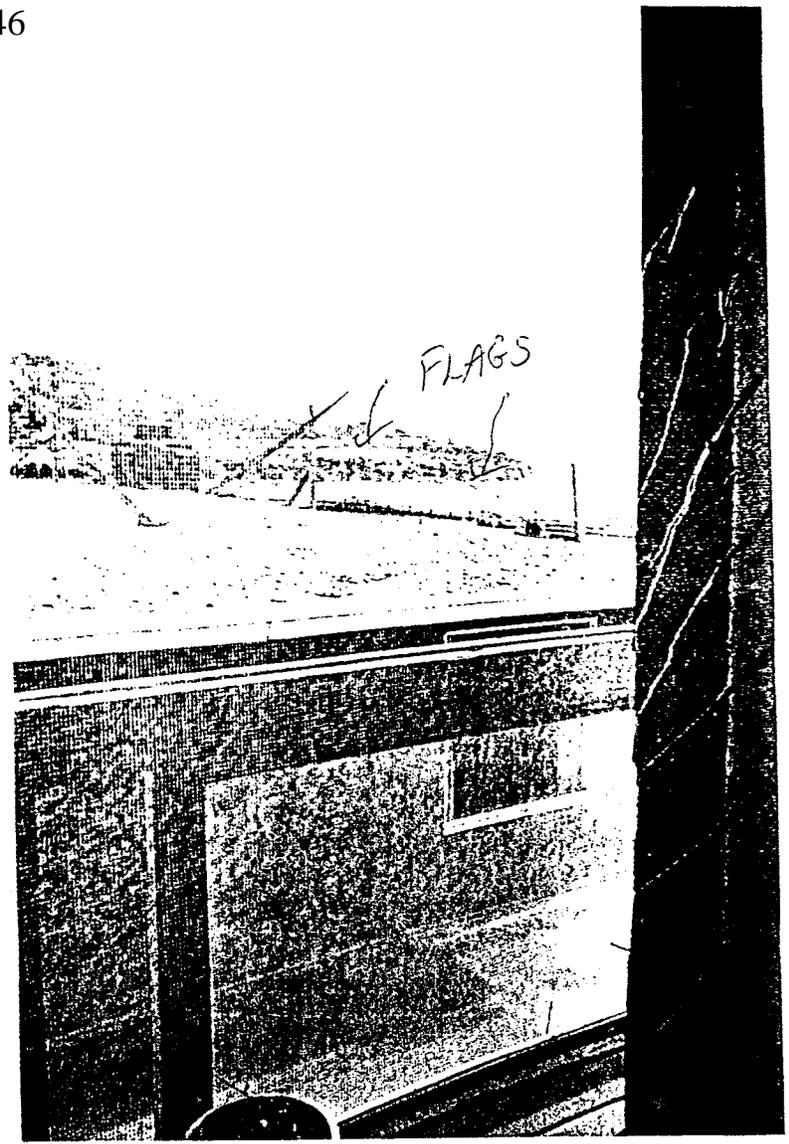
Cc: Jeffery W. Gibson, Community Development Director

Enclosures: Photographs

Respectfully submitted,
 Owner: 328-A Paseo De La Playa
 Redondo Beach, CA 90277

Jane E. Harris









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.

Development Review

- Retaining Walls: That portion of a wall which retains an earth bank and provides internal support to a grade shall not be considered as contributing to the permissible overall height of a fence or wall when constructed within the rear yard or interior side yard setback area, provided however:
 - 1) That no retaining wall shall be constructed which exceeds five (5) feet in height. If the grade to be retained exceeds five (5) 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.
 - 2) That 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 described above. (92.13.1)

Building and Safety

- Comply with State energy requirements.
- Provide underground utilities.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- Provide a one-hour fire rated separation between units/tenants
- Justify the garage level as a basement level or provide two legal exists from the 3rd floor.
- Justify the garage level meets the definition of a basement
- Provide 30 inch parapet where protected openings are required (north and south ends of the garage of rear units)
- Comply with state handicap requirements

Engineering

Conditional Use Permit and Precise Plan of Development

- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- Install a five foot wide sidewalk in the public right-of-way along property frontage.
- 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.

Division of Lot

- 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.
- Remove all existing structures prior to the Final Map recordation.

- Public improvements shall be constructed prior to occupancy
- That centerline ties be filed and checked by the Community Development Department, Engineering Permit and Mapping Division.

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).

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.
- Provide hydrology/ hydraulic study for sump pumps. (50 year storm for sum conditions)

Average FAR for Surrounding Multiple Family Residential Properties

	ADDRESS	FAR
1	147 PASEO DE LA CONCHA	0.36
2	151 PASEO DE LA CONCHA	0.36
3	173 PASEO DE LA CONCHA	0.36
4	316 PASEO DE LA PLAYA	0.36
5	304 PASEO DE LA PLAYA	0.38
6	324 PASEO DE LA PLAYA	0.41
7	169 PASEO DE LA CONCHA	0.44
8	356 PASEO DE LA PLAYA	0.45
9	336 PASEO DE LA PLAYA	0.47
10	352 PASEO DE LA PLAYA	0.5
11	342 PASEO DE LA PLAYA	0.52
12	300 PASEO DE LA PLAYA	0.53
13	145 PASEO DE LA CONCHA	0.54
14	115 VIA RIVIERA	0.55
15	113 PASEO DE LA CONCHA	0.58
16	121 PASEO DE LA CONCHA	0.68
17	137 PASEO DE LA CONCHA	0.69
18	141 PASEO DE LA CONCHA	0.69
19	308 PASEO DE LA PLAYA	0.73
20	157 PASEO DE LA CONCHA	0.74
21	348 PASEO DE LA PLAYA	0.78
22	131 PASEO DE LA CONCHA	0.85
23	320 PASEO DE LA PLAYA	0.87
24	328 PASEO DE LA PLAYA	0.87
25	163 PASEO DE LA CONCHA	0.96

AVERAGE= 0.59

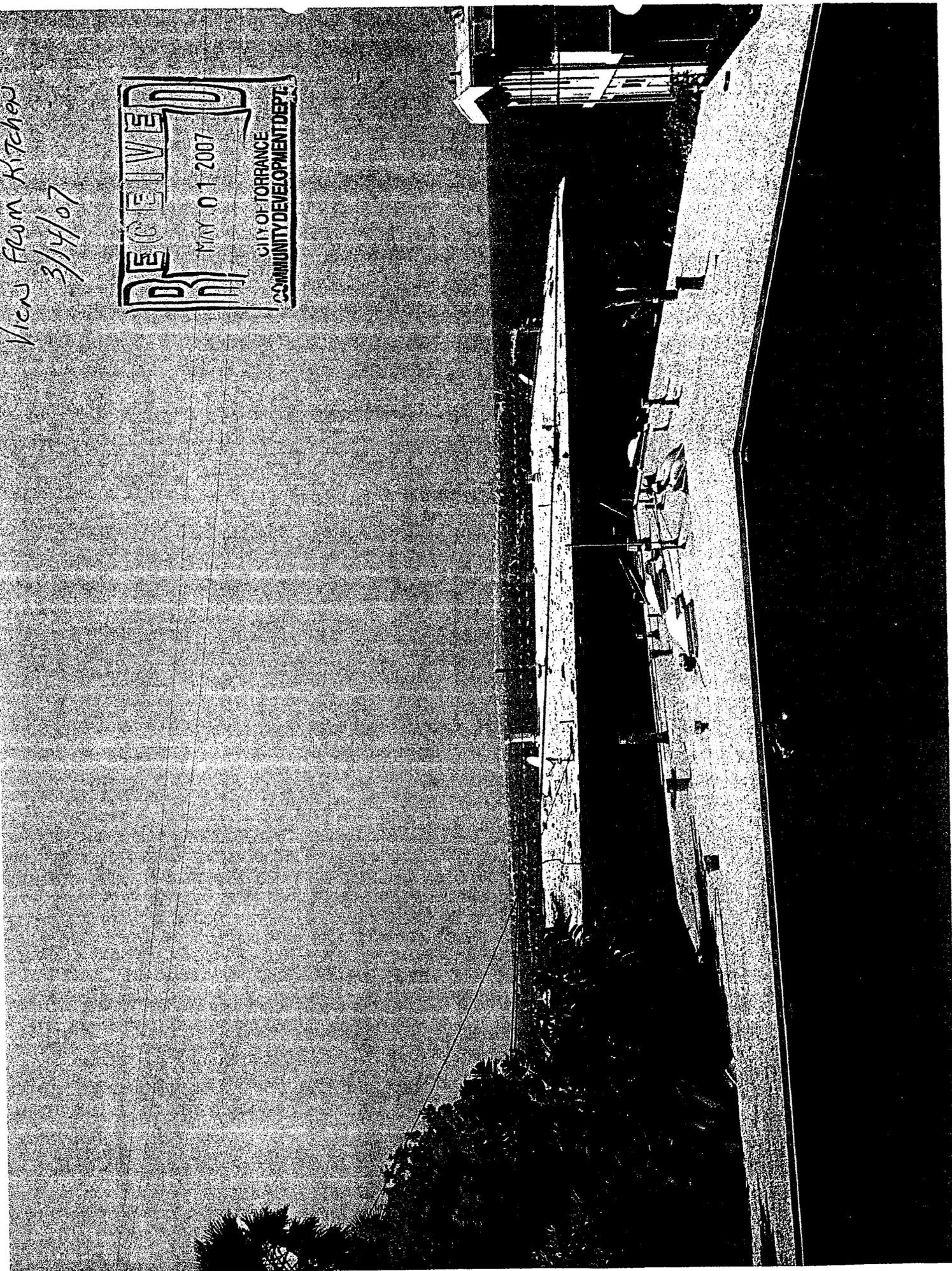
MEDIAN= 0.54

Average FAR for surrounding multiple family residential properties is 0.58.

170 17160 YIELD COMMIT

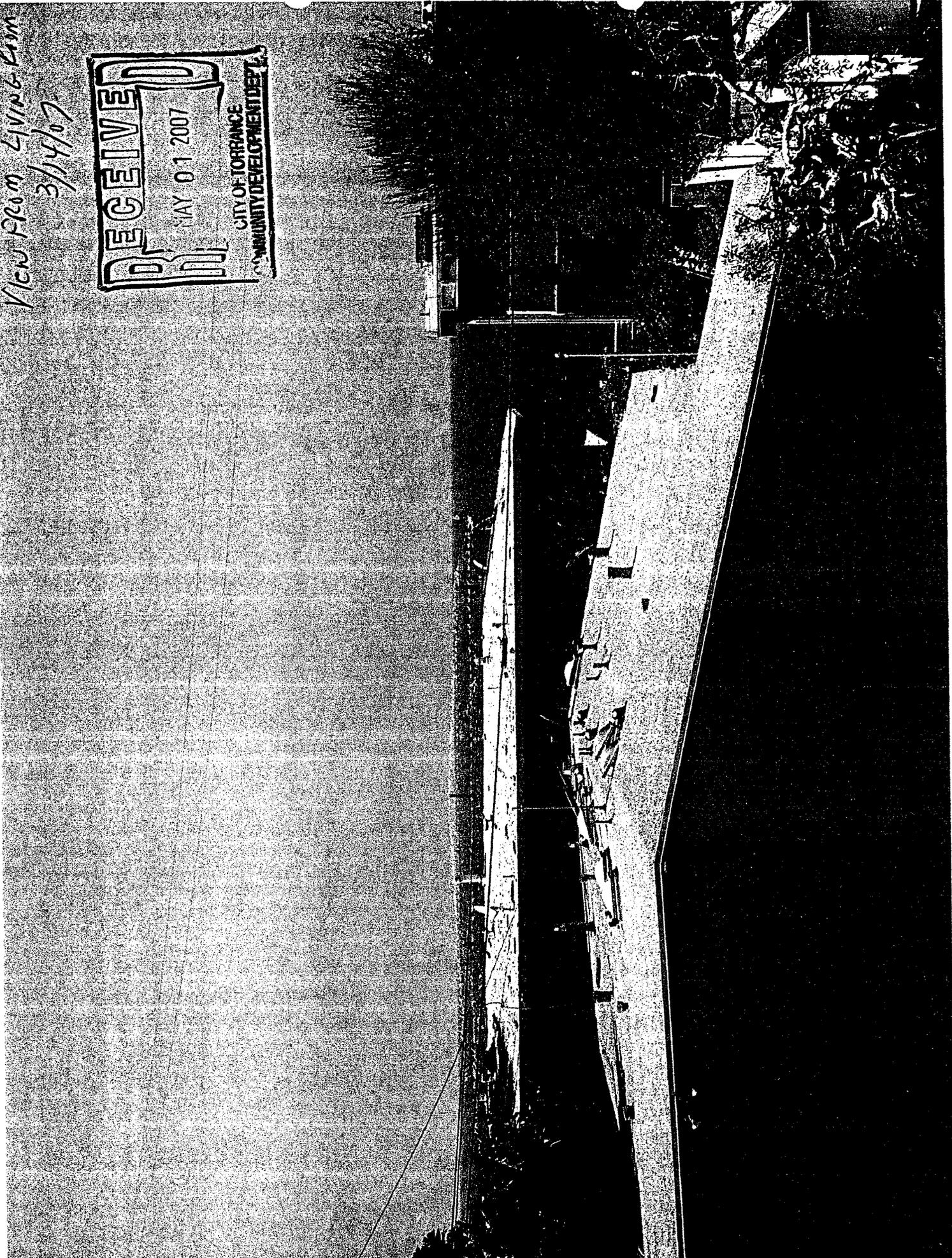
View from Kitchen
3/14/07

RECEIVED
MAY 01 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.



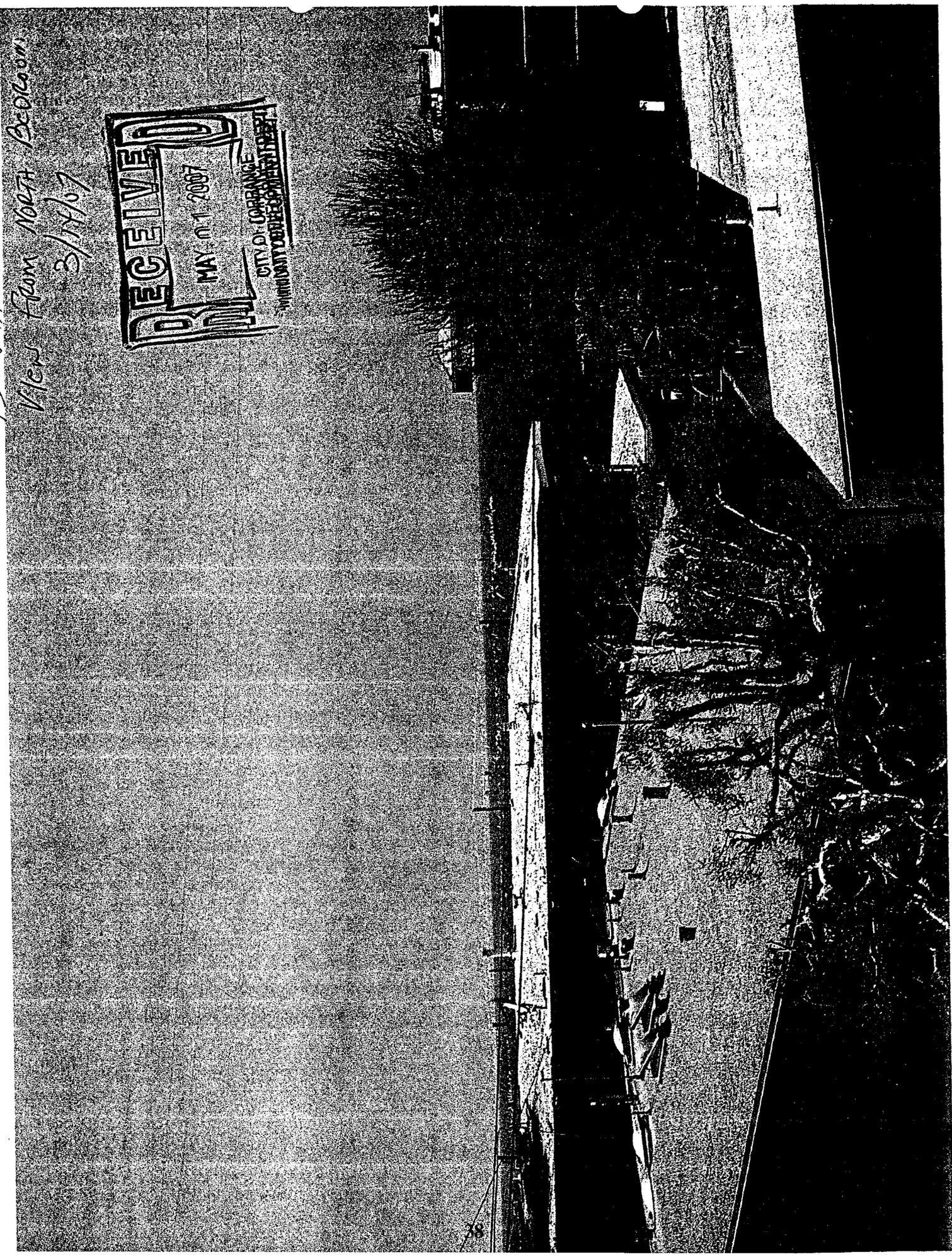
130 VVIRU CHEN
View from Living Room
3/14/07

RECEIVED
MAY 01 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

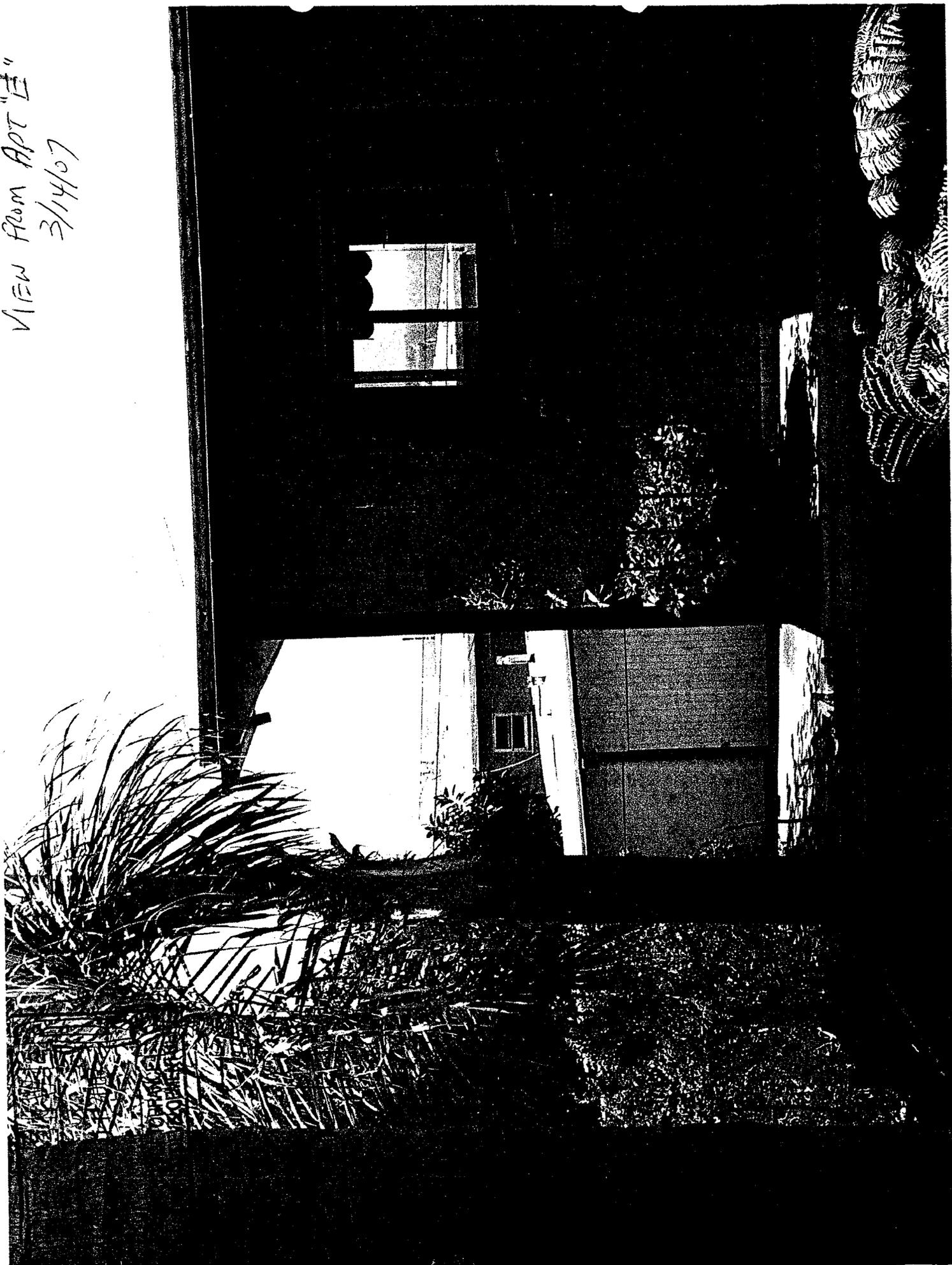


150 UFB&U DZ4A CONTACT
View from North Bedroom
3/14/07

RECEIVED
MAY 01 2007
CITY OF CORVALLIS
COMMUNITY DEVELOPMENT DEPT.



1201 W 147th St
VIEW FROM APT "E"
3/14/07



March 30, 2007

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, Ca 90503
Attn: Gregg Lodan

RECEIVED
MAY 04 2007

Dear Sirs,

I am once again writing you as a property owner on Paseo de la Concha to voice my strong opposition against the proposed multi-story building under consideration at 332 Paseo de la Playa as evidenced in applications pre 06-0011, cup 06-00003 and div 06-405. If approved, this project would adversely impact upon our already overcrowded streets where minimal parking is available. Most importantly, the value and desirability of our property is directly contingent upon the fact that we have a good view of the ocean. The prospect of losing this valuable asset is quite distressing, particularly in view of the fact that our property is an apartment building and we would no longer be able to rent our units at their current value. This potential loss of income is more than a simple inconvenience; it amounts to nothing less than the theft of a valuable commodity that we paid good money for.

Please do not approve this project as it sets a dangerous precedent for our community and is strongly opposed by every one with the exception of the builder that simply wants to profit from us by stealing that which we have worked so hard to obtain.

Sincerely,



Leon and Frieda Kuczynski
154 and 156 Paseo De La Concha,
Redondo Beach, Ca 90277

City of Torrance Community development
 Attn: Aquilla Hurd
 3031 Torrance Blvd.
 Torrance, CA 90503

Keith Arnold and Muoi Arnold
 163 Paseo de la Concha # 13
 Redondo Beach
 CA 90277

June 10th 2006

Dear Aquilla Hurd,

We understand that the property at 332 Paseo de la Playa is being considered for redevelopment into townhomes. We are writing to register serious objections to such a redevelopment. Our view of the ocean and along the sea front towards Redondo pier will be adversely affected and compromised.

We bought our condominium for retirement and the uninterrupted view was paramount in making our choice. We are not in a position to relocate and the obstruction to the view would depreciate the value of our property even if we wanted to sell and move in search of an equivalent beautiful ocean view. We fervently hope and request that the relevant authorities will rule against the planned redevelopment.

Thanking you for your attention.

Yours sincerely, Keith and Muoi Arnold.

Keith Arnold
Muoi Arnold

APR 30 2007

April 30th, 2007

The revised development plan for 332 Paseo de la Playa is even worse in obstructing our beautiful view of the crashing waves and white water and sand. It effectively blocks several hundred yards of our view both sitting and standing in our living room. The above construction combined with the plans of Mrs. Butler at 336 Paseo de la Playa limits our view of the white water to a few yards. Sincerely, Keith & Muoi Arnold.

Keith Arnold
Muoi Arnold

Jane E. Harris
 328-A Paseo De La Playa
 Redondo Beach, CA 90277
 (310) 378-8801

March 219, 2007

MAR 26 2007

Attention planner: Mr. Greg Lodan
 Community Development Department
 3031 Torrance Blvd.
 Torrance, CA 90503

RE: Application # (1) CUP 06 – 00004
 (2) DIV 06 – 00005
 (3) PRE 06 – 0012 or (PRE 06 – 00011)

Purpose Plan: 332 Paseo De La Playa
 Redondo Beach, CA 90277
 Petition of: Mike Adli (Reza and Akram Adli)

Dear Mr. Lodan:

This letter is regarding the newly revised three unit condominium development plan, submitted by Mike Adli.

I have previously raised issues regarding the above purpose plan at past Torrance Planning Commission public hearings. I have submitted letters with supportive photographs to the Planning commission. The existing silhouette atop the front structure at 332 Paseo De La Playa, Redondo Beach, CA 90277, continues to show that 100% of my ocean view is still being obstructed from the rear bedroom of my unit located at 328-A Paseo De La Playa, Redondo beach, CA 90277.

The enclosed photographs will support my concern, regarding the substantial lost of my ocean view, as indicated (photos) by the front roof line silhouette (front structure). In comparison with the previous photographs submitted, regarding the original plan...the front roof line silhouette appear to be much higher.

If you have any questions or require further information, please do not hesitate to contact me at (310) 378-8801.

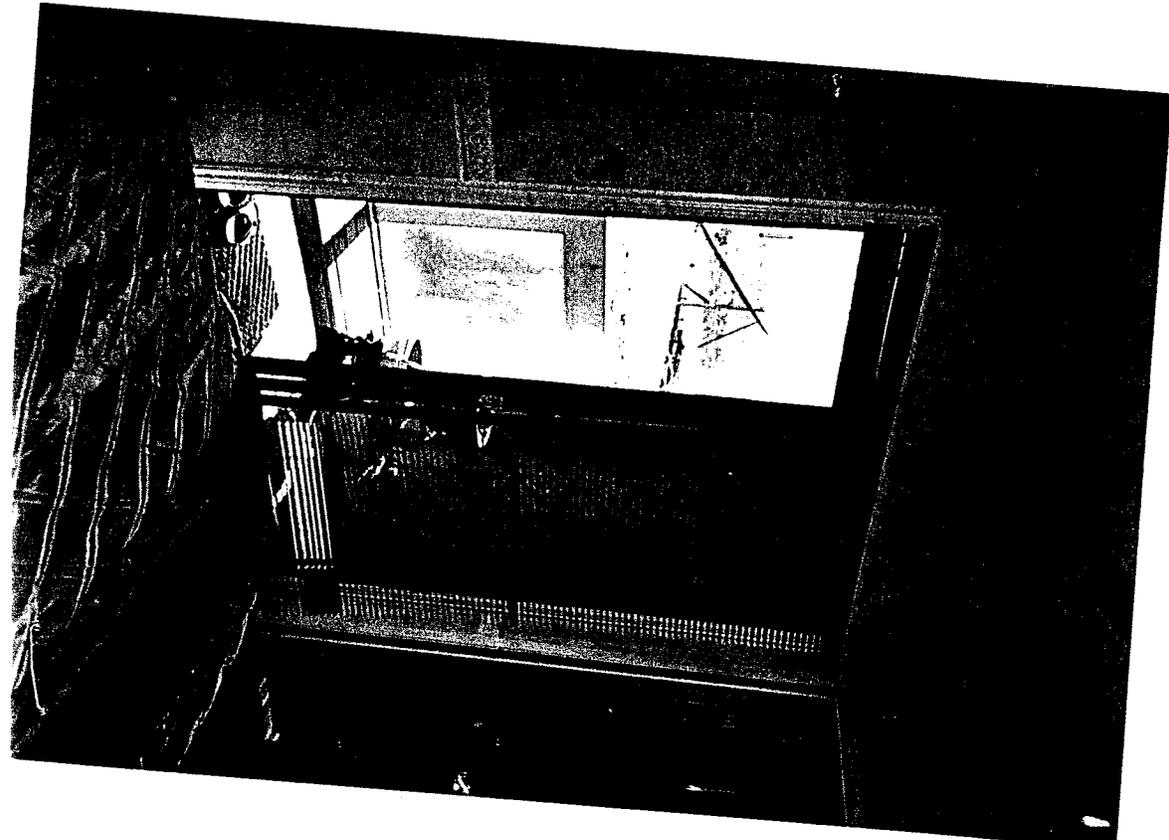
Thank you.

Cc: Jeffery W. Gibson, Community Development Director

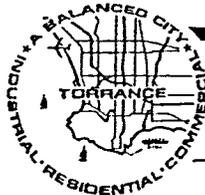
Enclosures: Four (4) Photographs

Respectfully submitted,

Jane E. Harris







City of Torrance, Planning Department

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Height and Location Certification

Jeffery W. Gibson, Planning Director

MAR 19 2007

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 334 PASEO DE LA PLAYA
(address)

on 3-16-07, based on plans submitted to the City of Torrance
(date)

by C.B.B. on _____ The survey was taken
(applicant/architect) (date)

from a bench mark located at L&T "NO TAG" @ NORTHWEST P.C.
(address)

(attach map) which established a base elevation of 100.92.

The ridge line/highest point of the roof was determined to have an elevation of 128.51.

The plans indicate that the elevation should be 128.50.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Planning 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.

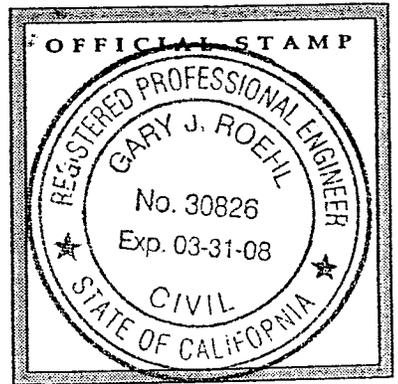
GARY J. ROEHL
NAME (please print)

Gary J. Roehl
SIGNATURE

PCE 30826
LS/RCE#

(310) 542-9433
PHONE

3-16-07
DATE

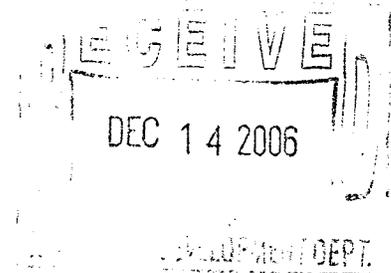


Notes: PARAPET LINE NOT SILHOUETTED. JOB # 03-617

Mike Adli
328-F Paseo De La Playa
Redondo Beach, CA 90277
310-373-0263

December 10, 2006

Mr. Jeffery W. Gibson
Community Development Department
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503



Re: CUP06-0006, DIV06-00005, PRE06-0011

Dear Mr. Gibson:

We hereby request to be heard on the above matter on the next available planning commission meeting. However, prior to being heard the following issues need to be resolved because we have now a strong belief that staff reports presented to the commissioners have not been neutral and has been written in order to negatively influence the commissioners. We also believe that the negative influence exerted on the commissioners with the last two staff reports may have left the commissioners with a permanent and lasting negative impression that we may not be able to overcome.

Therefore, I hereby request that the following questions be answered completely, and in writing, supported by proper proof and documentation. We also request that a plan to be developed by the staff to undo the negative tone created in the community and among the commissioners and other city officials. These steps are necessary to ensure that the city staff and the commissioners are neutral and are making decision based on facts and on the best interest of community and ourselves as applicants.

- a) As per our understanding, one criteria of designing a new structure in an established neighborhood is whether or not the new structure is compatible with surrounding buildings. The structures listed below are either directly adjacent or less than 175 feet away from our proposed project. We feel strongly that complete and detailed information about the size and height and general shape and courtyard characteristic of each structure including the exact FAR (Floor Area Ratio) be researched by the city staff and be included in the staff report and directly compared with our proposed project. Structures are located at:

328 Paseo De La Playa
320 Paseo De La Playa
157 Paseo De La Concha
163 Paseo De La Concha

Each and every one of the above structures is a condominium building and we believe they are the only condominium buildings within the 300 feet radius of our proposed project or perhaps in the entire neighborhood. Therefore it is the most valuable and relevant comparison to our proposed condominium project. It is most important that the city staff report on above structures be complete and in detail and a copy of the findings are provided to us as applicants.

- b) Our proposed project has a high ceiling area over the rear two units. We have not counted this as living area because it does not have a floor. The staff however, has increased the FAR by 285 square feet calling it "Non-Habitable Third Floor". Please provide us with copy of the exact rule or precise plan or code requirement or ordinance or any document showing that this method of counting this as floor area and not as raised ceiling is commonly used by building and planning departments and is a commonly acceptable method.
- c) We have designed our project with 8 feet of side yard set back on both sides instead of the required 5 feet in order to open up view corridors. 8 feet on our side plus the neighbor's 5 feet makes the corridor 13 feet wide on each side for a total of 26 feet. This is a very substantial and valuable piece of our view and property we are giving up to provide views for the neighbors. Even though we have pointed that out to the City numerous times and I have physically showed them the proposed corridors on December 1, 2006, they still completely ignored it and have not even mentioned it in the staff report. Please provide us with an explanation of this exclusion and if the staff feels it is not an important and positive design feature, please explain why they have not recommended that we close this view corridor and provide views for rear units that they do not now have.
- d) The City staff has written that our project has a significant view impact to surrounding properties. The staff have included some photos presumably taken from 150 Paseo De La Concha and have used several zoomed photograph to bring our building silhouette closer than actually is to show a negative view impact. The view from 150 Paseo De La Concha looking west toward our project has approximately 10 buildings in their line of vision which are not shown in the photos and shows our building silhouette from very close proximity which is not a realistic picture of view impact.

During planning commission meeting of July 19, 2006, I presented the staff and presented each commissioner with approximately 30 pictures taken from inside of almost every affected view window or view locations most showing views at eye level with window frames clearly shown in the photos in order to show there was

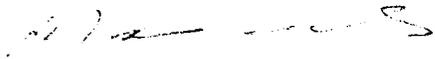
no zoom or trick photography used. We would like an explanation of why our photos were not included in the staff report. We would also like to know if any of the photos taken by staff were included in the staff report.

- e) In the last paragraph of page 2 staff has written that the R-3 zoning requires the new building to be designed within the existing building envelope. Please provide us with copy of relevant R-3 zoning and building codes covering such requirement.
- f) Even though we have added a very large courtyard of approximately 1000 square feet, on the last paragraph of page 2 staff has written that we have no courtyard. Staff wants us to be compatible with other properties and add a courtyard. They completely ignore the fact that we have already done so. Please provide us with an explanation and exact location of surrounding properties which have courtyards as referred to by the staff report.
- f) On December 6, 2006 we requested in writing that our hearing be postponed so that we try to resolve some of the issues raised by the community development staff. Please explain why the staff presented our request to the planning commission and adding a statement "Staff continues to recommend denial of the proposed project."

It is our view that further negative light has been shed on our project by adding the above statement because in our letter we did not request recommendation or approval from the city staff. Our request was for postponement of the hearing. Please explain how we can overcome such extreme negative impressions exerted on the commissioners and other city officials.

In the interest of time, we hereby request your complete and expeditious reply. As we are awaiting approval of our project, we are being harmed financially and emotionally distressed and our tenants are also suffering from excessive flag noise during windy conditions and awkwardness of the silhouette even though they are receiving substantial rent discounts. If our project is further delayed or not approved we would suffer from substantial financial harm and our property value will greatly diminish.

Sincerely,



Mike Adli

CC: City Manager

December 6, 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 6, 2006, in City Council Chambers at Torrance City Hall.

8. CONTINUED HEARINGS**8A. CUP06-00004, DIV06-00005, PRE06-00011: MIKE ADLI**

Planning Commission consideration of a Conditional Use Permit to allow a four-unit condominium development, a Division of Lot for condominium purposes, and a Precise Plan of Development to allow the construction of four two-story units with semi-subterranean parking on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo de la Playa.

Continued indefinitely.

Approved as Submitted January 17, 2007 s/ Sue Herbers, City Clerk

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 8A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: CUP06-00006, DIV06-00005, PRE06-00011
Mike Adli (Reza and Akram Adli)

LOCATION: 332 Paseo De La Playa

The applicant is requesting a continuance in the attached letter. The minutes from the previous hearing were inadvertently left out of the staff report and are attached for your review. Additionally, correspondence is attached that was received subsequent to the preparation of the agenda item.

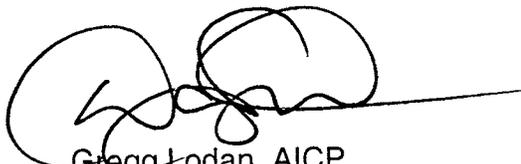
Staff continues to recommend denial of the proposed project.

Prepared by,



Aquilla Hurd
Planning Assistant

Respectfully submitted,



For Gregg Lodan, AICP
Planning Manager

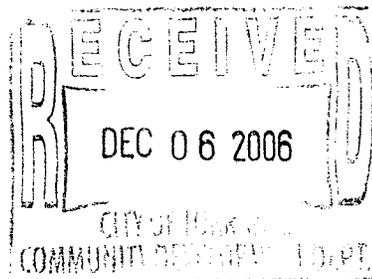
Attachments:

1. Request for a continuance
2. Minutes from the previous hearing
3. Correspondence

Mike Adli
328-F Paseo De La Playa
Redondo Beach, CA 90277
310-373-0263

December 6, 2006

Attention: Danny Santana
City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503
VIA FACSIMILE: 310-618-5829



Re: CUP06-00004, DIV06-00005, PRE06-00011

Dear Mr. Santana,

We hereby request postponement of tonight' Planning Commission hearing because our council has advised us that they would like to work with the project architect and the Community Development Department staff to try to resolve the issues raised by the staff in CD-RECOMANDATIONS-12/6/06.

Sincerely,

Mike Adli

10F. CUP06-00004, DIV06-00005, PRE06-00011: MIKE ADLI

Planning Commission consideration of a Conditional Use Permit to allow a four-unit condominium development, a Division of Lot for condominium purposes and a Precise Plan of Development to allow the construction of four two-story units with semi-subterranean parking on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo de la Playa.

Recommendation

Denial.

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

Mike Adli, applicant, stated that he believed the proposed project would have very little impact on the view, light, air and privacy of neighbors and contended that the silhouette was misleading because it does not reflect the opening between the buildings, which will create a view corridor for residents on Paseo de la Concha. He explained that he developed the only new buildings on the street, 320 & 328 Paseo de la Playa, 30 years ago and the street is becoming tired and rundown. He reported that letters sent to surrounding neighbors were met with negative responses and a lack of cooperation and that he was invited to visit two units in the building at 157 Paseo de la Concha, after which side yard setbacks were increased to mitigate the view impact. He submitted photos taken from the unit directly behind the project, maintaining that some of the photos in the staff report appear to have been taken with a zoom lens. He suggested that objections from surrounding neighbors should not be considered if they will not allow him to visit their property to evaluate the impact.

Keith Brothers, 150 Paseo de la Concha, stated that the proposed project would eliminate between 75 and 90% of the ocean view from his kitchen, living room and bedroom. He explained that he didn't discuss the project with Mr. Adli because of threats that those who did not cooperate with him would be giving up their right to object.

Leon Kuczynski, owner of 154 and 156 Paseo de la Concha, voiced objections to the proposed project, stating that it would block 100% of the ocean view from one unit and 50% from another, thereby decreasing the value of his property and making the units harder to rent.

Jane Harris, 328 Paseo de la Playa, requested that the project be modified to preserve the ocean view from her rear bedroom, noting that she has discussed her concerns with Mr. Adli, but wanted to make a more formal request.

Edwin Hess, owner of 321 and 325 Calle Miramar, reported that ocean views from his property would be obstructed by the proposed project and voiced his opinion that it was bad planning policy to replace middle-class housing with million-dollar condominiums. He expressed concerns that only those with ocean-front property will have views if taller buildings continue to be approved and called for the new structure to be limited to the same footprint and height as the existing buildings. He suggested that some people might have been discouraged from appearing at this hearing because a

letter from the applicant indicated that those who did not cooperate with him would not be able to speak.

Pari Adli, 325 Paseo de la Playa, wanted to dispel any idea that the project was being built by developers for profit, explaining that her elderly parents have lived on the site for many years and the buildings are beyond repair and that they plan to live in one of the units and rent the others.

Nicole Adams, 157 Paseo de la Concha, reported that the proposed project would completely eliminate the ocean view from the first story of this five-unit building and the white water view from the second story and that it would also block light from the complex. She called for the project's height to be limited to the height of the existing buildings.

Treva Merritt, 163 Paseo de la Concha, stated that she strongly opposes the proposed project and expressed concerns that ocean-front development was taking away the ocean view from her condominium where she has lived since the 1970s.

Minoo Hart, owner of two units at 328 Paseo de la Playa, voiced support for the project, stating that the street is in need of improvement.

Charles Belak-Berger, project architect, stated Mr. Adli is genuinely concerned about neighbors' views and very receptive to working with them to arrive at an acceptable project.

Susan Butler, 336 Paseo de la Playa, stated that she supports the project even though she would lose more view than anyone because aging properties need to be improved along this street, which is one of the premier streets in Torrance. Noting that she is in the process of trying to obtain approval for a project on her property, she suggested the possibility of trimming or removing one of her trees to open up a view corridor for 157 Paseo de la Concha.

Kavon Adli, 3910 242nd Street, reported that he was responsible for the objectionable statement in the letter sent to surrounding property owners; that it was meant to encourage people to allow his father to observe how their views would be impacted; and that it was not intended to stop them from speaking at this hearing.

Mr. Belak-Berger discussed his strategy for addressing view issues, reporting that side yard setbacks will be increased and the project will be lowered an additional 2 feet, which will bring the height down to within 18-24 inches of the existing ridge height. He stated that he is trying to reduce the project's FAR, however, the building must be equipped with elevators to accommodate Mr. Adli's parents and the elevator shafts significantly add to the FAR.

Commissioner Busch noted that the units lack the required 200 cubic feet of storage space, and Mr. Belak-Berger advised that overhead storage would be included in garages to meet this requirement.

Commissioner Busch stated that he believes the project as proposed violates the Hillside Overlay Ordinance; that he was particularly concerned about the view impact and the FAR; and that there would have to be significant changes before he could support it.

Commissioner Uchima noted his agreement with the statement in the staff report that recommends that the applicant bring forth a proposal that meets all R-3 requirements, that is within the existing building envelope, and that is in harmony with the scale and character of properties along Paseo de la Playa.

MOTION: Commissioner Uchima moved to continue this item indefinitely. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Drevno).

Chairperson Faulk requested that those with concerns about the project leave contact information with staff.

Commissioner Horwich stated that contrary to statements contained in letters from Mr. Adli to his neighbors, he does not consider anyone to be waiving their right to object to the project if they fail to respond within a certain timeframe, noting that people retain this right throughout the public hearing process.

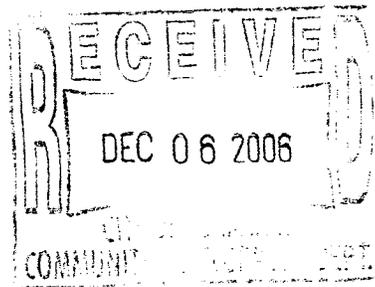
Planning Manager Lodan announced that the hearing on the revised project would be re-advertised.

December 6, 2006

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Attention: Aquila Hurd

Re: December 6th Meeting



As property owners and residents, we strongly oppose building plans at 336 Paseo de la Playa. The plans would adversely affect and obscure not only our present panoramic views of the peninsula and Pacific Ocean but also unquestionably, and consequently, lower our property values.

We live in a uniquely construction-sensitive location at 163 Paseo de la Concha, Apt. 16. We are in the immediate tier of homes directly behind the proposed construction along Paseo de la Playa. ANY additional construction at 336 Paseo de la Playa would therefore affect us.

We must strenuously object to the proposed building plan. To permit this deviation from the existing line of homes along Paseo de la Playa would, additionally, set an objectionable precedent for any future development in this area.

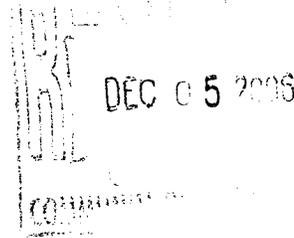
Sincerely,

Earl Moses

Matthew Moses

December 1, 2006

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, Ca 90503
Attn: Aquilla Hurd



Dear Madame,

I am writing you once again as a property owner on Paseo de la Concha to voice my strong opposition against the proposed multi-story building under consideration at 332 Paseo de la Playa as referenced in your notice of public hearing as **CUP06-00004, DIV06-00005, PRE06-00011** PETITION OF Mike Adli (Reza and Akram Adli).

Based upon the last meeting that we attended at your city offices regarding this project, it was stated by members of your commission that the builder cannot modify an existing view corridor. Your commission rejected the builders' last request for this very reason and your commission also instructed the owner and contractor to modify their plans to comply with the view corridor restrictions before re-applying

The revision of the building addition as evidenced by the flags demarcating the upper boundry of the structure is still clearly visible from our apartment building located at 154-156 Paseo de la Concha and significantly reduces the ocean views that our tenants enjoy and pay good rent for.

We will be in attendance of your meeting on December 6, 2005 at 7:00PM to once again oppose in person this project since the requested reduction in building height has simply not occurred.

Sincerely,

Leon and Frieda Kuczynski
154 and 156 Paseo de la Concha,
Redondo Beach, Ca 90277

320-B Paseo De La playa
Redondo Beach, CA 90277-5788
Phone & Fax: (310) 375-8759
e-mail: blo86973@aol.com

11/28/06

To whom It may concern,

I will offer 100% support to the effort of changing the structure that Mr. And Ms. Adli wish to change at 334 Paseo De La Playa. Similarly I support Ms. Susan Butler's project for 336 Paseo De La Playa. I feel that It would not interfere with any surroundings area. It would certainly enhance the area and any cut to the view from the ocean will be minimal. The 334 project will actually add to the view of the buildings behind it. It would not interfere with any other structures of other buildings and I believe it would increase property values. I fully support both projects.

Thank you,



Jalleh Doty

DEC 04 2006

DANNY

Pari Adli
320-B Paseo De La Playa
Redondo Beach, CA 90277-5788
Phone & Fax (310) 375-8759
Pgadli@aol.com

11/28/06

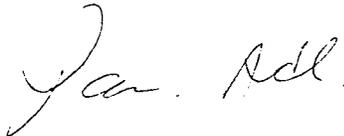
Mr. Jeffrey Gibson
City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

To whom it may concern,

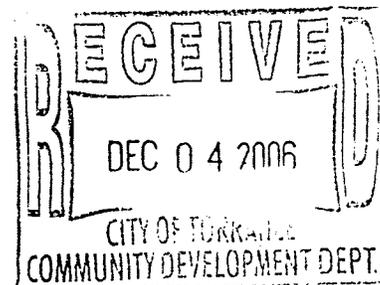
I am very much in favor of the improvements proposed for both buildings located at 334, and 336 Paseo De La Playa. I believe that to stop or delay the conversion of any old building into a new and more modern one would be to stop progress. The two buildings are old and unattractive and practically a hazard to the tenants. From what I understand the new buildings are in compliance with the building codes and in some instances they exceed those requirements with respect to view and height restrictions.

I would urge the city to allow the projects to go forward as soon as possible so that they could be replaced by safer more attractive buildings. These improvements would make our block more harmonious with the new buildings that are being built, on a regular basis, on the neighboring block. I strongly support both improvements.

Sincerely,



Pari Adli



December 4, 2006

DEC 04 2006

Don Whitehurst
157 Paseo de la Concha, #5
Redondo Beach, Ca. 90277

Ms. Aquilla Hurd
City of Torrance
Community Development Department

RE: Proposed project at 336 Paseo de la Playa; Butler and Adli application

Dear Ms. Hurd:

As you know, we have been suffering through this process for over two years now. We have had to endure flags flying in front of our property, blocking our views of the Ocean for this entire period. But more importantly, the mental anguish this has brought on is very hard on us. We have all worked very hard to purchase our homes with beautiful ocean views in the South Torrance Beach area. This project, proposed by neighbors who want to maximize profit and enrich themselves at the expense of many other home owners, is an abomination to the neighborhood.

We have always believed that the hillside overlay district rules would protect our views forever. These projects will wipe out almost all of our ocean views from all floors of our residence. We once again ask that the planning commission put a final end to this attack on our property values, ocean views, and peace of mind by our greedy neighbors, Butler and Adli. They claim that only new buildings that are much higher and larger with many more units can improve the neighborhood. This is patently not true. They can easily fix up their existing buildings to look beautiful for much less cost. They simply want to fill their pockets at our expense.

PLEASE DO NOT ALLOW THIS TO OCCUR. PLEASE PROTECT OUR PROPERTY VALUES AND OUR OCEAN VIEWS, WE ARE RELYING ON YOU!

Sincerely,


Don Whitehurst

DEC 05 2006

Dec 4, 2006

Dear City of Torrance,

My name is Nicole Adams own both 157 Paseo de la Concha #3 and #4. I reside in #4. I am writing in reference to the proposed projects at 332 & 336 Paseo de la Playa.

332 Paseo de la Playa completely takes away the oceanview from my dining room.

336 Paseo de la Playa completely takes away the all the ocean views from my living room. The whole first floor of the common ground to the whole building would loose it's ocean view, and light. The outline of this proposed project also completely blocks the whitewater views from the upstairs bedroom, and most of the ocean. This leaves me with no other views. Both proposed projects would basically wipe them out.

What I do not understand, from being at the last hearing for 336, why the outline for the proposed structures are much, much larger than they were before, if the suggestion was to come up with a design that wouldn't block so many peoples views?

I am against both projects, for protection of my oceanviews, and light. I did not include photos this time, for the City has been out and took them themselves, thank you,

Sincerely,



Dec 4, 2006

DEC 05 2006

Dear City of Torrance,

My name is Raymond Bailey and I reside and own 157 Paseo de la Concha #3. Any ocean views that I now have are being affected by both proposed projects on Paseo de la Playa (336 & 332) which are directly in front of me on each side. 332 takes away the complete view from the downstairs (kitchen and dining room), and 336 takes away all the whitewater and most of the water view from the upstairs.

I am against the proposed projects, and living within the Hillside overlay district, I am hopeful that my views are protected.

Sincerely,

A handwritten signature in cursive script that reads "Raymond Bailey". The signature is written in dark ink and is positioned below the word "Sincerely,".



Karl Burgoyne, M.D.
Professor and Director of Residency Training
Department of Psychiatry
Harbor-UCLA Medical Center, Box 8
1000 W. Carson Street
Torrance, CA 90509
310-222-3137; 310-320-6973 (fax)
Kburgoyne@Labiomed.org

CUP06-0004, DIV06-00005, PRE06-00011
Petition of Mike Adli

DEC 05 2006

11/29/06

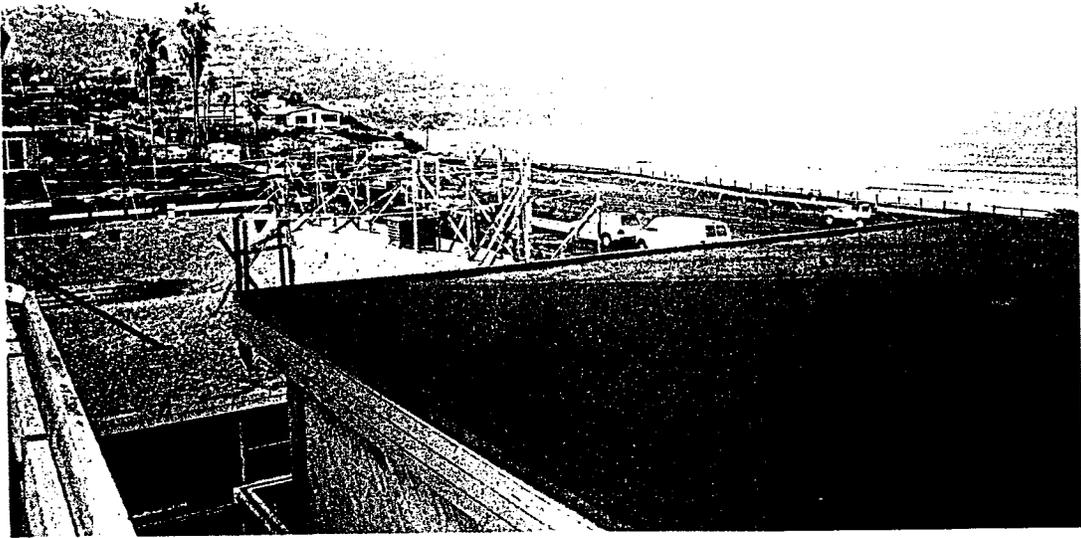
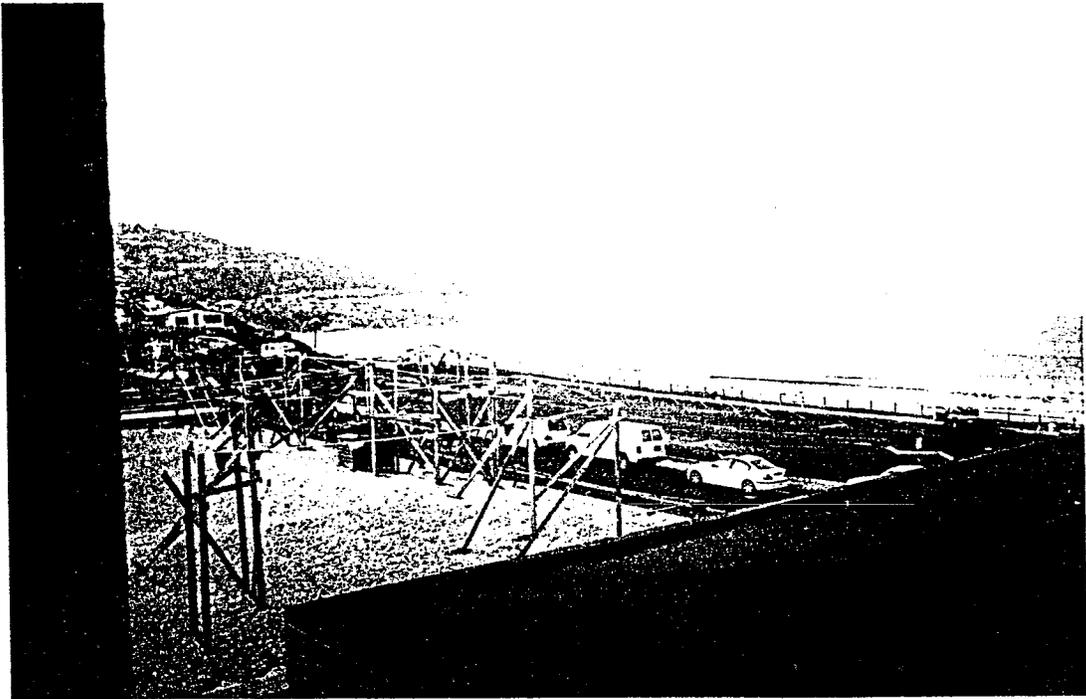
Dear Torrance Planning Commission:

As a resident of 328 Paseo De La Playa unit E, I am the closest neighbor to the north of the construction proposed by Mr. Adli (with the exception of Mr. Adli himself who is in unit F). I have enclosed two photographs of my ocean view showing the almost negligible impact the proposed construction has on this view. The current building at 332 Paseo De La Playa is of no particular aesthetic value, and replacing it with four two story units will not increase the total number of people living at that address. I fully support the approval of a Conditional Use Permit for Mr. Adli as I could stand only to gain both financially and aesthetically from the proposed construction.

Sincerely:

A handwritten signature in black ink that reads "Karl Burgoyne MD".

Karl Burgoyne, M.D.



AGENDA ITEM NO. 8A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: CUP06-00004, DIV06-00005, PRE06-00011 Mike Adli (Reza and Akram Adli)

LOCATION: 332 Paseo De La Playa

Consideration of this proposal began at the Planning Commission hearing of July 19th, 2006. At that time the applicants were proposing to construct four new attached two-story condominium units with semi-subterranean garages that were a total of 8,294 square feet and 29 feet ten inches in height at the highest ridge. Correspondence from several neighboring property owners objecting to the construction was submitted at the time of the hearing. Staff observed that the proposed development appeared to significantly impact the views of several surrounding properties. At the time of the hearing, staff recommended that the applicant bring forth a proposal that conformed to all R-3 code requirements, that was more consistent with the existing building envelope and that was in harmony with the scale and character of other properties on Paseo De La Playa. The applicant has submitted a revised project that complies with the majority of the R-3 standards but exceeds the floor area ratio.

The project consists of the construction of new four unit condominium development. The lot is 9,946 square feet. At the time of the first hearing, the proposed project did not meet several code requirements including a proposed floor area ratio of 0.83. The revised proposal has been reduced to 0.65; however, the revised proposal includes a 285 square foot area that is a volume space above the second floor. This third floor results in a floor area ratio of 0.67 and increased the height by four feet two inches. In accordance with the Torrance Municipal Code an applicant can request approval of a Conditional Use Permit to allow a floor area ratio over .60 in the R-3 Zone; however, staff is recommending denial of this request because of the impacts on surrounding properties.

The previous proposal did not conform with all of the setback requirements and now the revised proposal conforms to all the setback requirements. The front yard setback is 17 feet seven inches at the closest point and averages 20 feet, the rear yard setback is 10 feet four inches at the closest point, and northerly and southerly side yard setbacks are eight feet. Additionally, the revised proposal indicates the provision of the required storage space for condominium units. Finally, the applicant is exceeding the open space requirements. The proposed common open space is 1,300 square feet and 1,200 square feet is required. Units 1 and 2 are proposed to have between 622 and 637 square feet of private open space and Units and 3 and 4 are proposed to have between 637 and 653 square feet of private open space. These units are required to have a minimum of 300 square feet.

Other design changes include reducing the size of all units by a combined total of 1,839 square feet. Units 1 and 2 were reduced by 323 square feet the majority of which came from the second floor. Units 3 and 4 were reduced by 597 square feet on the first and second floors. The height of Units 3 and 4 have increased by four feet two inches with the addition of

the non-habitable space. The height of Units 1 and 2 remains unchanged. The highest ridge on Units 1 and 2 is 123.02 and the highest ridge on Units 3 and 4 is 135.71. The height as measured from the street elevation is 34 feet from the lowest adjacent grade of 101.71 to the highest ridge of 135.71.

Statistical Information

Lot Size	9,946 square feet
• Units 1 & 2:	
First Floor	756 square feet
Second Floor	867 square feet
Total	1,623 square feet
Garage	380 square feet
• Units 3 & 4:	
First Floor	889 square feet
Second Floor	715 square feet
Total	1,604 square feet
Garage	655 square feet
Non-Habitable Third Floor	285 square feet
• Total Floor Area (excluding garages)	6,740 square feet
• Total Floor Area (with garages)	8,810 square feet
• Floor Area Ratio (excluding garages)	0.67 to 1.0
• Unit 1 Building Height	21 feet 3 inches
• Unit 2 Building Height	19 feet 4 inches
• Units 3 & 4 Building Height	31 feet 11 inches
• Overall Building Height	34 feet

The applicant and his architect revised the proposal to meet the R-3 code requirements; however, staff observed the revised silhouette which appears to cause significant impacts to the surrounding properties. Staff made field observations from buildings located at 157, 154 and 150 Paseo De La Concha prior to this revised proposal with an increased height. The revised project not only increases the height of the building from the previous proposal but it increases the amount of ocean view lost from units located in the Paseo De La Concha building.

Staff previously found that the project as proposed was not in harmony with surrounding properties because it lacked measures to break up mass and bulk. Staff recommended using open court yards and varying heights in each structure and neither the recommended measures nor other measures have been implemented to reduce mass and bulk of the project. Previously, staff recommended that the applicant bring forth a plan that meets R-3 code requirements, is within the existing building envelope and is in harmony with the surrounding properties. The revised proposal meets R-3 code requirements, with the exception of the floor area ratio, however it is not within the existing building envelope and is not in the scale and character of surrounding properties. For these reasons, in addition to significant view impacts to surrounding properties, Staff continues to recommend denial of this project.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and 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 Precise Plan of Development.

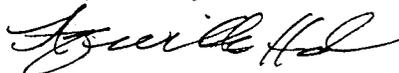
FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE CONDITIONAL USE PERMIT, DIVISION OF LOT, AND THE PRECISE PLAN OF DEVELOPMENT:

Findings of fact in support of denial of the Conditional Use Permit, Division of Lot, Precise Plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

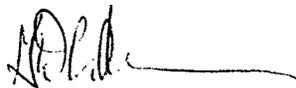
Should the Commission consider approval of the subject requests, a list of recommended conditions for the project is set forth in Attachment.

Prepared by,



Aquilla Hurd
Planning Assistant

Respectfully submitted,

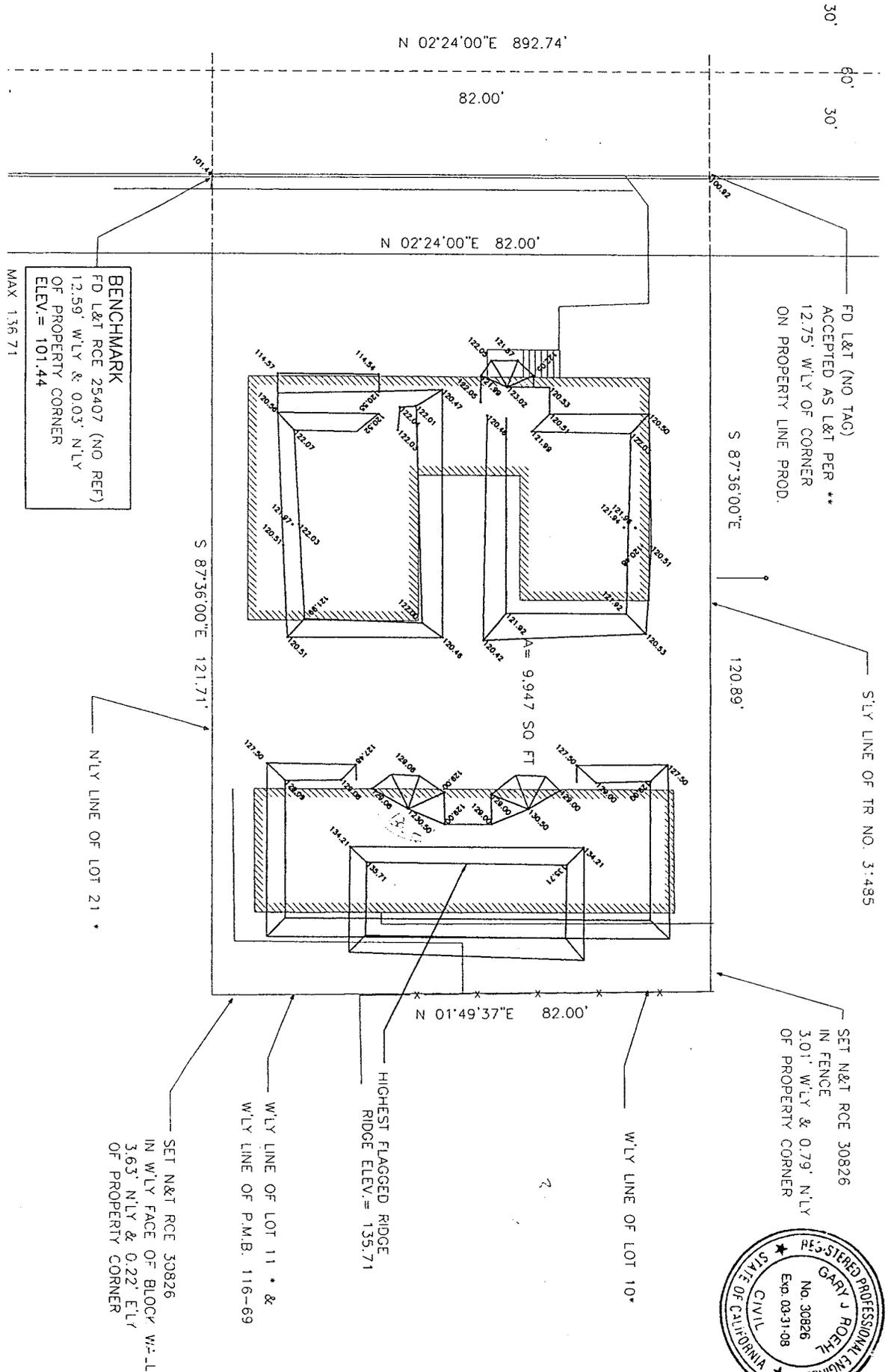


Gregg Lodan, AICP
Planning Manager

Attachment:

1. Planning Commission Resolutions
2. Recommended Conditions If Approved
3. Silhouette Verification
4. Correspondence
5. Code Requirements
6. Minutes and Prior agenda item
7. Site Plan, Floor Plans, & Elevation

86 PASEO DE LA PLAYA



BENCHMARK
 F.D. L&T RCE 25407 (NO REF)
 12.59' W.L.Y. & 0.03' N.L.Y.
 OF PROPERTY CORNER
 ELEV. = 101.44
 MAX 136.71

F.D. L&T (NO TAG)
 ACCEPTED AS L&T PER **
 12.75' W.L.Y. OF CORNER
 ON PROPERTY LINE PROD.

S 87°36'00"E

120.89'

S'LY LINE OF TR. NO. 3:485

SET N&T RCE 30826
 IN FENCE
 3.01' W.L.Y. & 0.79' N.L.Y.
 OF PROPERTY CORNER

SET N&T RCE 30826
 IN W.L.Y. FACE OF BLDG W.P.L.
 3.63' N.L.Y. & 0.22' E.L.Y.
 OF PROPERTY CORNER

W.L.Y. LINE OF LOT 11 * &
 W.L.Y. LINE OF P.M.B. 116-69

HIGHEST FLAGGED RIDGE
 RIDGE ELEV. = 135.71

W.L.Y. LINE OF LOT 10*

N 01°49'37"E 82.00'

S 87°36'00"E 121.71'

N.L.Y. LINE OF LOT 21 *

N 02°24'00"E 892.74'

82.00'

N 02°24'00"E 82.00'

9,947 SQ FT



Santana, Danny

From: Gibson, Jeff
Sent: Friday, December 01, 2006 11:57 AM
To: Lodan, Gregg; Santana, Danny
Subject: FW: 332 Paseo De La Playa (NOTICE of Public Hearing)

fyi.....

DEC 01 2006

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

From: minoo hart [mailto:minimars2000@hotmail.com]
Sent: Friday, December 01, 2006 11:52 AM
To: jgibson@torrnet.com
Subject: 332 Paseo De La Playa (NOTICE of Public Hearing)1

Dear Mr. Gibson:

My name is Minoo Hart. I live on Paseo De La Concha, and I own two units on 328 Paseo De La Playa, adjacent to the subject property. I am in total support of this development. I believe that having a new and beautiful building on this street will enhance the look of our street and it is about time to start doing something about it. All of the buildings on this street have remained old and unattractive, while every where you look new constructions and remodeling are in progress. I am interested in my investments in this area and I ask the city of Torrance to please let this project to go forward as is.

Sincerely,

Minoo Hart

MSN Shopping has everything on your holiday list. Get expert picks by style, age, and price. Try it!
<http://shopping.msn.com/content/shp/?ctId=8000,ptnrid=176,ptnrdata=200601&tcode=wlmtagline>

NOV 29 2006

CALLE MIRAMAR APARTMENTS

321 and 325 Calle Miramar, Redondo Beach CA, 90277
Mail address: 2931 Plaza Del Amo #53
Torrance CA 90503

Home Phone (310) 212-5534

November 29, 2006

Community Development Dept.
3031 W. Torrance Blvd.
Torrance CA 90503

To the City of Torrance Planning Commission,

Re: Opposition to proposed condos to be built at 332 Paseo De La Plaza Redondo Beach CA, 90277 (Torrance). CPU06-00004, DIV06-0005, PRE06-00011. Mike Adli (Reza and Akram Adli).

This proposal was turned down when it was first heard July 19, 2006. I can see little, if any changes in the plan after viewing the flags on the current building. I am not an expert but it seems the flags at the rear are even higher than the original plan, which will block even more ocean views.

My wife and I have owned the apartment buildings at 321 and 325 Calle Miramar for 40 years. We have enjoyed living in Torrance most of our lives, I am 77 and my wife 72. We especially enjoyed the Torrance Beach Area where we lived for 25 years before moving to our current address. During that time we saw, building by building, our ocean views being obstructed by higher new condos. If the building continues the only people who will have ocean views will be the buildings on the ocean front street. These buildings at 332 Paseo De La Plaza will further obstruct the ocean views at our apartments and the ocean views of many of our neighbors.

We believe it is bad planning policy to allow the destruction of the middle class housing at Torrance Beach and replace them with higher multi million \$ condos that are not in harmony with the neighborhood. If buildings are replaced, I think, they should have the same footprint and height as the ones they replace in order to not destroy views .

We thank the Planning Commission for allowing us to address this matter. .

Sincerely,

Ed Hess Nancy Hess

Ed Hess and Nancy Hess

E. Keith and Darlene R. Brothers
150 Paseo de la Concha
Redondo Beach, CA, 90277
November 30, 2006

Mr. Gregg Lodan
Planning Manager
City of Torrance Community Development
3031 Torrance Blvd
Torrance, CA, 90503

NOV 28 2006

Dear Mr. Lodan,

We own the property at 150 Paseo de la Concha, which is a five unit garden complex. We reside in apartment "C", which sits atop the garages and runs across the front of the property.

The flag structure which has been placed on the building at 332 Paseo de la Playa since the July 19, 2006 Torrance Planning Commission Meeting is several feet higher. The structure as delineated by the flags is even more intrusive. It would not only block our ocean view completely, all the way to the horizon, but would further reduce the pleasure of wildlife sightings and the panorama of the sky.

The proposed project would spoil our ocean view from the kitchen, the living room, from two bedrooms in Apartment C and from portions of Apartment E. It would greatly affect the value of our property.

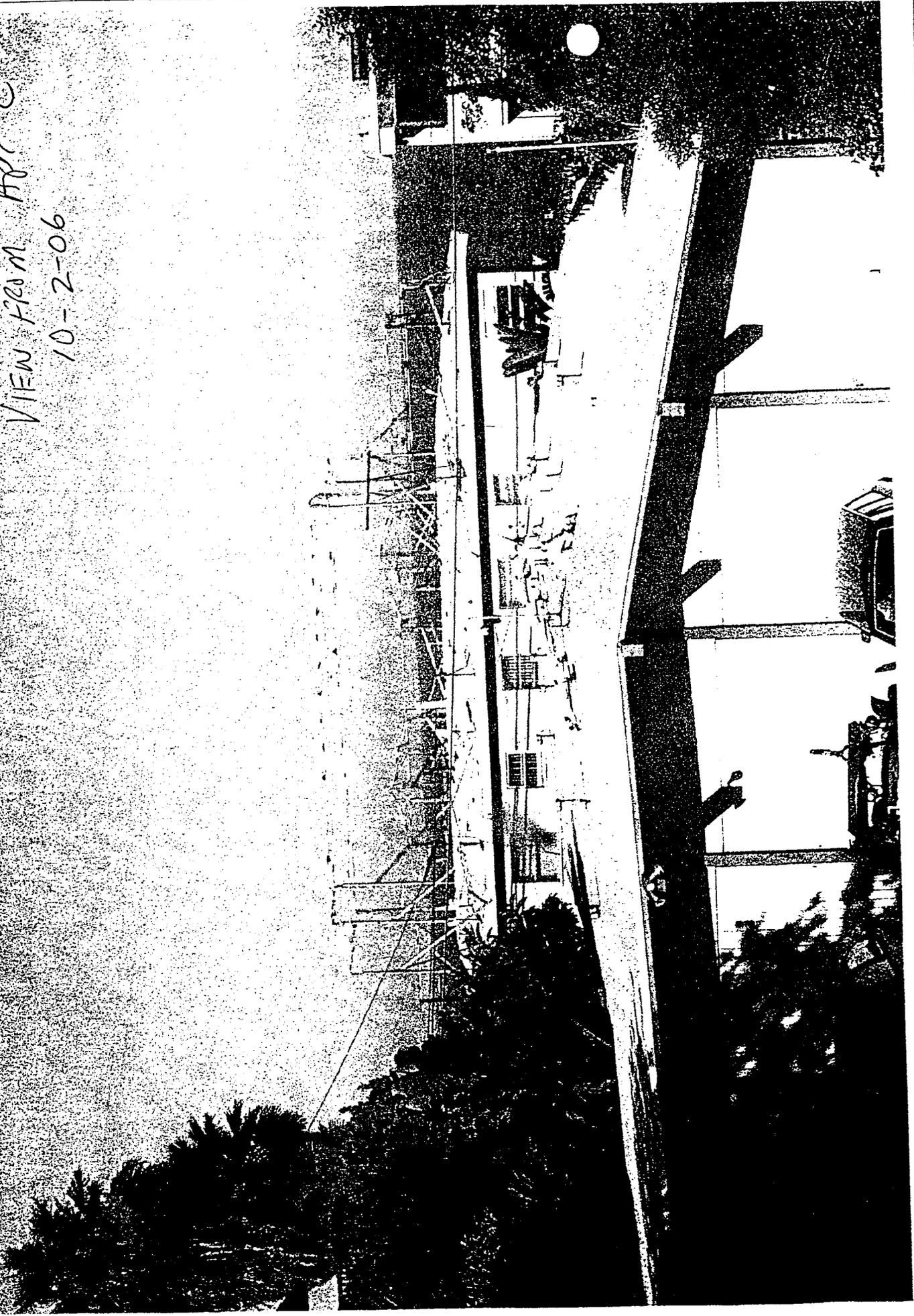
We urge the commissioners to visit our property, to witness our potential loss of ocean view.

The application numbers provided by your office are PRE06-00011, CUP06-00004 and DIV06-00005.

Sincerely,

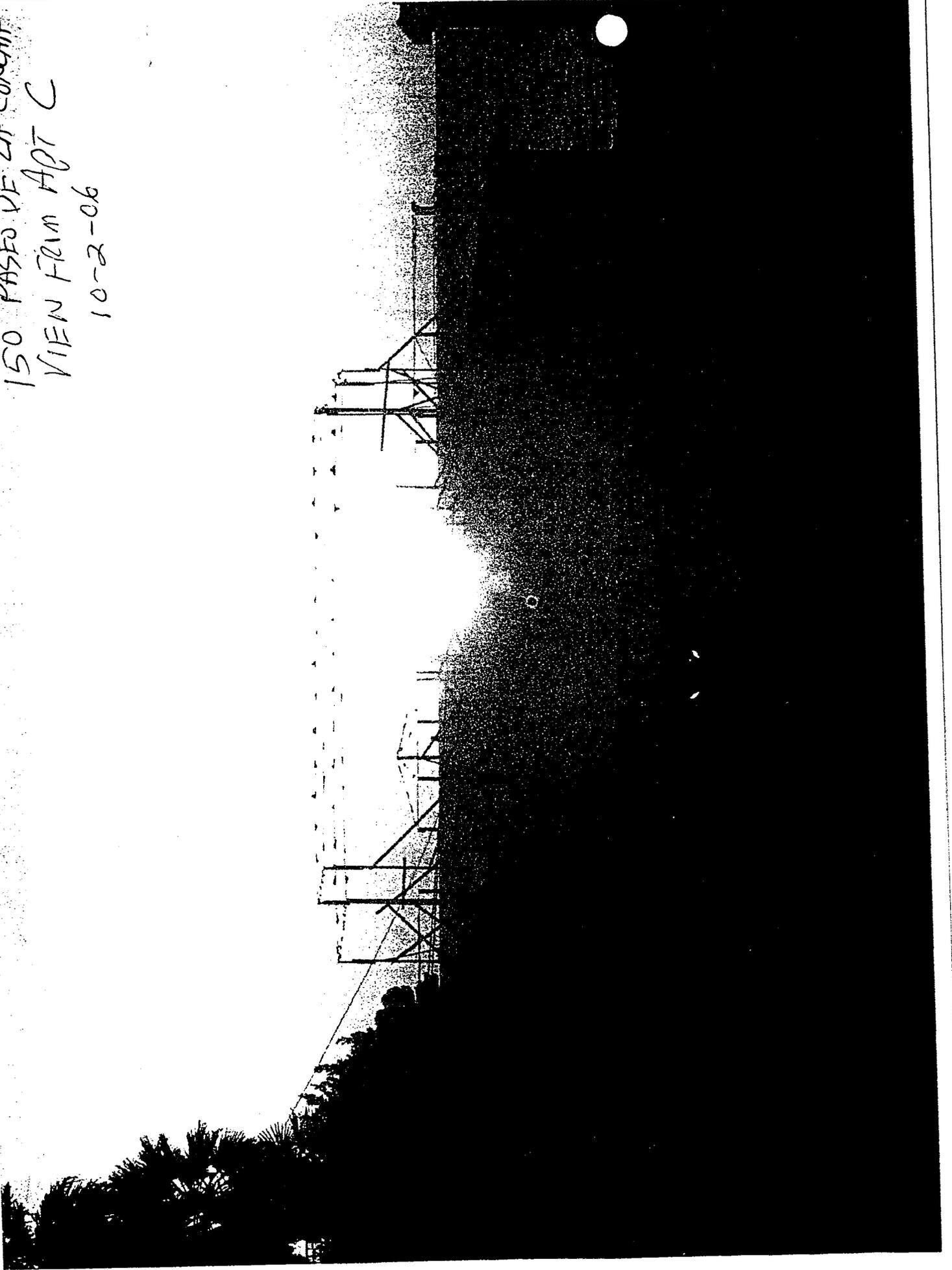
Keith and Darlene Brothers

150 PASEO DE LA CONCHA
VIEW FROM Apt C
10-2-06



150 PASEO DE LA CONCHA
VIEW FROM APT C

10-2-06



150 PASÉO DELA CONCHA
VIEW FROM APT E
11-28-06



Hurd, Aquilla

From: Gibson, Jeff
Sent: Tuesday, November 28, 2006 1:10 PM
To: Lodan, Gregg; Santana, Danny; Hurd, Aquilla
Subject: FW: 332 Paseo De La Playa- NOTICE OF PUBLIC HEARING

NOV 28 2006

fyi.....

From: Zamora, Jerry (PBIG, Century City, CA) [mailto:Jerry_Zamora@ml.com]
Sent: Tuesday, November 28, 2006 12:51 PM
To: jgibson@torrnet.com
Cc: madli@socal.rr.com
Subject: 332 Paseo De La Playa- NOTICE OF PUBLIC HEARING

Dear Mr. Gibson

I am in receipt of your notice regarding the proposed project adjacent to my home. I've had the opportunity to review the plans and make note of the proposed structural changes that would ensue with the development of the aforementioned property. I want you to know that I urge the city to grant approval of this project as is. As you may be aware, what is supposed to be one of the most pristine streets in the city of Torrance has deteriorated over the years. I hope that this is taken into consideration as well as the fact that there are individuals who are willing to spend significant funds to make it a better place to live. While I'm sure there are many before me who have argued the pros and the cons, I want to bring to light the significant amounts of money myself and others pay to live in locations such as this and look to the your dept to help maintain the large investments we have made in the city of Torrance.

Please let me know if you have any additional questions.

Respectfully submitted,

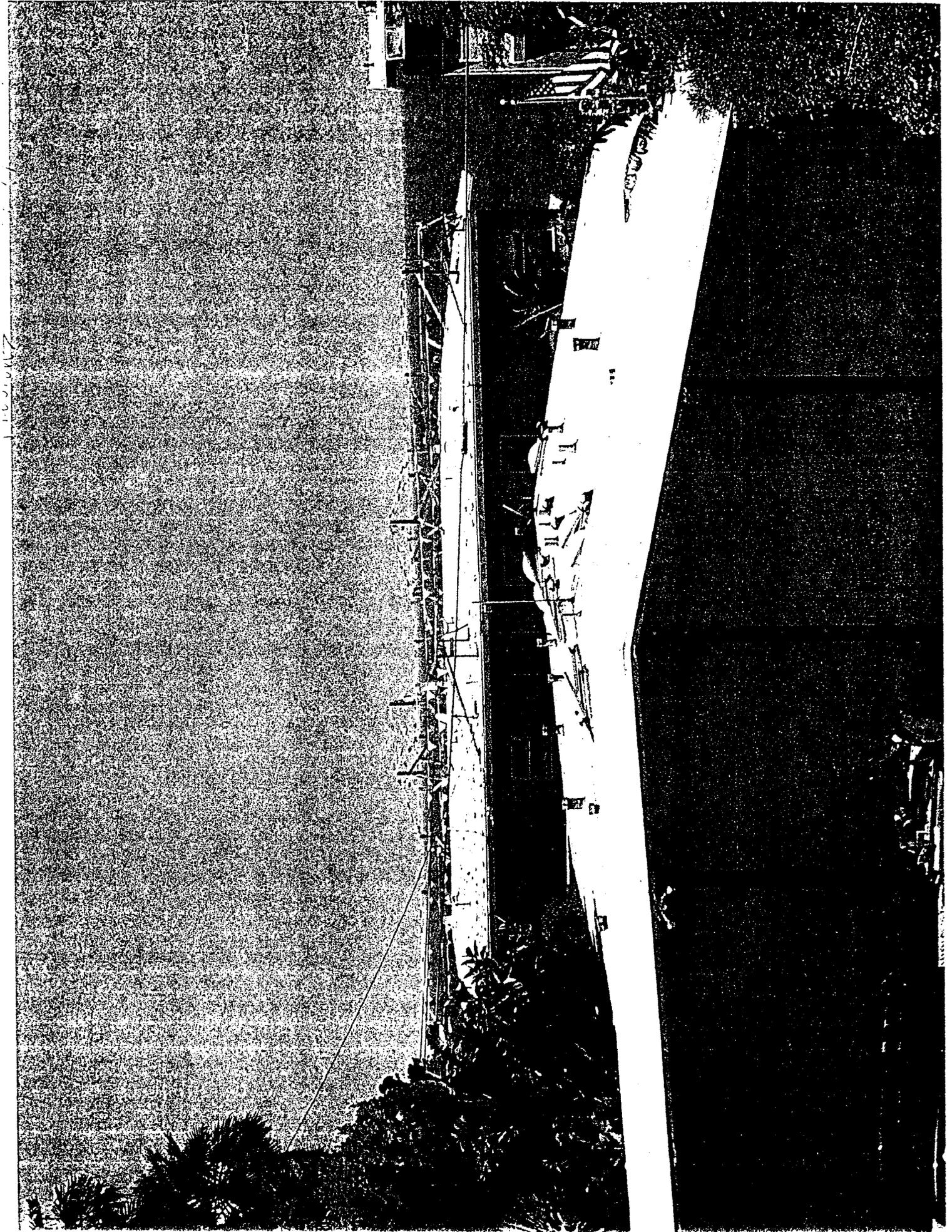
Jerry Zamora
328 Paseo De La Playa #C
Redondo Beach, Ca 90277

Jerry J. Zamora, CTFA
Merrill Lynch Bank & Trust Company, FSB
Private Banking and Investment Group
☎ (310) 203-3301 Direct Dial
✉ Jerry_Zamora@ML.com

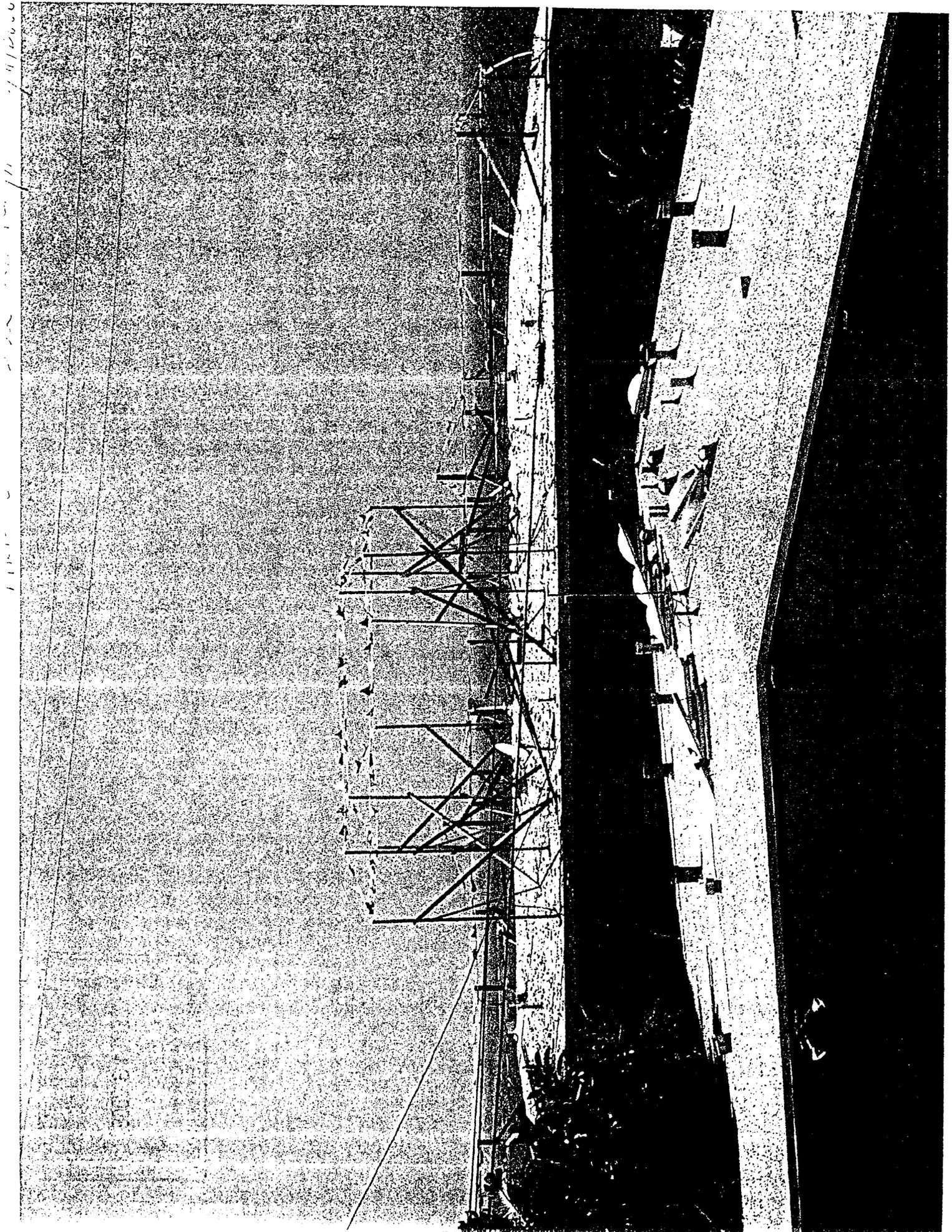
Disclaimer:

In accordance with United States Treasury Regulations, we wish to inform you that, unless expressly stated otherwise, any U.S. federal tax advice contained in this e-mail, including any attachments, is not intended or written by us to be used, and cannot be used, for the purpose of avoiding penalties that may be imposed by the Internal Revenue Service.

11/28/2006



1600000



11/11/2000

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10F

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: CUP06-00006, DIV06-00005, PRE06-00011
Mike Adli (Reza and Akram Adli)

LOCATION: 332 Paseo De La Playa

The attached photographs and correspondence were received subsequent to the preparation of the agenda item.

Staff continues to recommend denial of the proposed project.

Prepared by,



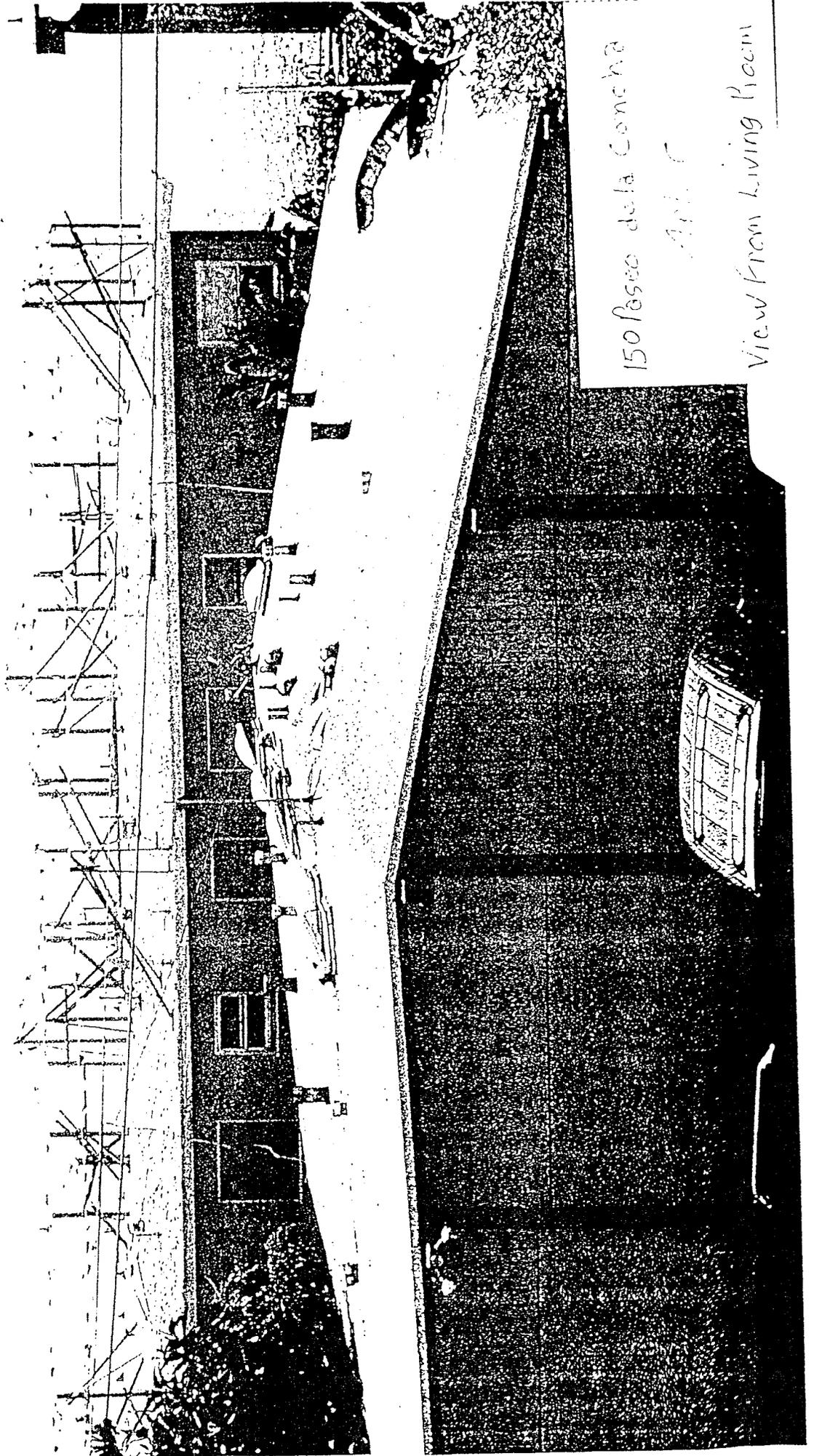
Aquilla Hurd
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

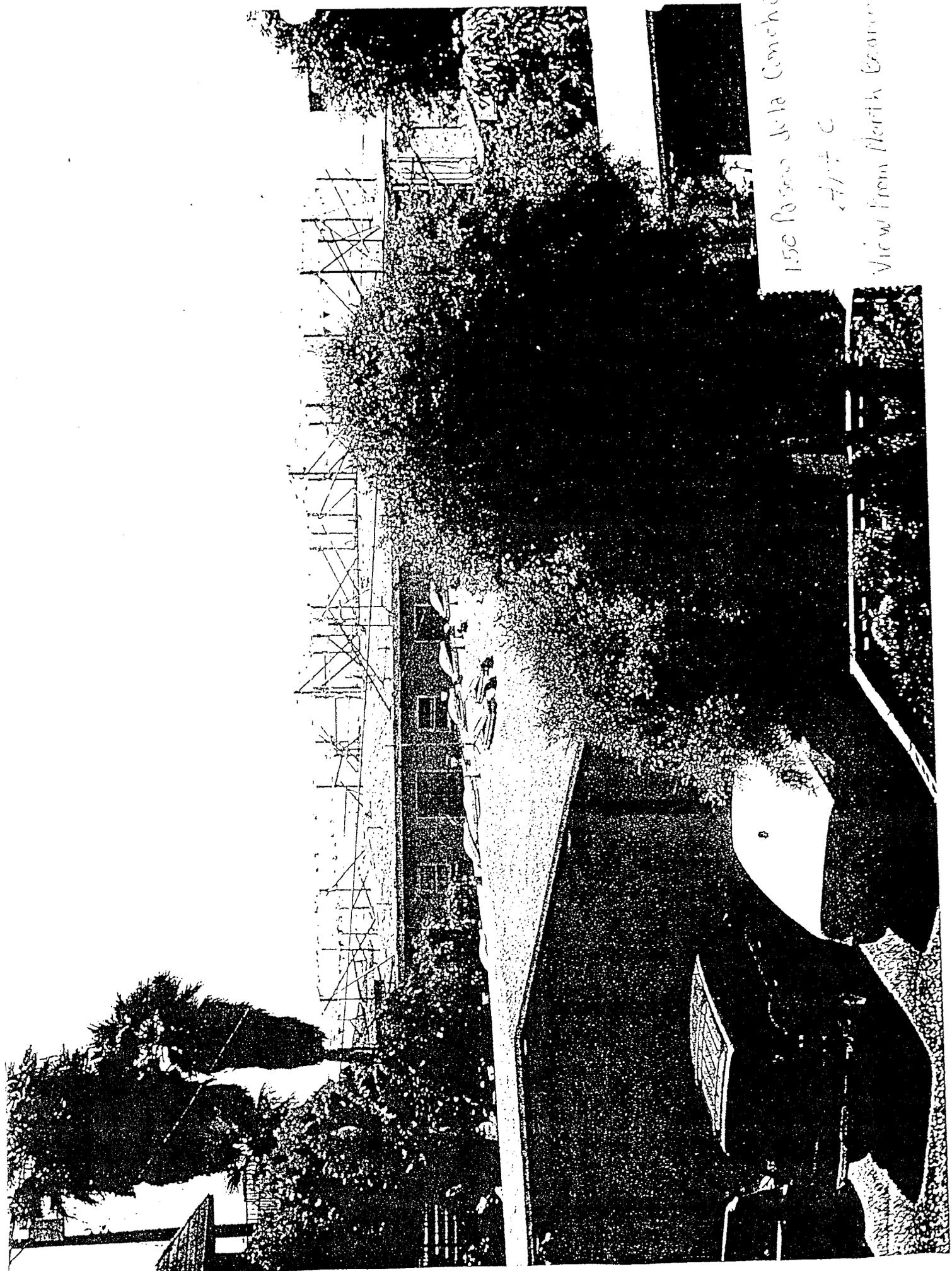
JUL 17 2006



150 Pasos de la Concha

Art. C

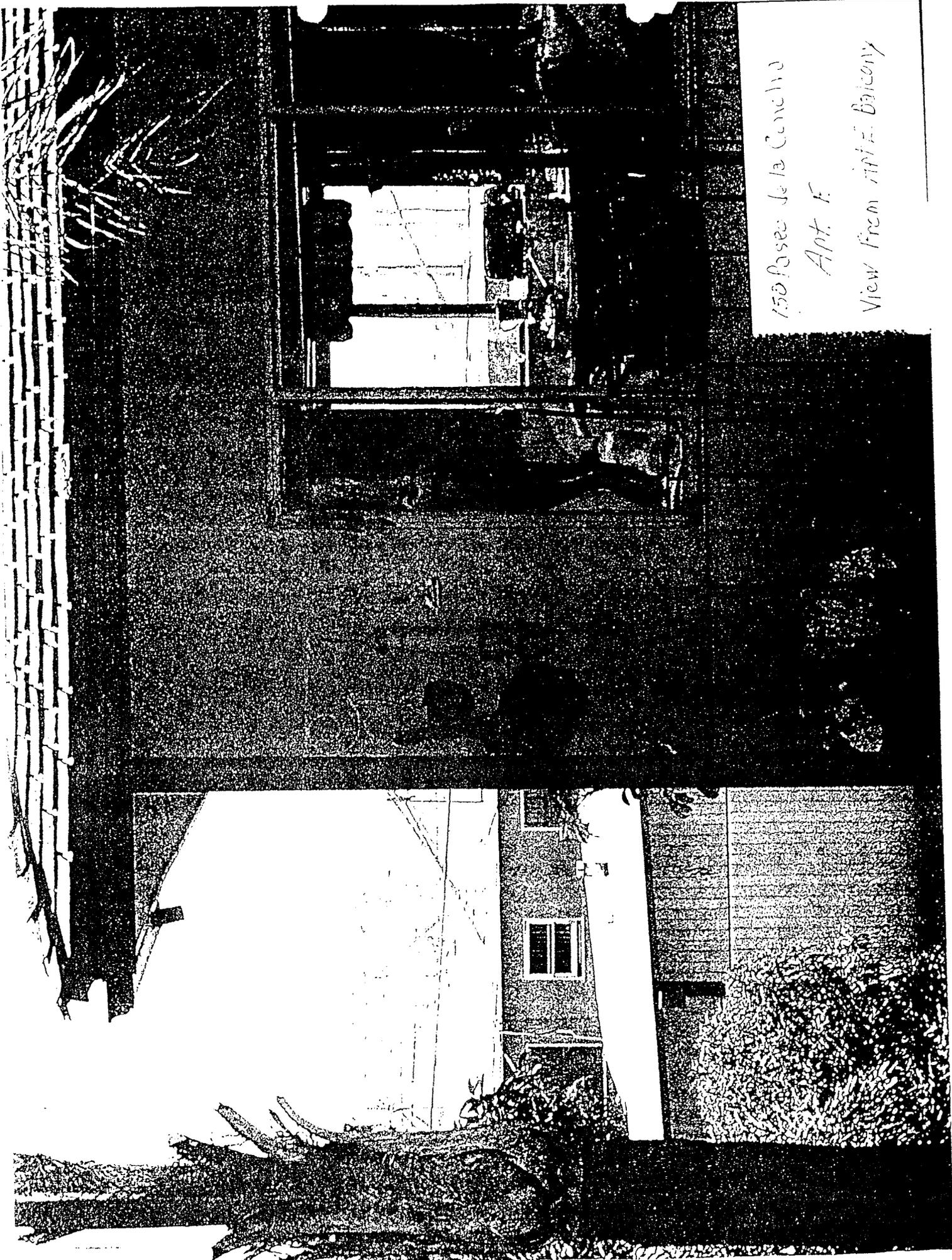
View from Living Room



1.50 Posada de la Comcho

Art. C

View From North East corner



150 Sosee de la Conchita
 Apt. F
 View from Apt. F. Balcony

CALLE MIRAMAR APARTMENTS

321 and 325 Calle Miramar, Redondo Beach CA, 90277
Mail address: 2931 Plaza Del Amo #53
Torrance CA 90503

Home Phone (310) 212-5534

July 12, 2006

Community Development Dept.
3031 W. Torrance Blvd.
Torrance CA 90503

JUL 17 2006

To the City of Torrance Planning Commission,

Re: Opposition to proposed condos to be built at 332 Paseo De La Plaza
Redondo Beach CA, 90277(Torrance).

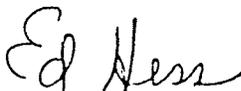
I previously wrote the Community Development Dept. to oppose the condos but I have received a letter from the speculator/investor that said we could not appear at the public hearing unless we met his conditions. We did not feel that it was necessary to meet his demands and the residents involved did not wish it. So we did not comply. Some of our neighbors received the same letter with the demands and we are afraid they may not appear to oppose the proposed condos to be built at 332 Paseo De La Plaza at the hearing because of the demands of his letter. I hope the commission will take this under consideration.

My wife and I have owned the apartment buildings at 321 and 325 Calle Miramar for 38 years. We have enjoyed living in Torrance most of our lives, I am 77 and my wife 72. We especially enjoyed the Torrance Beach Area where we lived for 25 years before moving to our current address. During that time we saw, building by building, our ocean view being obstructed by higher new condos. If the building continues the only people who will have ocean views will be the buildings on the ocean front street. These buildings at 332 Paseo De La Plaza will further obstruct what view is left at our apartments and the ocean views of many of our neighbors.

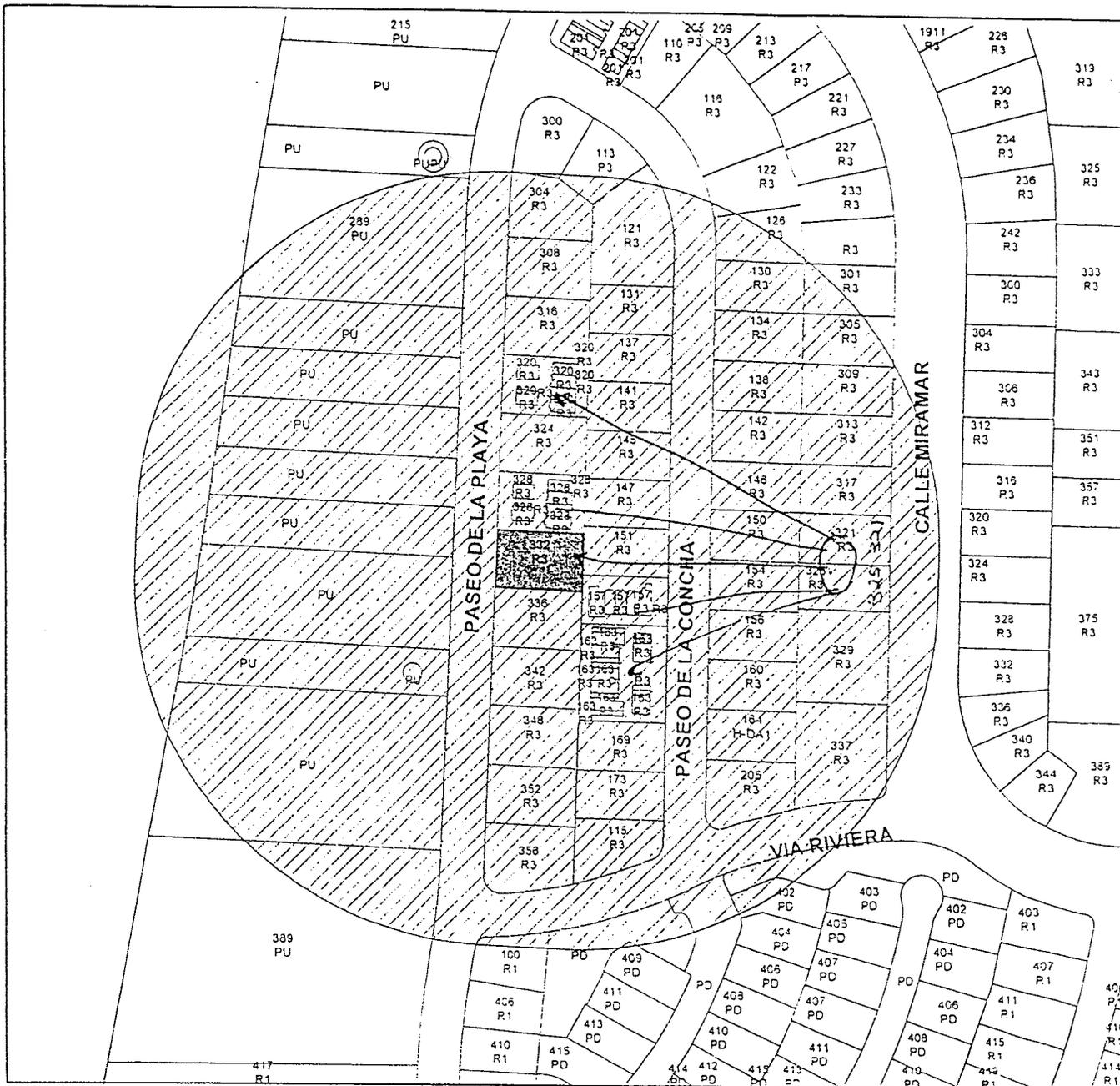
We also believe it is bad city policy to allow the destruction of the middle class rental apartments at Torrance Beach and to replace them with multi million \$ condos.

I Thank the commission for allowing me to address this matter. .

Sincerely,



Ed Hess

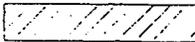


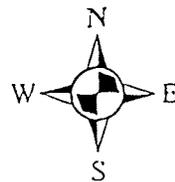
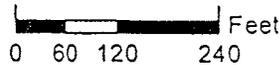
CONDOS THAT WILL OR HAVE
BLOCKED VIEWS FROM 321 + 325 CALLE MIRAMAR

LOCATION AND ZONING MAP

332 Paseo De La Playa
CUP06-00004
DIV06-00005
PRE06-00011

LEGEND

-  332 Paseo De La Playa
-  500-Ft Notification Area



Jane E. Harris
328-A Paseo De La Playa
Redondo Beach, CA 90277
(310) 378-8801

JUL 19 2006

July 13, 2006

Attention Planner: Mr. Greg Lodan
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

RE: Application # (1) CUP 06 - 00004
(2) DIV 06 - 00005
(3) PRE 06 - 0012 or (PRE 06 - 00011)

Purpose Plan: 332 Paseo De La Playa
Redondo Beach, CA 90277
Petition of: Mike Adli (Reza and Akram Adli)

Dear Mr. Lodan:

This letter is regarding the Purpose Plan for: 332 Paseo De la Playa, Redondo beach, CA 90277, a four (4) Unit Luxury Condominium Development.

My property located at 328-A Paseo De La Playa, Redondo Beach, CA 90277, (R3) located on the North side or to the right side of the proposed plans development.

This proposed Condominium Development plan, will affect my property as follows:

1. Substantial Ocean View obstruction, from my 2nd floor bedroom, which was a feature, when I purchased my property.
2. Blocking of light from 2nd floor bedroom, bathroom and 1st floor kitchen window.
3. This information is based on the silhouette atop the property at 332 Paseo De La Playa, Redondo Beach, CA 90277.

Photographs are enclosed to verify the above concerns.

If you have any questions or require further information, please do not hesitate to contact me at (310) 378-8801.

Thank you.

Cc: Jeffery W. Gibson, Community Development Director

Sincerely,

Jane Emdine Harris

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

7511-018-036
 HARRIS JANE E
 328 PASEO DE LA PLAYA APT A
 REDONDO BEACH CA 90277

FGDHTMF 90277

|||||

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Torrance Planning Commission at 7:00 P.M., **JULY 19, 2006**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00004, DIV06-00005, PRE06-00011: Petition of **MIKE ADLI (REZA AND AKRAM ADLI)** for approval of a Conditional Use Permit to allow a four unit condominium development, a Division of Lot for condominium purposes and a Precise Plan of Development to allow the construction of four two story units with semi-subterranean parking on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.

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 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 City Council 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.~~

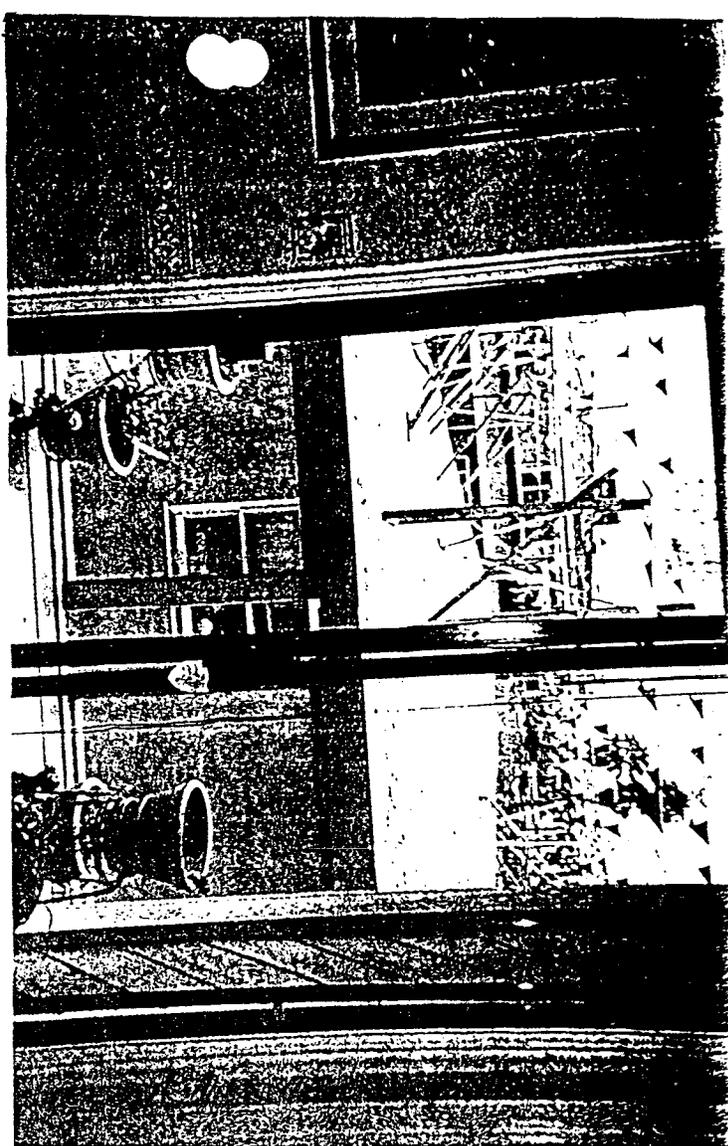
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

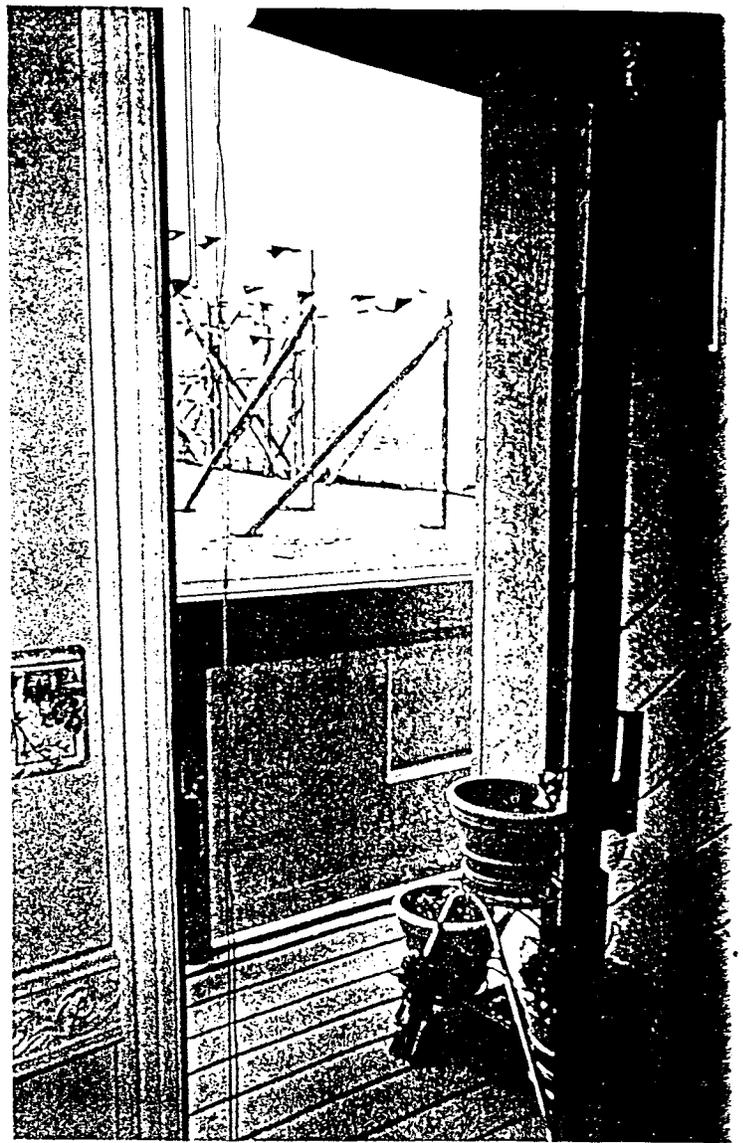
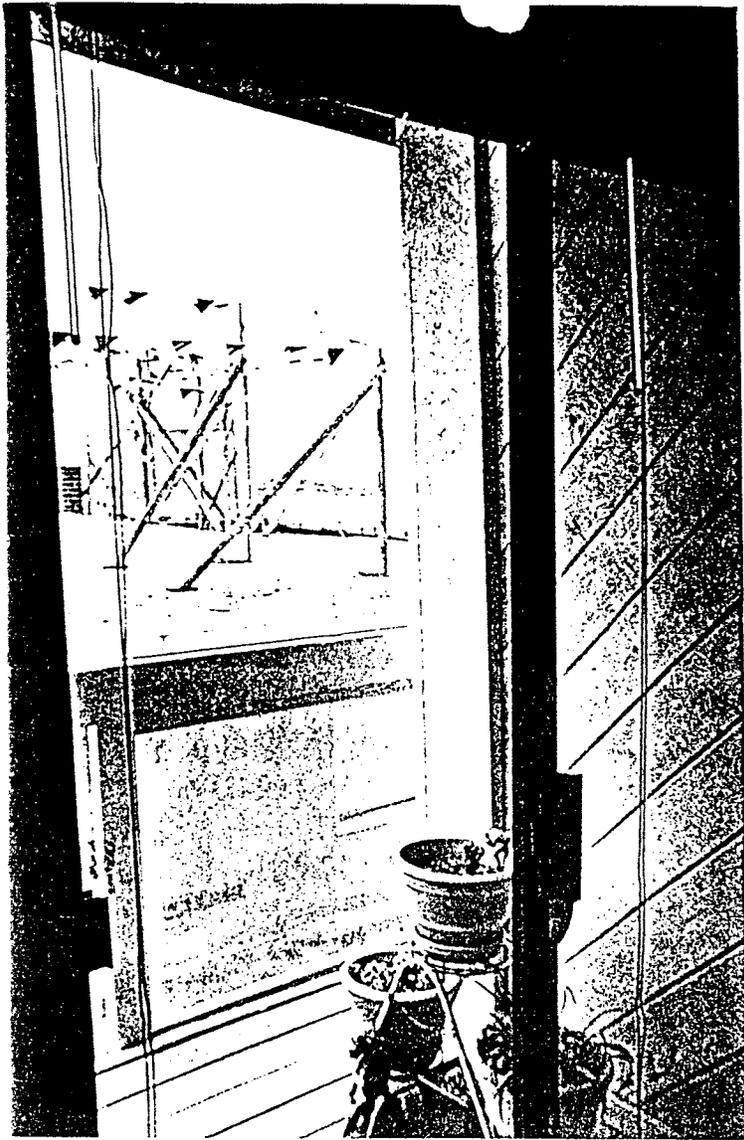
For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-5990.

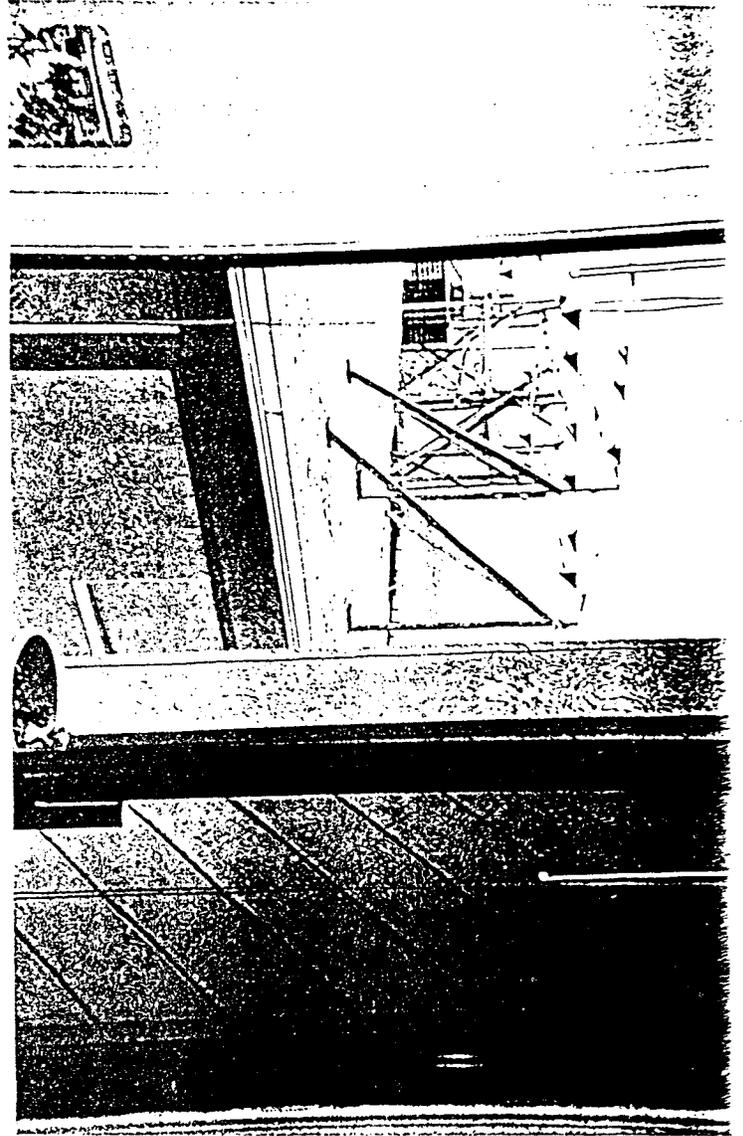
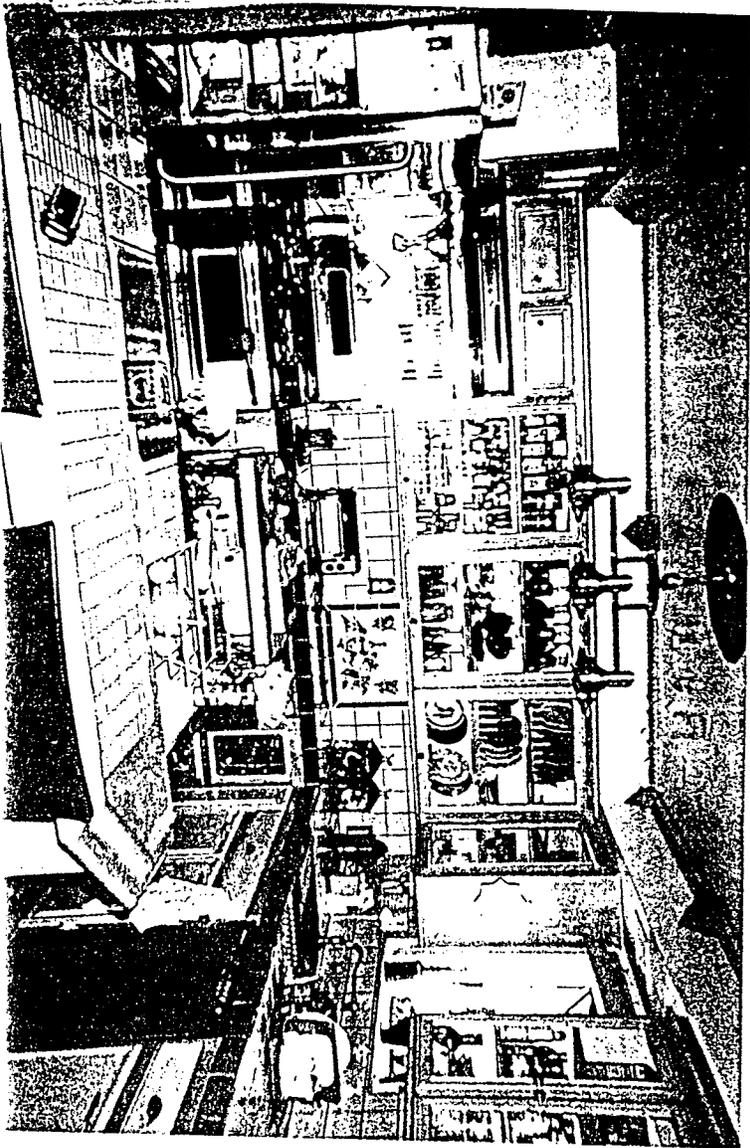
Publish: July 7, 2006

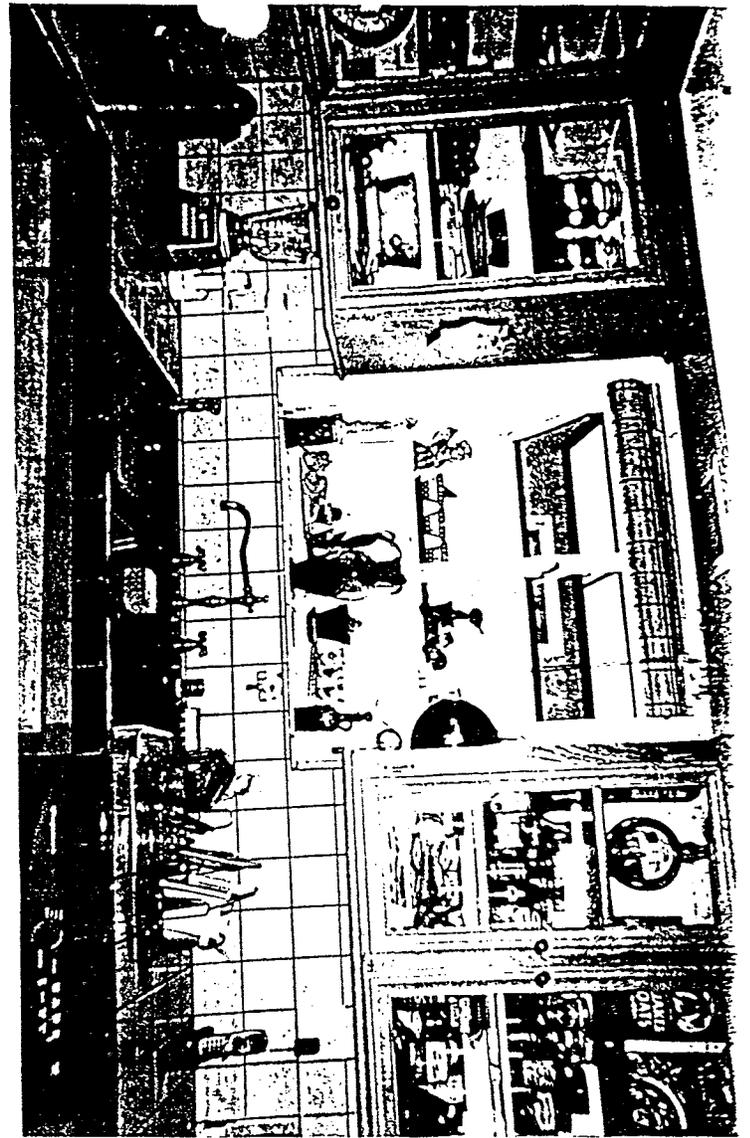
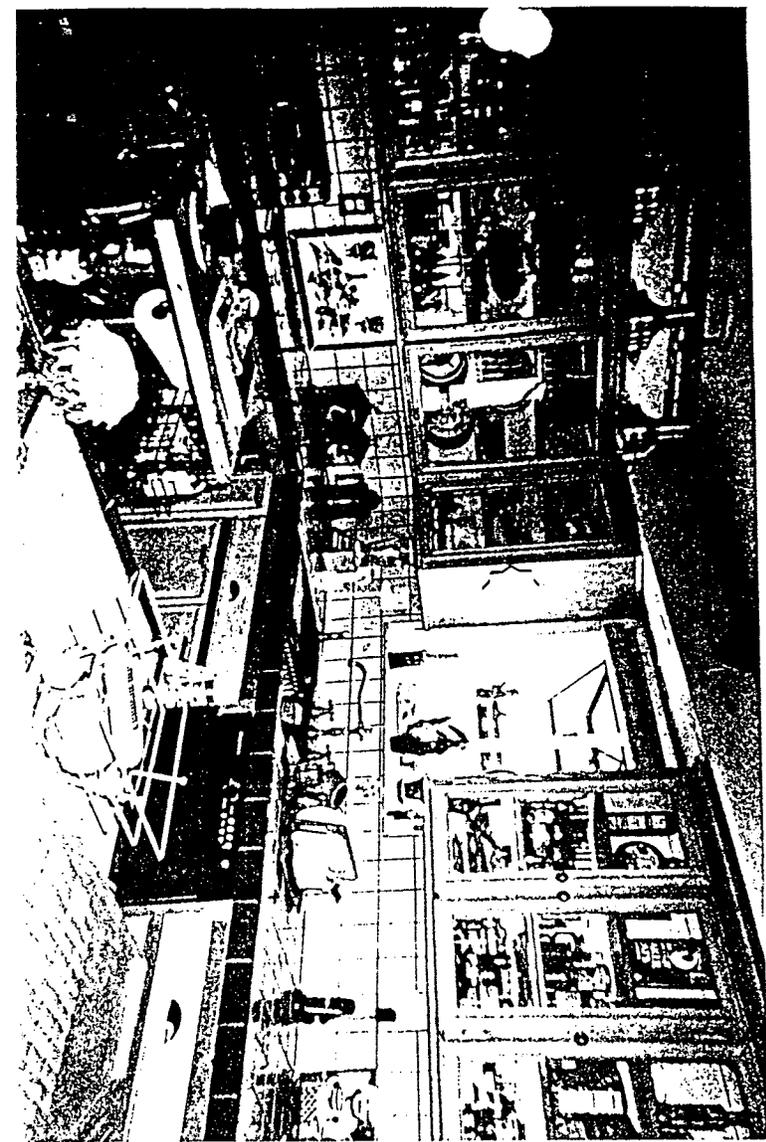
JEFFERY W. GIBSON
 Community Development Director

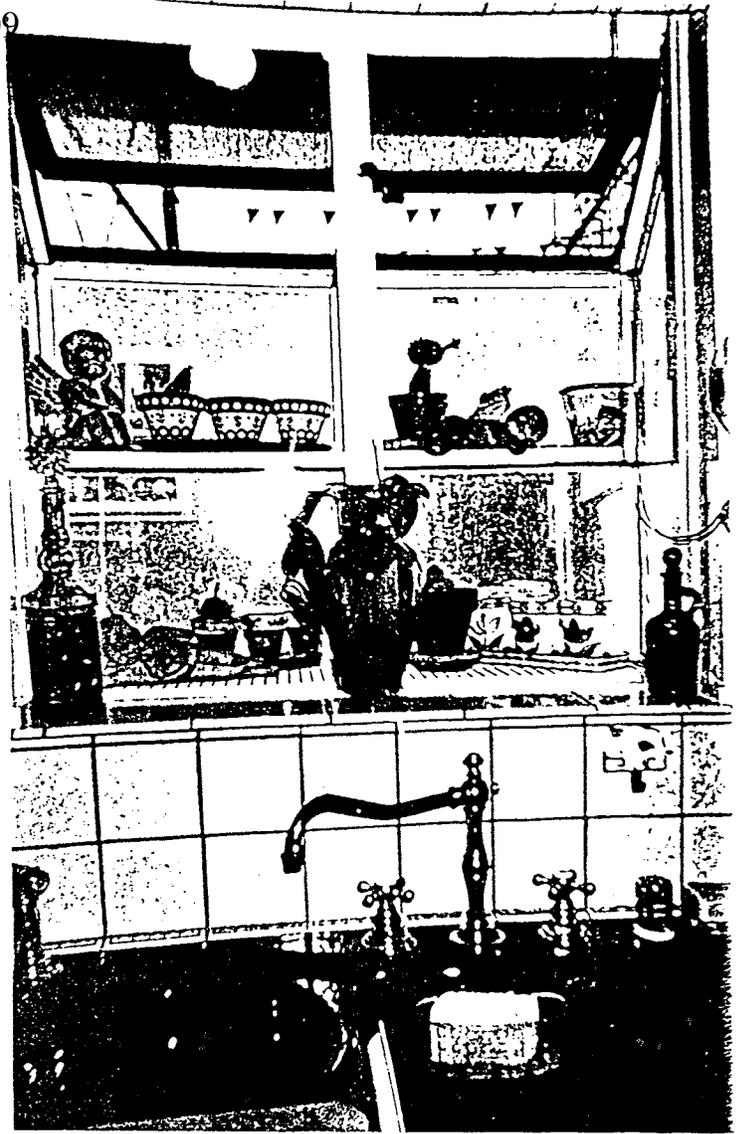
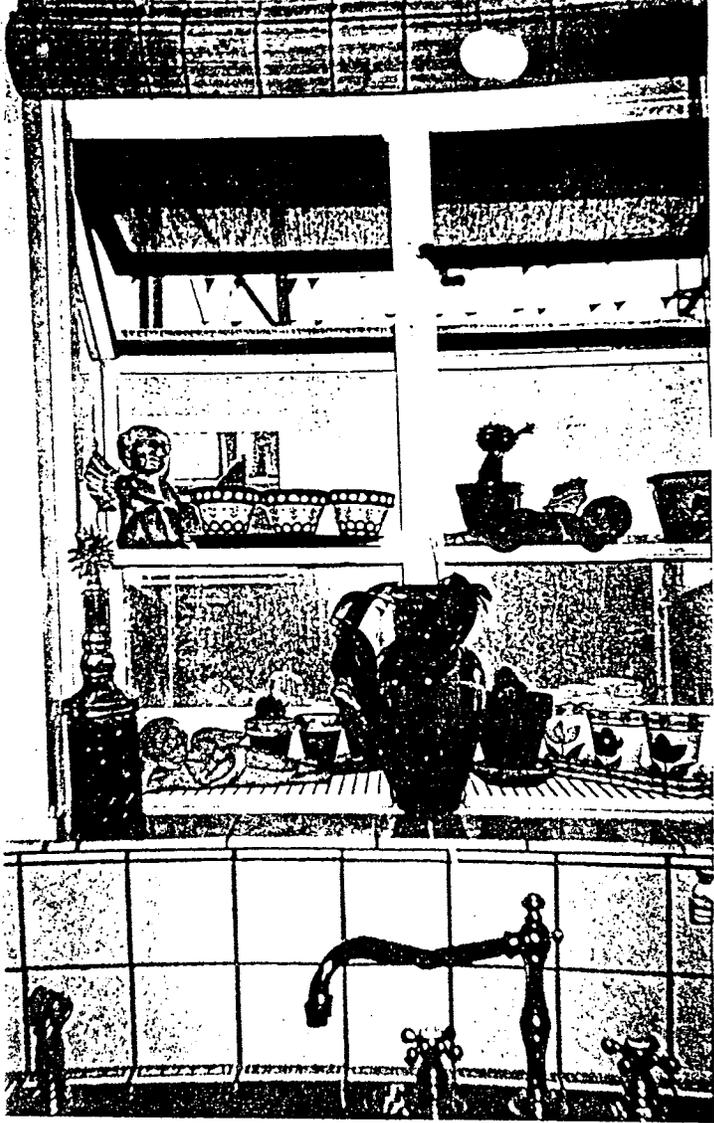












July 18, 2006

RE: CLP06-00004, DIV06-00005, PRE06-00011, Petition of Mike Adli (Reza and Akram Adli)

To Whom It May Concern:

I am writing to voice my strong objection to the petition referenced as CLP06-0004, DIV06-00005, PRE06-00011 by Mike Adli (Reza and Akram Adli) to add units to the property at 332 Paseo de la Playa.

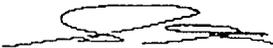
The addition of these units as currently planned would directly and adversely affect the view from my property at 157 Paseo de la Concha #4. Judging from the flags currently in place, the new addition would completely wipe out the whitewater view from my condominium unit and also eliminate other significant parts of my view of the water. Because my condo is a "view property," this will not only diminish my enjoyment but also has the potential to adversely affect property values for me and my neighbors.

It is unfair for one property owner to expand his or her property when it directly harms the intrinsic enjoyment and value of a neighbor's property, and I believe that is clearly the case here. I would suggest that, if the owners of 332 Paseo de la Playa wish to develop their property, they should develop a plan that does not harm the views of their neighbors.

In addition, should the Planning Commission deny this application, I would respectfully request that the owners take down the flags on their property in a timely manner. As we have seen, the owners of 336 Paseo de la Playa had their petition to add a second story to their property denied by the Commission on September 21, 2005 because their planned addition would have also adversely affected our views. However, as of this writing, nearly 10 months to the date of that denial, the flags are still on 336 Paseo de la Playa and present an eyesore to the community. In addition, I and others on Paseo de la Concha currently have our condos on the market, and the presence of these flags long after the petition has been denied only make it more difficult to obtain a fair-market value for our properties.

Thank you for your careful consideration of this matter.

Sincerely,



Scott Sandell
157 Paseo de la Concha, #4
Redondo Beach, CA 90277

AGENDA ITEM NO. 10F

CASE TYPES AND NUMBER: CONDITIONAL USE PERMIT, CUP06-00004
 DIVISION OF LOT DIV06-00005
 PRECISE PLAN OF DEVELOPMENT, PRE06-00011

NAME: Mike Adli (Reza and Akram Adli)

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of four new condominium units on property located in the Hillside Overlay District and a Division of Lot for condominium purposes.

LOCATION: 332 Paseo De La Playa

ZONING: R-3 (Limited Multiple Family Residential) (Hillside Overlay District)

ADJACENT ZONING AND LAND USE:

North:	R-3	Two story multiple family residences
South:	R-3	Two story multiple family residences
East:	R-3	One story multiple family residences
West:	P-U	Los Angeles County Beach Parking Lot

GENERAL PLAN DESIGNATION: Residential Medium Density

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan Land Use Designation of Medium Density Residential, which are areas characterized by townhouse 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 four-unit condominium development complies with the Medium Density Residential land use designation and allowable density of 18 to 28 dwelling units per acre. The proposed density of 17.5 dwelling units per acre is consistent with the allowable R-3 density standard.

The General Plan provides that residential development should be aesthetically pleasing and compatible with existing developments. Issues to consider include bulk, adequacy of privacy and open space, and mitigation of impacts associated with parking and traffic. The General Plan also provides that the City shall approve only that development which is consistent in scale, mass and character with structures in the surrounding area, as appropriate.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The property is currently developed with three residential units in two buildings that were developed in 1952. The westerly building is one story in height and the easterly building is two stories. The lot is rectangular in shape and it measures 120.89 feet in length and 82 feet in width. All existing structures will be demolished as part of this project.

ENVIRONMENTAL FINDINGS: The construction of a four-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into four or fewer parcels is categorically exempted by the California Environmental Quality Act Guidelines in Article 19, Class 5, Section 15315.

BACKGROUND AND ANALYSIS:

The applicant requests approval of the following entitlements: a Conditional Use Permit to allow the construction of a four-unit condominium development; a Division of Lot for condominium purposes; and a Precise Plan of Development as the project is located in the Hillside Overlay and the construction is over 14 feet in height.

The project will involve the construction of four attached two-story condominium units with semi-subterranean garages and will be attached at the first floor level by a deck as scaled by staff. The units on the westerly portion of the property, labeled Unit 1 & 2, are proposed to be 1,946 square feet and the units on the easterly portion of the property, labeled Unit 3 & 4, are proposed to be 2,200 square feet. Units 1 & 2 are proposed to have a kitchen, dining room, great room and powder room on the first floor. Each unit has a two car garage attached to the first floor living space. The second floor will have two master suites with bedrooms, bathrooms and walk-in closets. Units 3 & 4 are proposed to have three car garages that are semi-subterranean and two floors of living area above. The first floor is proposed to consist of two bedrooms, a bathroom and a master suite with a bedroom, bathroom and walk-in closet and the second floor will consist of a kitchen, great room and powder room. All four units are proposed to be accessed from a common walkway oriented to Paseo De La Playa and the entries for all four are located on the first floor living areas. Additional access is provided from the garage level and Units 3 & 4 are proposed to have elevators to provide access from the garage level to the living areas above. All units have second story balconies that face west and are oriented to Paseo De La Playa. The semi-subterranean garages and two guest parking stalls are proposed to be accessed by two driveways from Paseo De La Playa one on the southerly portion of the property and the second on the northerly portion. The driveway will be conditioned to include decorative or stamped concrete.

The project, as designed, has a number of factors that do not comply with the code requirements. The floor area ratio is .83 to 1.0 which exceeds the floor area ratio limit of 0.60 in the R-3 zone. The applicant has indicated on their plans a different floor area ratio that does not reflect the gross floor area. In accordance with the Torrance Municipal Code an applicant can request approval of a Conditional Use Permit to allow a floor area ratio over .60 in the R-3 Zone; however, staff is recommending denial of this request because of the impacts on surrounding properties. If the project is redesigned so that it does not impact surrounding properties then staff may potentially support a higher floor area ratio.

The project complies with the front yard setback and the southerly side yard setback. The northerly side yard setback and the rear yard setback in the northerly portion do not comply with the code requirements. Semi-subterranean garages are allowed to be constructed to the property lines if the finished floor of the first floor is less than three feet above natural grade. The natural grade in the side yard and the rear yard is 104.23 and 104.93 respectively and the

finished floor elevation is 109.00 feet according to the plans. The applicant needs to lower the finished floor elevation of the first floor to comply with the set back requirements.

Additionally, condominium units are required to provide 200 cubic feet of storage and the proposed units do not have any storage area. Lastly, the total open space required is on the subject property is 2,400 square feet. The total amount of common open space being provided is 1,444 square feet and the total required is 1,200 square feet. The private open space required for each unit is 300 square feet and Units 1 & 2 provide 108 square feet of private open space on second story balconies and Units 3 & 4 provide 258 square feet of private open space also on second story balconies.

The maximum height of the total project will be 29 feet 10 inches based on a lowest adjacent grade of 101.71 and the highest ridge at 131.50. The certified silhouette indicates that the highest ridge is at an elevation of 131.55 based on the benchmark elevation of 100.92 feet. The maximum height of Unit 1 will be 21 feet three inches as measured from the lowest adjacent grade elevation of 101.71 feet and the highest ridge of 123.00. The maximum height of Unit 2 will be 19 feet four inches as measured from lowest adjacent grade elevation of 102.64 and the highest ridge of 122.00. Units 1 & 2 are proposed to have a finished floor elevation of 100.00 which is one foot eight inches below the existing grade. The maximum height of Units 3 & 4 will have a maximum height of 27 feet four inches as measured from the lowest adjacent grade of 104.23 and the highest ridge of 131.50. . The maximum height allowed in the R-3 zone is 35 feet and structures that are more than two stories height are subject to a Conditional Use Permit. This design feature will be accounted for in the Conditional Use Permit application for multiple ownership occupancy.

Please see the project summary below:

Statistical Information

Lot Size	9,946 square feet
• Units 1 & 2:	
First Floor	760 square feet
Second Floor	1,186 square feet
Total	1,946 square feet
Garage	389 square feet
• Units 3 & 4:	
First Floor	1,267 square feet
Second Floor	934 square feet
Total	2,201 square feet
Garage	668 square feet
• Total Floor Area (excluding garages)	8,294 square feet
• Total Floor Area (with garages)	10,408 square feet
• Floor Area Ratio (excluding garages)	0.83 to 1.0
• Unit 1 Building Height	21 feet 3 inches
• Unit 2 Building Height	19 feet 4 inches
• Units 3 & 4 Building Height	27 feet 4 inches

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #3). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment #4). A licensed engineer has verified the height of the silhouette and staff made a field inspection.

Staff made a field observation of the proposed residence and based on the silhouette, it does appear to cause significant impacts for surrounding properties. The properties located directly behind the project to the east, at 157, 154 and 150 Paseo De La Concha, will experience view loss from the proposed project. The building located at 157 Paseo De La Concha is a two story multiple family residence from which staff made field observations from units 2 and 3. The proposed project will increase the height of the building and cause a loss of ocean view from the first and second story balconies. The building located at 154 Paseo De La Concha is a two story multiple family residential building and staff made field observations from units A and D. The increase in height will impact ocean views from unit A on the first floor and unit D on the second floor. The property at 150 Paseo De La Concha is a two story multiple family residential building. Staff made field observations from unit C located on the second story and the proposed project will significantly impact ocean views from this property. Correspondence regarding the subject proposal has been submitted to the Community Development Department. All correspondence has been attached for your review. Staff recommends lowering the height of the building and retaining the existing height to reduce impacts to ocean views.

This project has not been located or planned in a manner that will cause the least intrusions on surrounding properties because the height at which it is proposed will block views from properties to the east of the subject property. The design of this project is not in harmony with other properties on Paseo De La Playa which has a mix of single family and multiple family developments that are two stories in height. Many of the structures have open courtyards on the first level and varying heights both elements decrease the bulk and massing of the buildings. The subject proposal does not incorporate similar features that reduce bulk and break up the massing and it will result in a project that is not in scale with the surrounding properties on Paseo De La Playa. Due to the resulting view impacts and a design that is not in character with the surrounding properties, the proposed project will result in cumulative impacts on other properties in the vicinity. Staff recommends that the applicant bring forth a proposal that meets all R-3 code requirements, that is within the existing building envelope and that is in harmony with the scale and character of the properties located on Paseo De La Playa in the City of Torrance.

The applicant has prepared a plan that does not comply with the R-3 code requirements for floor area ratio, side and rear yard setbacks and minimum open space requirements. Additionally, the proposed project has significant impacts on views from neighboring properties and it is not in scale or character with the surrounding properties. For these reasons, staff recommends denial of this request.

Public notices were mailed to property owners within 500 feet of the site, posted on the property, and legal advertisement published in the newspaper. The applicant is advised that Code requirements have been included as an attachment to the staff report, and 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 Precise Plan of Development.

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE CONDITIONAL USE PERMIT, AND DIVISION OF LOT:

Findings of fact in support of denial will be set forth in resolutions to be brought forth a later date.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Should the Commission consider approval of the subject requests, a list of recommended conditions for the project is set forth in Attachments 1, 2 and 3.

Prepared by,



Aquilla Hurd
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachments:

1. Recommended Conditions- Conditional Use Permit
2. Recommended Conditions- Division of Lot
3. Recommended Conditions- Precise Plan of Development
4. Location and Zoning Map
5. Hillside Ordinance Criteria Response
6. Silhouette Verification
7. Correspondence
8. Code Requirements
9. Site Plan, Floor Plan & Elevations
10. Tentative Parcel Map

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:

The rear two units of proposed development, which would have had an impact, has been designed to be approximately the same general dimensions as the existing rear structure. The front two units are designed to be hidden in front of the rear units and are not visible from behind the building looking toward the ocean.

- 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:

By designing the garages to be subterranean, the general mass of the building has been reduced to a minimum. The side yard set back has been increased to 7 feet to allow view corridors from rear looking toward the ocean. This is an improvement of view, lights, air and privacy of other properties over the existing structure.

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

The proposed development has the same general layout as the existing structure and designed to be in harmony with the two planned development buildings build by the same applicant at 320 and 328 Paseo De La Playa and is in harmony with most of other buildings on the Paseo De La Playa. The roof has been designed to be 5 feet lower than allowed and is about the same height as the adjacent buildings.

- 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:

The existing building is a 70 years old structure, which cannot practically be remodeled and brought up to modern standards of living. The proposed development is a masterfully designed attractive building with 3 car garages, private elevators, and other design features that will insure a very positive effect of property values of the entire neighborhood.

- 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):

Granting this application will bring pride and beauty to the neighborhood brings jobs to the area and increases tax revenue for the City of Torrance and for the County of Los Angeles and has only positive impact on the public welfare and on other 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:

The proposed development is the same general shape and size as the existing structure and the density is the same as the existing density and to a large extend is a substantial improvement over the existing structure and will be a great asset to the entire neighborhood.

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:

The height of the proposed development is only increased minimally by 2 to 3 feet to allow a two-story building. The height is approximately 5 feet below maximum allowable height of 35 feet in order to allow the ocean views of neighbors to remain virtually unchanged.

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

It would not be practical and or pleasing to the eye if this building were shorter than the surrounding building on the Paseo De La Playa. The owners of this property are 90 and 84 years old and they are long time residences of Paseo De La Playa living near their children. Their life long dream has been to develop this property for themselves and for their family. Denial of this application would cause a great deal of hardship for the entire family.

- 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):

The proposed development is substantial improvement over the existing building. Therefore, it would be an enhancement to the public welfare and to other properties in the vicinity.

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):

City of Torrance codes allow up to 6 units. That equals 830 square feet per unit at 50% lot coverage. At today's standards even 2000 square feet is too small and hard to market. Our proposal of 4 units at a humble 1892 square feet per unit is still too small. To make them any smaller would not be practical for today's standards of modern living. Our proposed 4 unit building is less of a hardship and burden to the local neighborhood than the allowable 6 units even with less square footage but with more traffic related congestion. Please consider that the City of Torrance has allowed up to 125% building coverage at 163 Paseo De La Concha and up to 120% at 157 Paseo De La Concha directly adjacent and behind our proposed development.

- 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):

No new structure has been built on Paseo De La Playa for 30 years. The tastefully designed proposed project would upgrade and beautify the neighborhood. Therefore, we feel granting this application would be clearly beneficial to the public welfare and beneficial to the entire neighborhood

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT



City of Torrance, Planning Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Jeffery W. Gibson, Planning Director

Height and Location Certification

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 334 PASEO DE LA PLAYA
(address)

on 5-12-06, based on plans submitted to the City of Torrance
(date)

by C.B.B. ARCHITECTS on _____, The survey was taken
(applicant/architect) (date)

from a bench mark located at L&T @ N.W. PROPERTY CORNER
(address)

(attach map) which established a base elevation of 100.92.

The ridge line/highest point of the roof was determined to have an elevation of 131.53.

The plans indicate that the elevation should be 131.50.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Planning 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.

GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

Gary J. Roehl
SIGNATURE

(310) 542-9433
PHONE

5-17-06
DATE



Notes: _____ Job # 03-617

July 11, 2006
157 Paseo de la Concha, #5
Redondo Beach, CA 90277

Mr. Jeffery W. Gibson
Community Development Director

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



Re: Conditional User Permit approval for 332 Paseo De La Playa, CUP06-00004

Dear Mr. Gibson and Commissioners

I have been living for almost 10 years as a property owner in Torrance at 157 Paseo de la Concha, unit # 5 which is directly adjoining the above mentioned property on its eastern boundary.

I wish to strenuously register my objection with the above proposed development as it will seriously impact the views I have enjoyed while living in Torrance. This is no small matter as other residents in the area will be impacted and have started rallying to prevent this development.

While I understand why Mr. Adli would like to redevelop his property and believe there is merit in his observation that everyone will benefit because it will lift the values of neighborhood, I do not understand why it must be done in a way that affects so many other residents who have a view of the Pacific they have come to know and appreciate. There is no consolation that my property value has increased in value by an unknown percentage but now I must look at a wall instead of the Pacific ocean.

The proposed construction is for developing 2 ocean side condos in front of 2 other raised condos. It is the raised condos that are flagged and will obstruct everybody's view. It appears that they were raised so that they would also get a view of the ocean. I do not understand why the visual footprint of the current structure cannot be reused in the proposed new construction which would put the matter to rest.

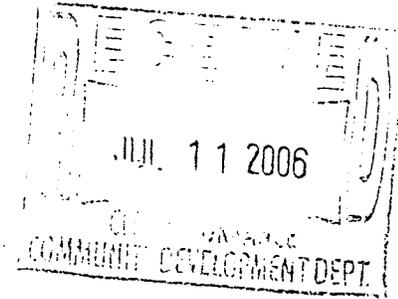
I plan on attending the public hearing on July 19, 2006 however I would appreciate it if some of the commissioners would visit my property to see the impact of the above project.

Sincerely,

Bruce Scher
310-791-7464
bruce_scher@hotmail.com

July 11, 2006

Don Whitehart

157 Paseo de la Concha, #5
Redondo Beach, CA 90277City of Torrance Planning Department
Torrance, CA.

Re: Adly Project @ 332 Paseo de la Playa

Dear Planning Department Staff:

I AM strongly opposed to the proposed project
of Mike Adly located at 332 Paseo de la Playa.

His proposed new construction will completely block
my OCEAN views from my 1st Floor living space.

He will also block 80% of my white water views from
my top floor bedrooms. Please do not allow this
grossly unfair taking of our views!

Sincerely,

A handwritten signature in black ink, appearing to read "Don Whitehart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Whitehart



Dear City of Torrance,

I am writing to hopefully protect the value and view from my property, for there is a hopeful project of town homes right in front of my property(ies) for, I own unit #3 and I am currently in escrow on unit #2 in the building at 157 Paseo de la Concha.

I have enclosed photos of the flags at ~~338~~³³² Paseo de la Playa, and invite you to come by and take a look for yourself. The project will completely wipe out 100% of the view from the first level grounds of the building (5 units) and will completely take away the white water, dolphins, surfers, etc., from the second level. It will have a dramatic effect on all 5 properties here at 157 Paseo de la Concha.

I understand Mr. Adli wanting to build and make \$\$\$\$\$\$ off his property, although I do not feel it should be done if he will effect the value of so many properties.~

Thank you for your time,

Nicole Adams

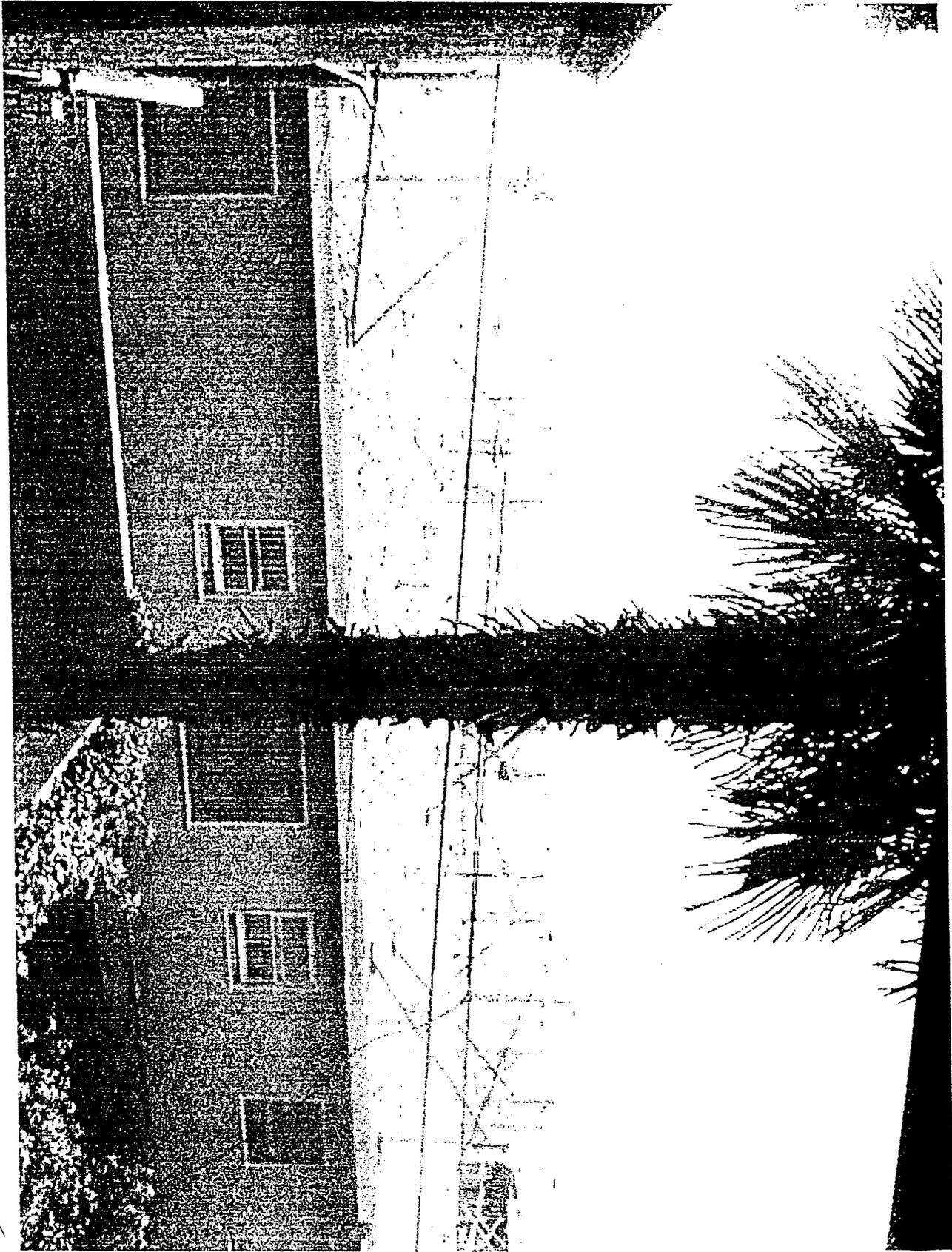
157 Paseo de la Concha #3

(& in escrow on #2)

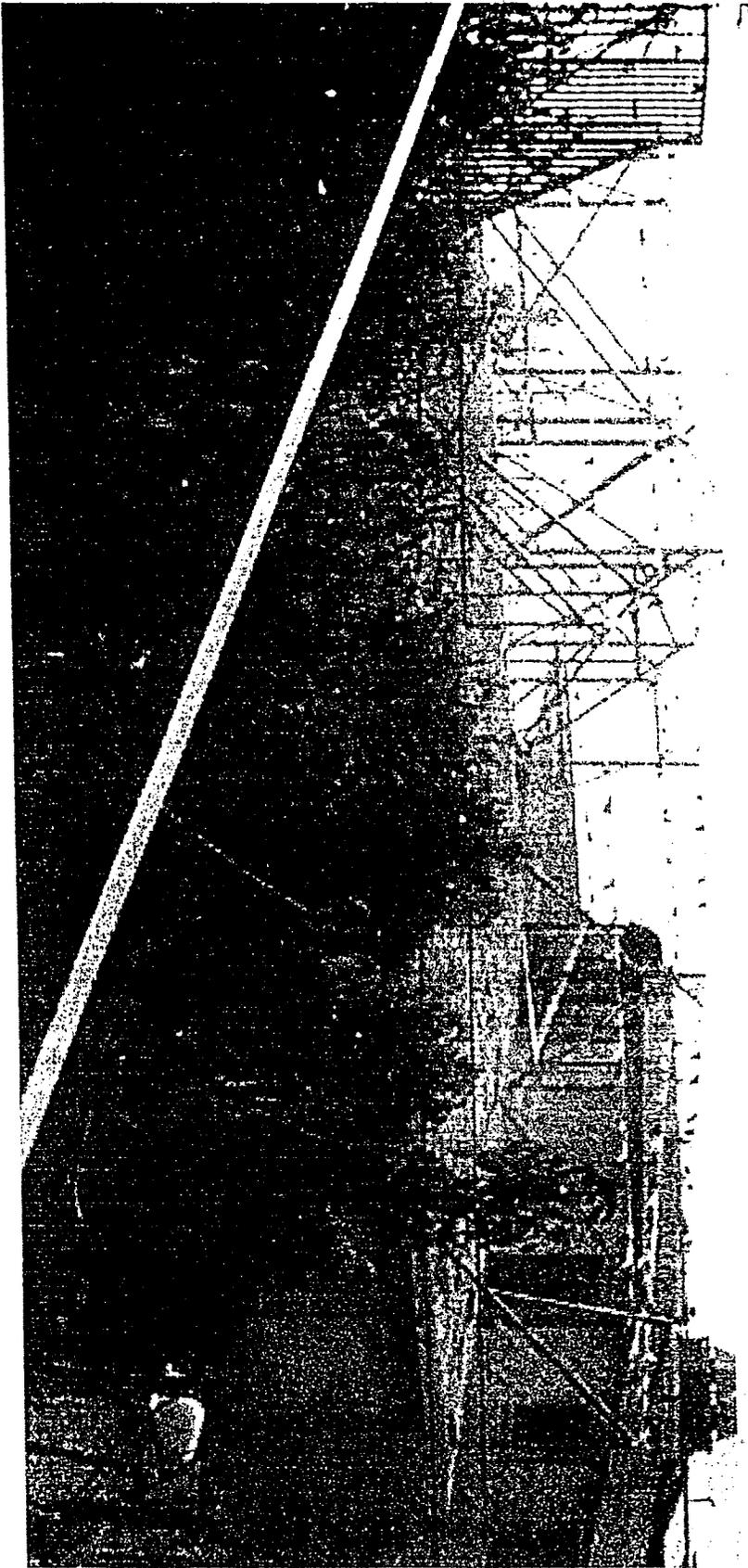
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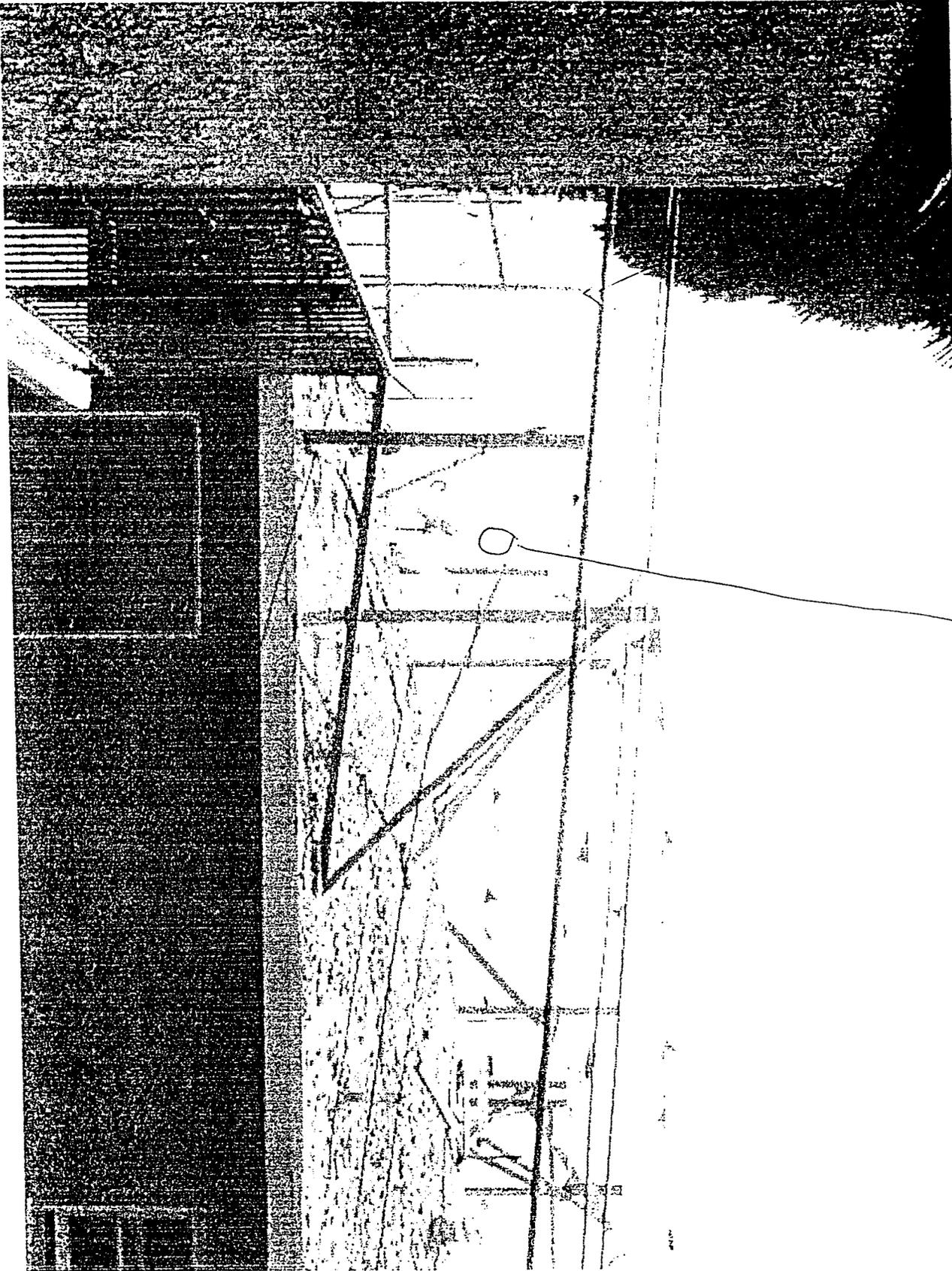
View 100% gate film
1st level "



View, 100% gate film



And level in
submarine construction.



Sullbeak

Sullbeak

Leon & Frieda Kuczynski
33 Rollingwood Drive
Rolling Hills Estates CA 90274

JUN 29 2006

June 29, 2006

Via Certified Mail, Return Receipt Requested

Mr. Mike Adli
328-F Paseo de la Playa
Redondo Beach CA 90277

Re: Proposed Development at 334 Paseo de la Playa

Dear Mr. Adli,

I am writing in response to your request to take pictures from my apartment complex on Paseo de la Concha. In your letter, you assert that these photos would be used to "minimize overall view impairment, and also to present a realistic picture of the extent of the alleged impairment."

Although I appreciate your concern, I do not think it would be in my best interest to allow you access to my property at this time. Further, my residents would not appreciate the invasion of their personal space by a stranger.

Please do not mistake this rejection of your request as a waiving of my rights to object; rather, my objections are vehement, and I prefer to let the City of Torrance address my concerns.

If you were relying on my opinion, I would have to inform you that I feel the proposed building could block 50% of our view.

Sincerely,


Leon Kuczynski

E. Keith and Darlene R. Brothers
150 Paseo de la Concha
Redondo Beach, CA, 90277
June 22, 2006

JUN 22 2006

Mr. Gregg Lodan
Planning Manager
City of Torrance Community Development
3031 Torrance Blvd
Torrance, CA, 90503

Dear Mr. Lodan,

We would like to make an addendum to our letter of May 31, 2006 concerning the proposed structure at 332 Paseo de la Playa as follows:

“The structure, as delineated by the flags, would also block the ocean view from apartment “E” which in at the back of the property.”

The application numbers provided by your office are PRE06-00011, CUP06-00004 and DIV06-00005.

Sincerely,

Keith and Darlene Brothers

Mike Adli
328-F Paseo De La Playa
Redondo Beach, CA 90277
310-373-0263

JUN 22 2006

June 17, 2006

Via Certified Mail, Return Receipt Requested

E. Keith and Darlene R. Brothers
150 Paseo De La Concha, #C
Redondo Beach, CA 90277

Re: Proposed Development at 334 Paseo De La Playa

Dear Mr. and Mrs. Brothers:

I have received a copy of your letter dated May 31, 2006 asserting your opposition to our proposed development based upon obstruction of your ocean views.

I am writing you to request an opportunity observe and to take photographs of the views you contend would be obstructed by the development. The purpose of my visit would be to observe and document the extent of impairment. I intend to use the information both to minimize overall view impairment, and also to present a realistic picture of the extent of the alleged impairment for presentation at hearings before the City of Torrance.

I would also like to provide you the opportunity to view our plans which may provide additional views through view corridors which you may not now have.

Please be advised that if you do not to respond to this letter within ten days of receipt, I will interpret your omission as a rejection of my request.

I would like to make every effort to address your concerns. However, in the event that you do not cooperate, I will have no alternative but to take the position at hearings regarding approval of the proposed development that you have waived your right to object. Therefore, it is imperative that you contact me if you intend for your view-related concerns to be considered by the City of Torrance.

Sincerely,



Mike Adli

June 15, 2006

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, Ca 90503
Attn: Gregg Lodan

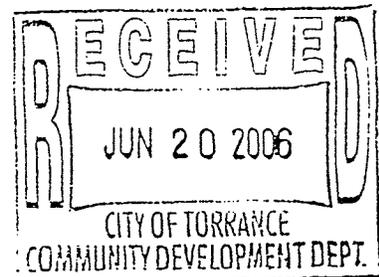
Dear Sirs,

I am writing you as a property owner on Paseo de la Concha to voice my strong opposition against the proposed multi-story building under consideration at 332 Paseo de la Playa as evidenced in applications pre 06-0011, cup 06-00003 and div 06-405. If approved, this project would adversely impact upon our already overcrowded streets where minimal parking is available. Most importantly, the value and desirability of our property is directly contingent upon the fact that we have a good view of the ocean. The prospect of losing this valuable asset is quite distressing, particularly in view of the fact that our property is an apartment building and we would no longer be able to rent our units at their current value. This potential loss of income is more than a simple inconvenience; it amounts to nothing less than the theft of a valuable commodity that we paid good money for.

Please do not approve this project as it sets a dangerous precedent for our community and is strongly opposed by every one with the exception of the builder that simply wants to profit from us by stealing that which we have worked so hard to obtain.

Sincerely,

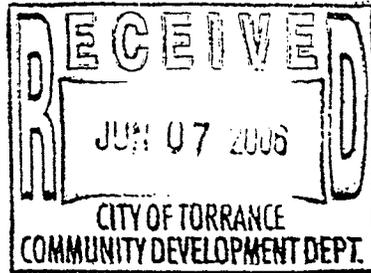
Leon and Frieda Kuczynski
154 and 156 Paseo De La Concha,
Redondo Beach, Ca 90277



CALLE MIRAMAR APARTMENTS

321 and 325 Calle Miramar, Redondo Beach CA, 90277
 Mail address: 2931 Plaza Del Amo #53 Torrance CA 9
 Torrance CA 90503

Home Phone (310) 212-5534



June 6, 2006

Community Development Dept.
 3031 W. Torrance Blvd.
 Torrance CA 90503

To whom it may concern,

Re: Proposed condos to be built at 332 Paseo De La Plaza Redondo Beach CA, 90277(Torrance).

I am writing to oppose the proposed condos to be built at 332 Paseo De La Plaza Redondo Beach CA, 90277(Torrance).

We have owned the apartment buildings at 321 and 325 Calle Miramar, Redondo Beach CA, 90277 since 1968. We have enjoyed living in Torrance most of our lives, I am 77 and my wife 72. We especially enjoyed the Torrance Beach Area where we lived for 25 years before moving to our current address.

The proposed condos to be built at 332 Paseo De La Plaza Redondo Beach CA, 90277 (Torrance) will block the ocean views of the our rear apartments and the ocean views of many of our neighbors.

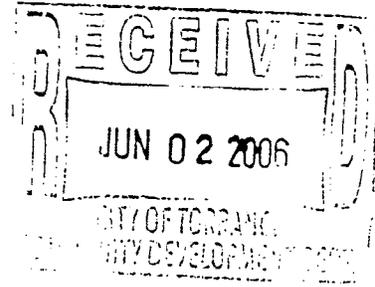
We also think that replacing the currant apartment buildings with condos would not allow people who would enjoy living near the ocean, but could not afford the rumored more than \$1,500,000 + price for a single condo is not good policy for the city.

Sincerely,

Edwin F. Hess
Nancy R. Hess

Ed and Nancy Hess

E. Keith and Darlene R. Brothers
 150 Paseo de la Concha
 Redondo Beach, CA, 90277
 May 31, 2006



Mr. Gregg Lodan
 Planning Manager
 City of Torrance Community Development
 3031 Torrance Blvd
 Torrance, CA, 90503

Dear Mr. Lodan,

We own the property at 150 Paseo de la Concha which is a five unit garden complex. We reside in apartment "C", which sits atop the garages and runs across the front of the property.

We have enjoyed an excellent ocean view during the twenty years we have lived here. Recently we noticed a flag structure had been placed on the building at 332 Paseo de la Playa. The structure as delineated by the flags would block our ocean view completely, all the way to the horizon.

The proposed project would spoil our ocean view from the kitchen, the living room and from two bedrooms and greatly affect the value of our property. We will be most interested to provide further input.

The application numbers provided by your office are PRE06-00011, CUP06-00004 and DIV06-00005.

Sincerely,

Keith and Darlene Brothers

Keith and Darlene Brothers by KB

Yun-Hang Lee
10720 Lakewood Blvd. #211
Downey, CA 90241

May 13, 2006

City of Torrance Community Development
Attn: Aquila Hurd
3031 Torrance Blvd.
Torrance, CA 90503

MAY 17 2006

RE : Construction project at 332 Paseo de la Playa, Torrance

Dear Sir,

I am Yun-Hang Lee, the owner of the unit #2 of the residential building at 157 Paseo de la Concha in Torrance. We see the flags on the roof of the apartment building at 332 Paseo de la Playa, in front of us. We are just behind of this property.

I assert that the eventual construction of a higher building than the actual one will block our ocean view completely and will affect the value of our properties greatly. That's why I firmly oppose the construction of any kind of a new or a remodeled building at this spot. The City of Torrance should discourage any attempt of capital gain by an absurd construction project which would destroy the ocean view and sacrifice the property value of the neighbors.

I am looking forward to a positive and wise decision made by your Department regarding our crucial situation and our neighbors' common interest.

Thank you.

Sincerely,



Yun-Hang Lee

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

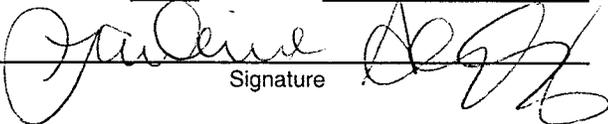
September 14,

all in the year 2007

the foregoing is true and correct.

Dated at Torrance

California, this 14 Day of September 2007


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2007 SEP 17 AM 11:04

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 9-60

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., September 25, 2007, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00004, DIV06-00005, PRE06-00011:
MIKE ADLI (REZA AND AKRAM ADLI): City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a three unit condominium project, a Division of Lot for condominium purposes and a Precise Plan of Development to allow construction over 14 feet in height on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.

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.

Pub.: September 14, 2007.

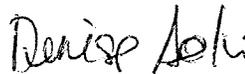
PROOF OF SERVICE BY MAIL

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 September 13, 2007, I caused to be mailed 77 copies of the within notification for City Council CUP06-00004, DIV06-00005, PRE06-00011: MIKE ADLI (REZA AND AKRAM ADLI) 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 September 13, 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., September 25, 2007, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00004, DIV06-00005, PRE06-00011, MIKE ADLI (REZA AND AKRAM ADLI):
City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a three unit condominium project, a Division of Lot for condominium purposes and a Precise Plan of Development to allow construction over 14 feet in height on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo De La Playa.

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: September 14, 2007

SUE HERBERS
CITY CLERK

Seventy seven (77) notices mailed 09/13/07. da

CITY OF TORRANCE NOTICE Of Public Hearings

NOTICE IS HEREBY GIVEN that the

City Council APPEAL

will hear a request for consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a three unit condominium project, a Division of Lot for condominium purposes and a Precise Plan of development to allow construction over a 14 foot in height on property located in Hillside Overlay District in the R3 Zone

Mike Adli (Requester and Akram Adli)

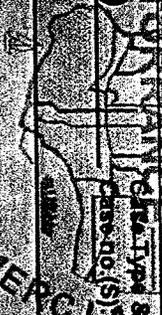
Pasquale La Playa

APR 25, 2007

Chambers, City Hall, 3031 Torrance Boulevard

Time: 7:00 PM

CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 518-5990



City of Torrance Planning Commission
Case No. (S) 06-00011
DIVISION OF LOT & CONDOMINIUM DEVELOPMENT, DIVISION OF PRECISE PLANNING

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 June 7, 2007, I caused to be mailed 79 copies of the within notification for Planning Commission CUP06-00004, PRE06-00011, DIV06-00005: Petition of MIKE ADLI (REZA AND AKRAM ADLI) 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 June 7, 2007, 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.)

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

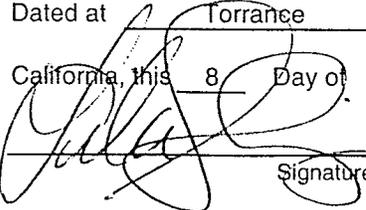
June 8,

all in the year 2007

] the foregoing is true and correct.

Dated at Torrance

California, this 8 Day of June 2007


Signature

This space is for the County Clerk's Filing Stamp



Proof of Publication of

DB

**DB 6-62
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M., JUNE 20, 2007, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

CUP06-00004, PRE06-00011, DIV06-00005: Petition of **MIKE ADLI (REZA AND AKRAM ADLI)** for approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of three new condominium units in conjunction with a Division of Lot for condominium purposes on property located in the Hillside Overlay District in the R-3 Zone at 332 Paseo de la Playa.

CUP07-00010, DIV07-00009: Petition of **FREDERICK J. KOCH** for approval of a Conditional Use Permit to allow the construction of a two-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 24431 Ward Street.

CUP07-00015, DIV07-00011: Petition of **DAVID CLAYTON** for approval of a Conditional Use Permit to allow the construction of a new four-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the RR-3 Zone at 4228 W. 182nd Street.

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.

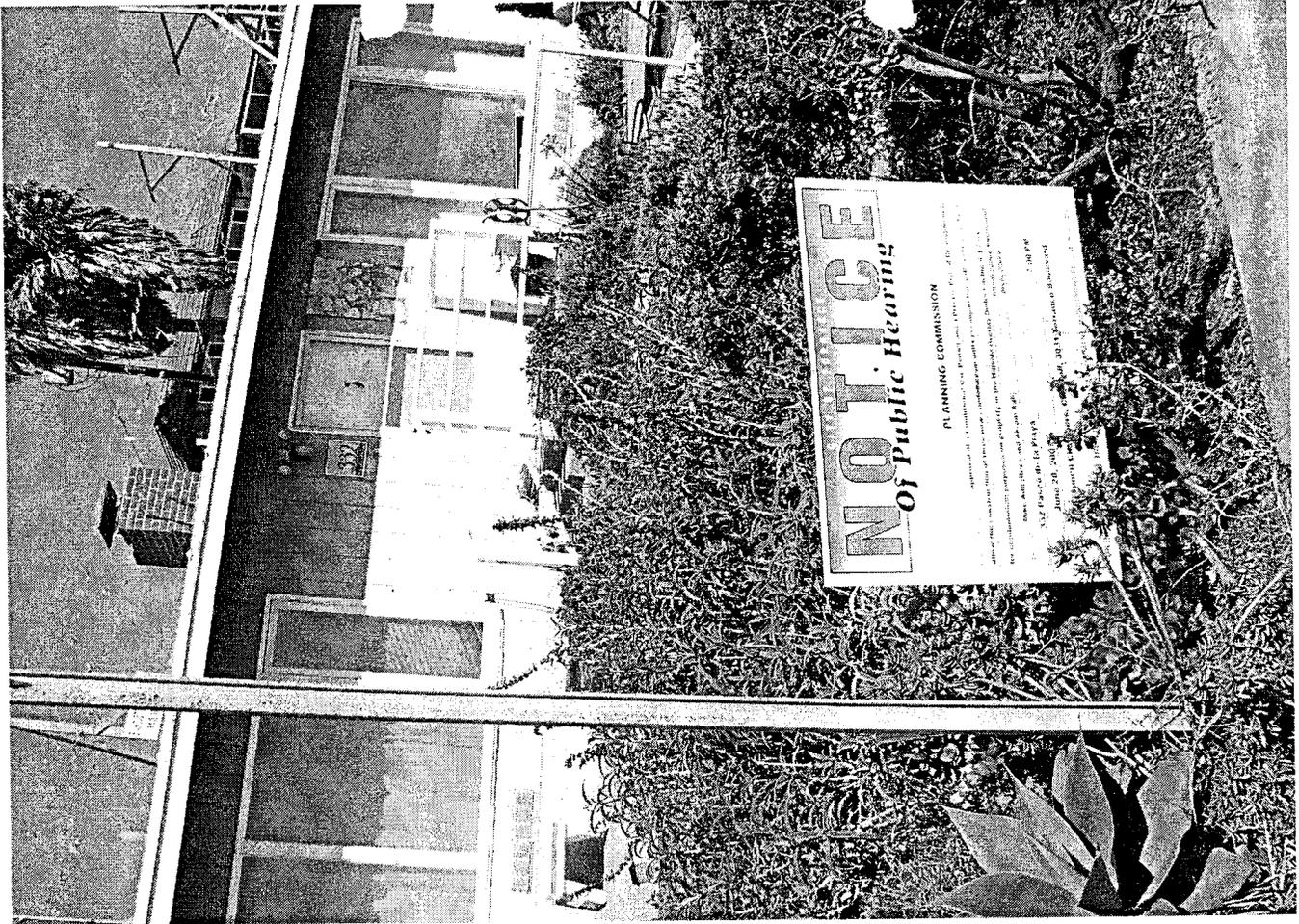
If you challenge any of the above matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk, prior to the public 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 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 Clerks 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. [28CFR35.102-35.104 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.: June 8, 2007.



CITY OF TORRANCE

NOTICE

Of Public Hearing

CITY OF TORRANCE
POSTED BY
O.G./S.Y.
DATE: 6/7/07

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION

will hear a request for approval of a Conditional Use Permit and a Precise Plan of Development to
allow the construction of three new condominium units in conjunction with a Division of Lot
for condominium purposes on property in the Hillside Overlay District in the R-3 Zone.

Applicant: Mike Adli (Reza and Akram Adli) Case Type: CUP06-00004, PRE06-00011
 & Case no.(s): DIV06-00005

Location: 332 Paseo de la Playa

Hearing date: June 20, 2007 Time: 7:00 PM

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

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