

Council Meeting of
February 5, 2008

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

PUBLIC HEARING

Members of the Council:

Subject: Community Development – Consideration of an appeal of the Planning Commission’s denial of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.

PRE07-00016: Lynette Finley

RECOMMENDATION

Recommendation of the Planning Commission that the City Council deny the appeal and adopt a Resolution denying a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.

Recommendation of the Community Development Director that the City Council uphold the appeal and approve a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.

Funding: Not applicable

BACKGROUND

The subject property is located on the south side of Zakon Road, north of Macaffee Road and east of Vanderhill Road, where Zakon Road slopes down to the east, and Vanderhill Road slopes down to the south. The surrounding area is a mixture of one- and two-story homes. The applicants request approval to allow the construction of a new two-story single family residence in the Hillside Overlay District. On October 17, 2007, the Planning Commission denied the request by a vote of 3-1, with one Commissioner absent, and two Commissioners abstaining. On November 1, 2007, the applicants appealed the decision stating the project poses no Hillside Overlay impacts.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for October 17th, 2007. On October 5, 2007, 115 notices were mailed to property owners within a 500 foot radius. On January 25, 2008, 111 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on January 25, 2008.

Environmental Findings

New construction of one single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (a).

ANALYSIS

The applicants request approval to allow the construction of a new two-story single family residence. A Precise Plan is required because the property is located within the Hillside Overlay District and the new construction is over 14 feet in height.

In order to address some of the Planning Commission's concerns, the applicants have modified their project by reducing height and square footage. A revised silhouette certification has been submitted.

The new home will measure 3,341 square feet in floor area, more than 250 square feet less than the original proposal. The project exceeds all setback requirements, and provides a front yard average setback of more than 20 feet, side yard setbacks of more than 7 feet, and a rear yard setback of more than 25 feet. The first floor will feature a kitchen, dining room, family room, game room, bathroom, and garage. The second floor will feature a master bedroom suite, three bedrooms, three bathrooms, and laundry room. There will also be three balconies totaling 212 square feet on the second floor. The new residence will be 24.7 feet in height from the lowest adjacent grade of 127.3 to the highest ridge of 152.0, two feet lower than originally proposed. The Floor Area Ratio (FAR) is .58 and the Lot Coverage is 33%.

The statistical information for the project based on staff calculations is provided below:

Statistical Information

◆ Lot Area	6,000 square feet
◆ Existing Residence	1,169 square feet
◆ New Residence	3,341 square feet
First Floor Living Area	1,371 square feet
Second Floor Living Area	1,716 square feet
Garage	399 square feet
◆ Lot Coverage	0.33
◆ Floor Area Ratio	0.58
◆ Proposed Building Height	24.7 feet

The applicants have prepared a plan that complies with the R-1 development standards, exceeds the open space requirements and is within the allowable lot coverage. Although the proposed residence exceeds 0.50 in Floor Area, staff does not perceive significant view, light, air or privacy impacts and the proposal conforms to the FAR permitted in the R-1 Zone.

The proposed design features a Craftsman style, incorporating wood siding, wood columns with stone veneer bases, shingled roofing, decorative trim around the windows and doors, batton boards, and wood corbels, well in line with a majority of newer development. The proposed residence is compatible with surrounding homes and is an appropriate use for this neighborhood. This project, as conditioned, does not appear to cause any significant intrusion on the view, light, or air of adjacent properties. For these reasons, Staff recommends approval of this request.

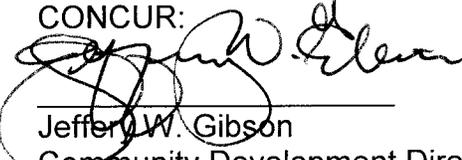
PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the project request on October 17, 2007. Several neighbors voiced support for the project. A Commissioner expressed concern with the project's height, FAR, and appearance. He stated that the project was too large and imposing, and that there was no hardship established to approve a floor area ratio above 0.50. The Chairperson expressed concern with setting a precedent for a project above a 0.50 FAR in the area. The Planning Commission voted to deny the request by a vote of 3-1, with one Commissioner absent, and two Commissioners abstaining.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:



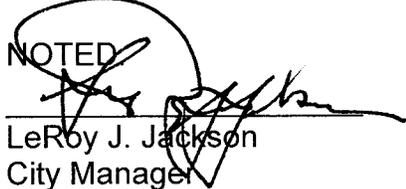
Jeffery W. Gibson
Community Development Director

By



Gregg D. Lodan, AICP
Planning Manager

NOTED



LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolution
 - B. List of Recommended Conditions
 - C. Location and Zoning Map
 - D. Revised Silhouette Certification
 - E. Latest Correspondence (Limited Distribution)
 - F. Letter of Appeal
 - G. Planning Commission hearing Minutes Excerpts 10/17/07
 - H. Previous Planning Commission Staff Report and Material
 - I. Proofs of Publication and Notification
 - J. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
 - K. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5144 ZAKON ROAD.

PRE07-00016: LYNETTE FINLEY

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 17, 2007, to consider an application for a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road; and

WHEREAS, On September 20th, 2007, Lynette Finley filed an appeal for consideration of the Planning Commission's denial of the request to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District at 5144 Zakon Road; and

WHEREAS, On February 5, 2008, the City Council of the City of Torrance conducted a public hearing and denied a request filed by Lynette Finley for consideration of an appeal of the Planning Commission's denial of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District at 5144 Zakon Road; and

WHEREAS, new construction of one single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (a); 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 City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 5144 Zakon Road;
- b) That the property is described as Block 3 of Lot 24 of Tract 15397 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed development will have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- d) That the proposed development has not been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity;
- e) That the design does not provide an orderly and attractive development in harmony with other properties in the vicinity;
- f) That the design will have a harmful impact upon the land values and investment of other properties in the vicinity;
- g) That granting such application would be materially detrimental to the public welfare and to other properties in the vicinity;
- h) That the proposed development will cause or result in an adverse cumulative impact on other properties in the vicinity;
- i) That it is feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended without increasing the height;
- j) That denial of this request to increase the height would not constitute an unreasonable hardship to the applicants;
- k) That granting this application will be materially detrimental to the public welfare and to other properties in the vicinity;
- l) That denial of this request to increase the interior floor area of the building to more than 50% of the lot area would not constitute an unreasonable hardship to the applicants;
- m) That granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will be materially detrimental to the public welfare and to other properties in the vicinity.

NOW, THEREFORE, BE IT RESOLVED that PRE07-00016, filed by Lynette Finley to allow construction of a new two story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 5th day of February 2008.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

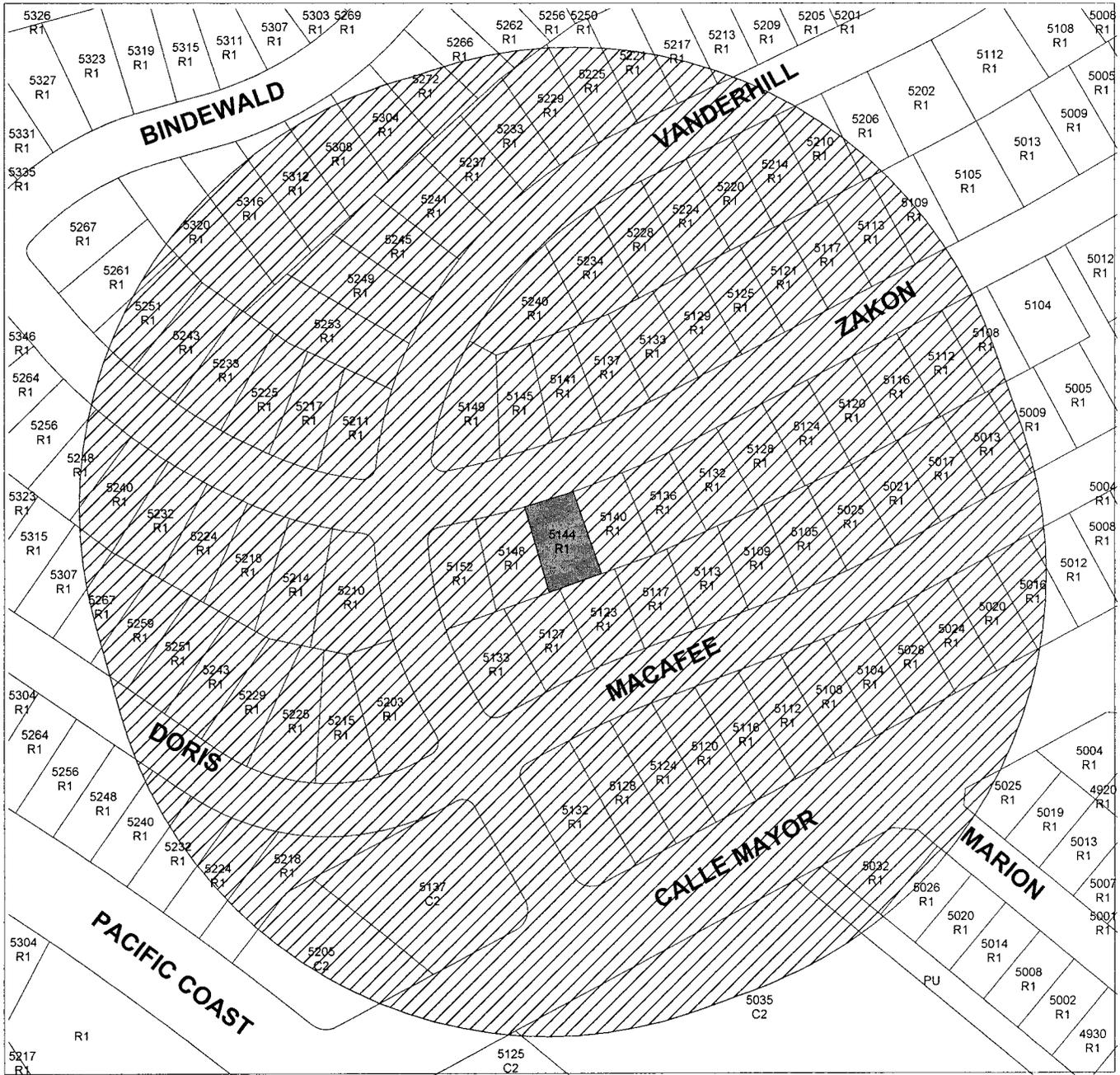
APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

RECOMMENDED CONDITIONS, IF APPROVED:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 07-00016 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 07-00016 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 the residence at the highest point of the roof shall not exceed 24.7 feet as represented by the survey elevation of 152.0, based on a bench mark elevation of 127.01 located at L&T RCE 11284 off the northeasterly property corner on Zakon Road and the lowest adjacent corner (127.3) as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 24.7 feet based on a bench mark elevation of 127.01 located at L&T RCE 11284 off the northeasterly property corner on Zakon Road as shown on the survey map on file in the Community Development Department; (Development Review)
5. 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)
6. 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)
7. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
8. That automatic electric roll-up garage doors shall be installed; (Development Review)
9. That the applicant shall provide four inch minimum contrasting address numerals for residential, condo, etc. uses; (Environmental)
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.



LOCATION AND ZONING MAP

5144 Zakon Rd
PRE07-00016



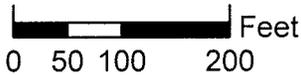
LEGEND

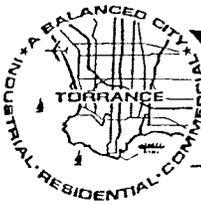


Notification Area



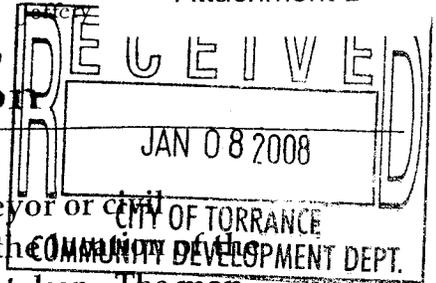
5144 Zakon Rd





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

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 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 5144 ZAKON ROAD
(address)

on 1-2-08, based on plans submitted to the City of Torrance
(date)

by FINLEY / LANE on _____ . The survey was taken
(applicant/architect) (date)

from a bench mark located at NW CORNER 'LST RCE 11284'
(address)

(attach map) which established a base elevation of 127.01 .

The ridge line/highest point of the roof was determined to have an elevation of 151.94 .

The plans indicate that the elevation should be 152.00
154.30*

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.

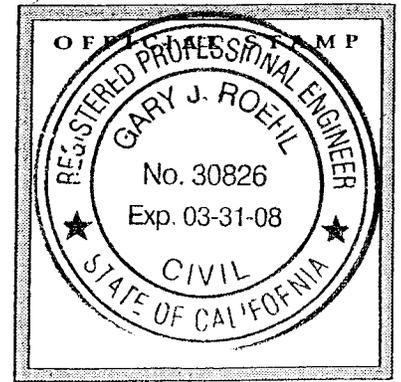
GARY J. ROEHL
NAME (please print)

RCE 308210
LS/RCE#

[Signature]
SIGNATURE

(310) 542-9433
PHONE

1-3-08
DATE



Notes: * DENOTES MAXIMUM ALLOWABLE BUILDING HEIGHT

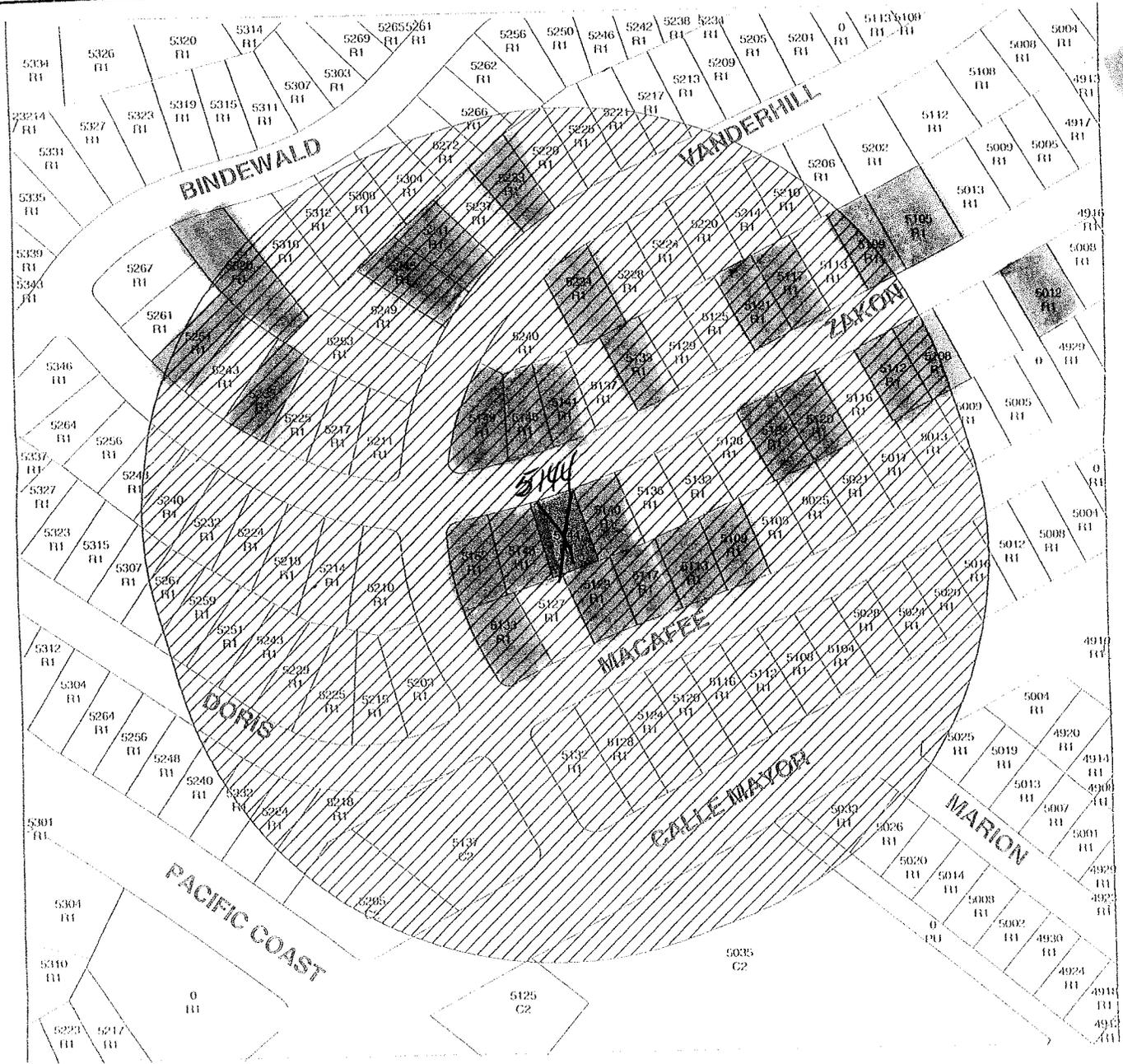
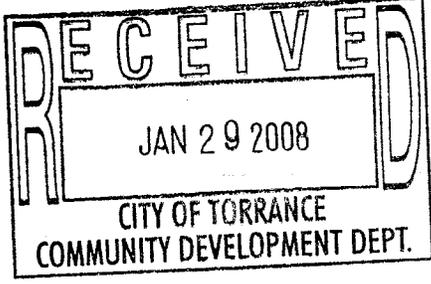
08-004

1-29-08

To: the Torrance City Council
From: Lynette Finley PRE07-00016

Below in the highlighted area, are all of our neighbors who support our project, they have either signed a petition, written a letter, or were at the planning Commission meeting in October.

Thank you
Lynette Finley



	<h2 style="margin: 0;">CITY OF TORRANCE</h2> <h3 style="margin: 0;">APPEAL FORM</h3>
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AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

RE: PRE 07 - 00016 LYNETTE FINLEY
 (Case Number and Name)

Address/Location of Subject Property 5144 ZAKON RD
 (If applicable)

Decision of:

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Administrative Hearing Board <input type="checkbox"/> Airport Commission <input type="checkbox"/> Civil Service Commission <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <ul style="list-style-type: none"> <input type="checkbox"/> License Review Board <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> Community Development Director <input type="checkbox"/> Special Development Permit <input type="checkbox"/> Other _____ |
|--|--|

Date of decision: Oct 17 2007 **Appealing:** APPROVAL DENIAL

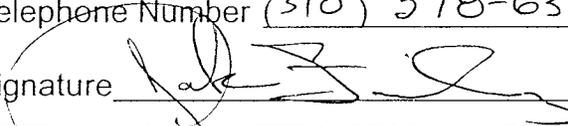
Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

SEE ATTACHED

Name of Appellant LYNETTE & JACK FINLEY

Address of Appellant 5144 ZAKON RD TORR 90505

Telephone Number (310) 378-6329

Signature 

For office use only:		
Appeal Fee paid \$ _____	Date _____	Received by _____
Notice to: Community Development Department: <input type="checkbox"/> Planning <input type="checkbox"/> Building & Safety <input type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

My wife and I have lived at 5144 Zakon Road for the past seven years. Prior to that, my wife grew up in this house. It has been in the family for the past 46 years.

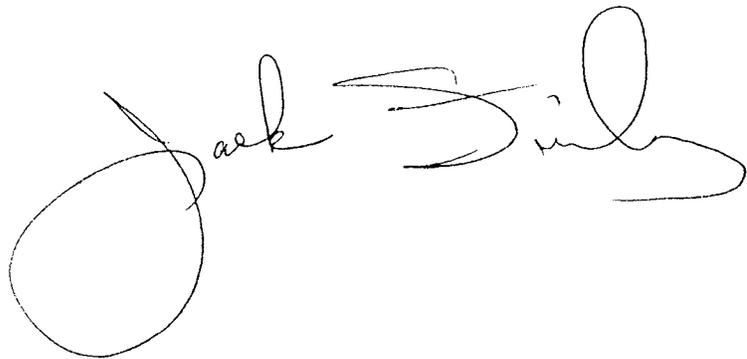
We have raised two children in this house. As our children have grown, so too has our need for space. We greatly enjoy the neighborhood and our neighbors, and do not want to be forced to move because of our need for additional space.

We have submitted a proposed set of plans to build a two-story house. While designing the house, we were mindful to plan it in a manner that would utilize the square footage wisely, and to create a house that would fit in with the existing neighborhood. In fact, we sought input from our neighbors during the design phase in order to accommodate any of their concerns.

Our proposed house has no hillside impact. The house does not block anyone's views. It does not block anyone's light. None of the windows or balconies invade anyone's privacy. As a result of our design, every one of our 30-plus neighbors support our project and signed a petition requesting approval of our project. Nobody opposes the project.

Upon submission to the City, the Planning Department Staff reviewed our project and recommended approval. However the Planning Commission rejected it on the ground that it slightly exceeds the lot coverage recommendation.

While we are mindful of the City's concern of "mansionization," our house does not fit into that category, and will be consistent with the surrounding area.

A handwritten signature in black ink. The name "Jack" is written in a cursive style, followed by "Sil" which has a large, prominent loop for the letter 'i'. The signature is written on a white background.

10/10/07

TO: CITY OF TORRANCE BUILDING DEPT.

RE: JACK AND LYNETTE FINLEY'S REMODEL ON 5144 ZAKON
ROAD, TORRANCE , CA 90505

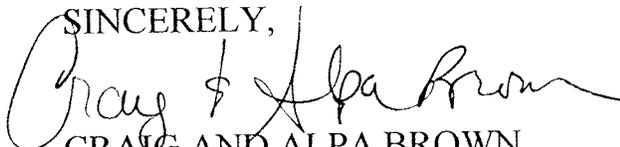
FROM: CRAIG AND ALPA BROWN, OWNERS OF 5140 ZAKON
ROAD, TORRANCE, CA 90505

TO WHOM IT MAY CONCERN,

THIS LETTER IS TO INFORM YOU THAT WE HAVE NO OBJECTION
TO THE FINLEY'S BUILDING A SECOND STORY. WE ARE
ACTUALLY HAPPY THAT IT WILL IMPROVE THE WORTH OF OUR
OWN HOME. IT WILL MAKE OUR STREET LOOK BETTER , AND
WE HAVE NO PROBLEMS WITH IT.

THANK YOU.

SINCERELY,


CRAIG AND ALPA BROWN

11. **FORMAL HEARINGS**

11A. **PRE07-00016: LYNETTE FINLEY**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.

Recommendation

Planning Associate Hurd-Ravich introduced the request.

Gary Lane, project designer, voiced his agreement with the recommended conditions of approval.

Chairperson Busch noted that in order to exceed an FAR of 0.50, an applicant must demonstrate that being restricted to that limit would constitute an unreasonable hardship.

Mr. Lane explained that the property has a severe slope and the house was designed to maintain the backyard and provide the square footage his clients requested. He stated that Planning staff had informed him that some of the square footage could be deducted bringing the FAR down to 0.58 instead of 0.60.

(Commissioner Faulk and Commissioner Gibson arrived at this time.)

Commissioner Browning related his observation that the silhouette of the project looks massive from the street below and asked about the possibility of reducing plate heights and/or lowering the project into the grade. He stated that he also observed that the project would intrude on the privacy of homes to the rear.

Mr. Lane reported that a three-foot reduction could be achieved by reducing plate heights, but the project could not be lowered into the grade because of drainage issues, which have already caused a serious mold and mildew problem. Conceding that the silhouette is very visible from below and can be seen from as far away as South High, he explained that it looks more imposing because it is surrounded by one-story homes and there are few trees in the area.

Mike Caldwell, 5128 Zakon Road, Todd Caldwell, 5233 Zakon Road, Robert Guzak, 5141 Zakon Road, and James Berger, 5241 Vanderhill Road, voiced support for the project.

Mr. Lane expressed his willingness to reduce the height of the project by three feet and explained that the second story was necessary in order to preserve the yard. He suggested that the new two-story home will become less noticeable as surrounding one-story homes are remodeled, which is sure to happen because this is a family oriented neighborhood and the original 1200 square-foot homes are too small.

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

Chairperson Busch noted that Commissioner Faulk and Commissioner Gibson would abstain from voting on this matter because they were not present for the entire hearing.

Commissioner Browning stated that he would not support the project because he felt it was too large and imposing, especially when viewed from the street below, and he did not believe the applicant had established that it would be a hardship to be confined to an FAR of 0.50.

Chairperson Busch stated that he also thought the project was too large and that the applicant had not demonstrated hardship. With regard to Mr. Lane's comment about future projects in this area, he expressed concerns about setting a precedent by allowing a project with an FAR of 0.60 which others could use as justification for exceeding 0.50.

MOTION: Commissioner Browning moved to deny PRE07-00016 without prejudice. The motion was seconded by Commissioner Weideman and passed as reflected in the following vote:

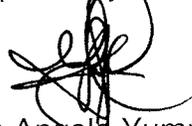
AYES: Commissioners Browning, Weideman and Chairperson Busch.
NOES: Commissioner Horwich.
ABSTAIN: Commissioners Faulk and Gibson.
ABSENT: Commissioner Uchima.

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

AGENDA ITEM NO. 12B**TO:** Members of the Planning Commission**FROM:** Development Review Division**DATE:** December 5, 2007**SUBJECT:** PRE07-00016**LOCATION:** 5144 Zakon Road

A public hearing for consideration of a proposal to allow the construction of a new two-story single family residence was conducted at the Planning Commission Meeting on October 17, 2007. At that meeting, a motion for denial for PRE07-00016 passed by a vote of 3 to 1, absent Commissioner Uchima, with Commissioners Fauk and Gibson abstaining. A resolution for denial of this project was not prepared for the Planning Commission's consideration at the time of the hearing because staff had recommended approval of this project. Resolutions of denial without prejudice have been provided for the Planning Commission's consideration.

Prepared by,



Soc Angela Yumul
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Resolution

PLANNING COMMISSION RESOLUTION NO. 07-114

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 A NEW TWO-STORY FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5144 ZAKON ROAD.

PRE07-00016: LYNETTE FINLEY

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 17th 2007, to consider an application for a Precise Plan of Development filed by Lynette Finley to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road; 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, new construction of one single family residence in a residential zone is Categorically Exempted by the 2007 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 5144 Zakon Road;
- b) That the property is described as Block 3 of Lot 24 of Tract 15397 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed development will have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;

- d) That the proposed development has not been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity;
- e) That the design does not provide an orderly and attractive development in harmony with other properties in the vicinity;
- f) That the design will have a harmful impact upon the land values and investment of other properties in the vicinity;
- g) That granting such application would be materially detrimental to the public welfare and to other properties in the vicinity;
- h) That the proposed development will cause or result in an adverse cumulative impact on other properties in the vicinity;
- i) That it is feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended without increasing the height;
- j) That denial of this request to increase the height would not constitute an unreasonable hardship to the applicants;
- k) That granting this application will be materially detrimental to the public welfare and to other properties in the vicinity;
- l) That denial of this request to increase the interior floor area of the building to more than 50% of the lot area would not constitute an unreasonable hardship to the applicants;
- m) That granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will be materially detrimental to the public welfare and to other properties in the vicinity.

WHEREAS, the Planning Commission by the following roll call votes DENIED WITHOUT PREJUDICE PRE07-00016, subject to conditions:

AYES:	COMMISSIONERS:	BROWNING; WEIDEMAN; CHAIRPERSON BUSCH
NOES:	COMMISSIONERS	HORWICH
ABSENT:	COMMISSIONERS:	UCHIMA
ABSTAIN:	COMMISSIONERS:	FAUK; GIBSON

NOW, THEREFORE, BE IT RESOLVED that PRE07-00016, filed by Lynette Finley to allow construction of a new two story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 17th day of October 2007.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

AYES: COMMISSIONERS: BROWNING; WEIDEMAN;
CHAIRPERSON BUSCH

NOES: COMMISSIONERS: HORWICH

ABSENT: COMMISSIONERS: UCHIMA

ABSTAIN: COMMISSIONERS: FAUK; GIBSON

Secretary, Torrance Planning Commission

October 15, 2007

Torrance Planning Commission

To Whom It May Concern:

I am writing to inform you that Ken and Janet Robertson of 4809 Zakon Road have no objections to the new construction of 5144 Zakon Road. Jack and Lynette Finley have our support in the reconstruction of their home.

Sincerely,

A handwritten signature in cursive script that reads "Janet Robertson". The signature is written in black ink and is positioned above the typed name.

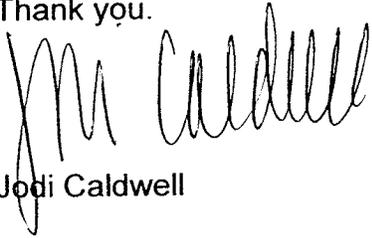
Janet and Ken Robertson
4809 Zakon Road
Torrance, CA 90505

10/17/2007

Torrance Planning Commission:

Our family currently resides at 5233 Zakon Road in Torrance. We have lived at this address for 10 years. We are aware of the construction being done at 5144 Zakon Road and have no objections whatsoever.

Thank you.

A handwritten signature in black ink, appearing to read "Jodi Caldwell". The signature is written in a cursive, flowing style with a large initial "J" and "C".

Jodi Caldwell

October 17, 2007

Torrance Planning Commission
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

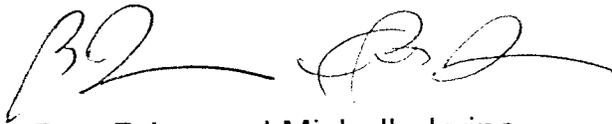
RE: New Construction at 5144 Zakon Road

To Whom It May Concern,

On behalf of Mr. and Mrs. Jack Finley, we are supportive of their desire to remodel their home and have no objections to the new construction.

We appreciate your time and thank you in advance for approving this project.

Respectfully,

Two handwritten signatures in black ink, one on the left and one on the right, both appearing to be cursive and likely belonging to Brian and Michelle Irvine.

Drs. Brian and Michelle Irvine
5149 Zakon Road
Torrance, CA 90505
310.373.9581

Christopher and Fawn Jacoby
5233 Vanderhill Road
Torrance, CA 90505
October 16, 2007

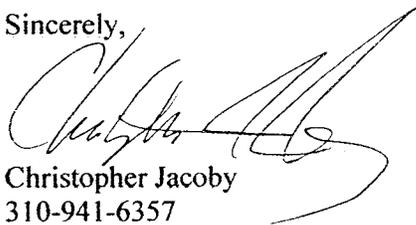
Planning Commission
City of Torrance
Torrance, CA

Dear Torrance Planning Commissioners:

I would like to take this opportunity to express my support for the planned construction by the Finley Family at 5144 Zakon, Torrance, CA. Unfortunately, I am unable to personally attend the scheduled meeting and express my support for this project.

We are excited about their plans to improve their property with this beautiful house. We are confident it will be an excellent addition to this wonderful neighborhood. If you have any questions or comments, please do not hesitate to contact me at the number below.

Sincerely,

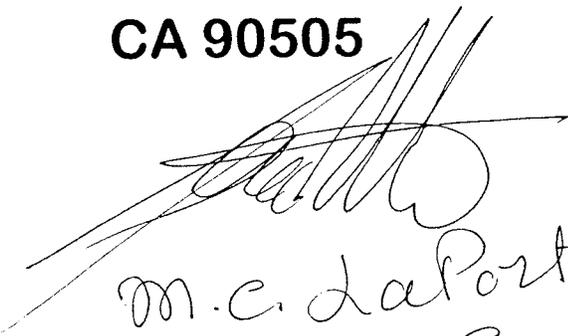


Christopher Jacoby
310-941-6357

To who it may concern

This is to state that we do not have any objection to the addition of a second floor to the property of Mrs Lynette FINLEY located at the Hillside Overlay District in the R1 Zone at 5144 Zakon Road in Torrance.

**Signed by
Jean-Denis and
Marie Claire LA PORTE
5117 Zakon Road
Torrance
CA 90505**



m.c. LaPorte

Torrance, October 15 2007



RITA HINKLEY

5251 Zakon Rd
Torrance CA 90505**Submitted by
Applicant**

October 15, 2007

To : City Of Torrance
Community Development Department | Planning Commission3031 Torrance Boulevard
Torrance, CA 90503**RE: PRE07-00016**

This letter is written response to the Petition of Lynette Finley .

I am a home owner and a neighbor within the 500 foot notification zone of the proposed project at **5144 Zakon Rd.** and **SUPPORT** the construction of their new two-story home . In addition to my SUPPORT I send my THANKS ... this will be will be a fabulous & welcomed improvement to the neighborhood!

Sincerely,

Rita Hinkley

October 17, 2007

Torrance Planning Commission
City Hall
3031 Torrance Boulevard
Torrance, CA 90503

RE: Formal Hearings: A. PRE07-00016: LYNETTE FINLEY

Dear Torrance Planning Commission:

My name is Robert Guszak, and I am writing this letter in reference to Item 11A., which is outlined in the Wednesday, October 17, 2007 Planning Commission meeting agenda (Attached). The agenda item is stated as follows:

11. Formal Hearings

A. PRE07-00016: LYNETTE FINLEY

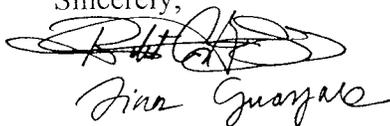
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road. (Res. No. 07-114)

My wife (Tina Guszak), and I live at 5141 Zakon Road, just across the street from Jack and Lynette Finley. We would like the commission to know that we have absolutely no objections to the new construction that is planned for 5144 Zakon Road. Furthermore, we believe that the construction of this new development will add value to our great neighborhood.

If you have questions or require additional information with regard to this statement, you are more than welcome to contact us directly. We can be reached via phone at (310) 465-1340, or via email at rguszak@aim.com.

Thank you in advance for your time and consideration in this matter.

Sincerely,



Robert & Tina Guszak
5141 Zakon Rd.
Torrance, CA 90505
Home: (310) 465-1340
Email: rguszak@aim.com

Submitted by
Applicant

Oct. 16, 2007

City of Tonawanda - Planning Commission

In reference to the Finley proposed construction at 5144 Zabor Road, we would like to make you aware we have no objections to their plans!

We are aware they have lived in the area well over 40 years and are very pleased they intend to continue living here in a more updated home.

Our home is just around the corner and sits above their location. We can view their home from our living room and kitchen and find no interference to any of the hillside overlay requirements.

We hope you will give them complete approval of their plans.

Sincerely,

Bob & June Lee
5245 Vandushill Road
Tonawanda, PA 15205

(310-375-1098)

I, Vera Mojiringer, have no objections to the construction at 5144 Zakon Rd. Torrance CA, 90505. I believe it will be a good improvement on the neighborhood.

xVera Mojiringer

5152 Zakon Rd.

Torrance CA 90505

AGENDA ITEM NO. 11A

CASE TYPE & NUMBER: Precise Plan of Development – PRE07-00016

NAME: Lynette Finley

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone.

LOCATION: 5144 Zakon Road

ZONING: R-1, Single-Family Residential District / Hillside Overlay District

ADJACENT ZONING AND LAND USE:

NORTH: R-1 Hillside Overlay District, One-Story Single Family Residence

EAST: R-1 Hillside Overlay District, One-Story Single Family Residence

SOUTH: R-1 Hillside Overlay District, Two-Story Single Family Residence

WEST: R-1 Hillside Overlay District, One-Story Single Family Residence

GENERAL PLAN DESIGNATION: Low-Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan Land Use Designation of Low Density Residential allowing up to nine dwelling units per acre. The proposed construction of a new two-story single family residence on this property is consistent with the Low-Density Residential designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property contains a one-story single family residence with an attached one-car garage constructed in 1949. The rear 20 feet of the property slopes downward approximately 19 feet.

ENVIRONMENTAL FINDINGS: New construction of one single family residence in a residential zone is Categorically Exempted by the 2007 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a).

BACKGROUND AND ANALYSIS:

The applicants request approval to allow the construction of a new two-story single family residence. A Precise Plan is required because the property is located within the Hillside Overlay District and the new construction is over 14 feet in height.

The lot is 6,000 square feet in area and is trapezoidal in shape with the front (northern) property line shorter than the rear (southern) property line, and the western property line longer than the eastern property line. The property is located on the

south side of Zakon Road, north of Macaffee Road and east of Vanderhill Road, where Zakon Road slopes down to the east, and Vanderhill Road slopes down to the south. The immediate area on Zakon Road is composed mainly of single story tract homes.

The proposed residence will have a front yard setback of more than 20 feet, side yard setbacks of more than 6 feet, and a rear yard setback of more than 35 feet. All of the setbacks exceed Code requirements.

The new home will measure 3,600 square feet in floor area. The first floor will feature a kitchen, dining room, family room, game room, bar, mudroom, bathroom, and garage. The second floor will feature a master bedroom suite, three bedrooms, three bathrooms, and laundry room. There will also be three decks totaling 225 square feet on the second floor. The new residence will be 26.7 feet in height from the lowest adjacent grade of 127.3 to the highest ridge of 154.0.

The Floor Area Ratio is .60 and the Lot Coverage is 34%.

The statistical information for the project based on staff calculations is provided below:

Statistical Information

◆ Lot Area	6,000 square feet
◆ Existing Residence	1,169 square feet
◆ New Residence	3,600 square feet
First Floor Living Area	1,432 square feet
Second Floor Living Area	1,769 square feet
Garage	399 square feet
◆ Lot Coverage	0.34
◆ Floor Area Ratio	0.60
◆ Proposed Building Height	26.7 feet

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. A licensed engineer has verified the height of the silhouette (Attachment #4) and staff made a field inspection. The building height is 26.7 feet as measured from the lowest corner (on the northeast corner).

Staff made a field observation of the proposed residence and based on the silhouette, there was some concern with potential view impacts to the properties directly west of subject property. However, in speaking to applicants and neighbors, it was found that the applicants are also the property owners of 5148 Zakon Road, directly west of the subject property. After various site visits, the proposed development does not appear to produce any significant impacts to the view, light, air or privacy of the neighboring properties located in the Hillside Overlay District.

The subject property is located such that it is even with the properties to the north across the street, lower than the properties to the west, higher than the properties to the east, and much higher than the properties to the south. The proposed residence does not impact views to the north, west, and south as there are no existing views over the subject property. Staff has spoken to the neighbors directly adjacent to the west, the neighbors to the north across the street, and to the neighbor directly adjacent to the south. None expressed issues or concerns regarding the project. Staff also left business cards with some homes in the surrounding area, should anyone have any questions or concerns regarding the proposed development. No calls have been received. Furthermore, staff has not received any complaints or objections at the time of the preparation of this report.

Attachment #6 contains correspondence from the applicants. The applicants have submitted a petition of no-objection signed by various neighbors in the immediate area of the project, including the properties directly adjacent to the subject site.

The applicants have prepared a plan that complies with the R-1 standards, exceeds the open space requirements and is within the allowable lot coverage. Although the proposed residence exceeds 0.50 in Floor Area, staff does not perceive significant view, light, air or privacy impacts and the proposal conforms to the FAR permitted in the R-1 Zone.

The proposed design features a Craftsman style, incorporating wood siding, wood columns with stone veneer bases, shingled roofing, decorative trim around the windows and doors, batton boards, and wood corbels, well in line with a majority of newer development. The proposed residence is compatible with surrounding homes and is an appropriate use for this neighborhood. This project, as conditioned, does not appear to cause any significant intrusion on the view, light, or air of adjacent properties. For these reasons, Staff recommends approval of this request.

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: APPROVAL

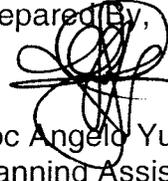
FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:

Findings of fact in support of approval of the Precise Plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Recommended conditions of the proposed project are set forth in the attached Resolution.

Prepared By,



Soc Angelo Yumul
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Silhouette Verification
5. Code Requirements
6. Correspondence
7. Site Plan, Floor Plans, & Elevations

PLANNING COMMISSION RESOLUTION NO. 07-114

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING 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 A NEW TWO-STORY FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5144 ZAKON ROAD.

PRE07-00016: LYNETTE FINLEY

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 17th 2007, to consider an application for a Precise Plan of Development filed by Lynette Finley to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road; 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, new construction of one single family residence in a residential zone is Categorically Exempted by the 2007 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 5144 Zakon Road;
- b) That the property is described as Block 3 of Lot 24 of Tract 15397 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the location of the proposed two-story structure does not impair views of those surrounding properties within the Hillside Overlay District;
- d) That the proposed residence has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence complies with the R-1 standards and will exceed all setback requirements;
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the proposed exterior design elements are in keeping with the architecture and finishes of other recently developed properties;

- f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences;
- g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property and is in compliance with the R-1 Zone and the Hillside Overlay District;
- h) That the proposed additions would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed addition conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance;
- i) That 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 because the rear yard drops off steeply, limiting the buildable area, and also to preserve the rear yard outdoor recreation space;
- j) That denial of this request to increase the height would constitute an unreasonable hardship because the proposed residence as conditioned is designed to fit within a lot that slopes in the rear and will comply with Code required setbacks and height restrictions in the R-1 zone;
- k) That granting this request to increase the height will not be materially detrimental to the public welfare and to other properties in the vicinity because the project complies with the development standards for the R-1 Zone;
- l) That denial of this request to increase the interior floor area of the building to more than 50% of the lot area would constitute an unreasonable hardship because the applicants are preserving a useable rear yard by proposing a second story which adds volume area to the FAR calculation and because the lot exhibits a substantial physical hardship;
- m) That granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because the project complies with the development standards for the R-1 Zone and does not appear to cause significant adverse impacts on the surrounding properties.

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE07-00016, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE07-00016, filed by Lynette Finley to allow construction of a new two story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 07-00016 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 07-00016 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 the residence at the highest point of the roof shall not exceed 26.7 feet as represented by the survey elevation of 154.0, based on a bench mark elevation of 127.01 located at L&T RCE 11284 off the northeasterly property corner on Zakon Road and the lowest adjacent corner (127.3) as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 26.7 feet based on a bench mark elevation of 127.01 located at L&T RCE 11284 off the northeasterly property corner on Zakon Road as shown on the survey map on file in the Community Development Department; (Development Review)
5. 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)
6. 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)
7. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
8. That automatic electric roll-up garage doors shall be installed; (Development Review)
9. That the applicant shall provide four inch minimum contrasting address numerals for residential, condo, etc. uses; (Environmental)

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.

Introduced, approved and adopted this 17th day of October, 2007.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

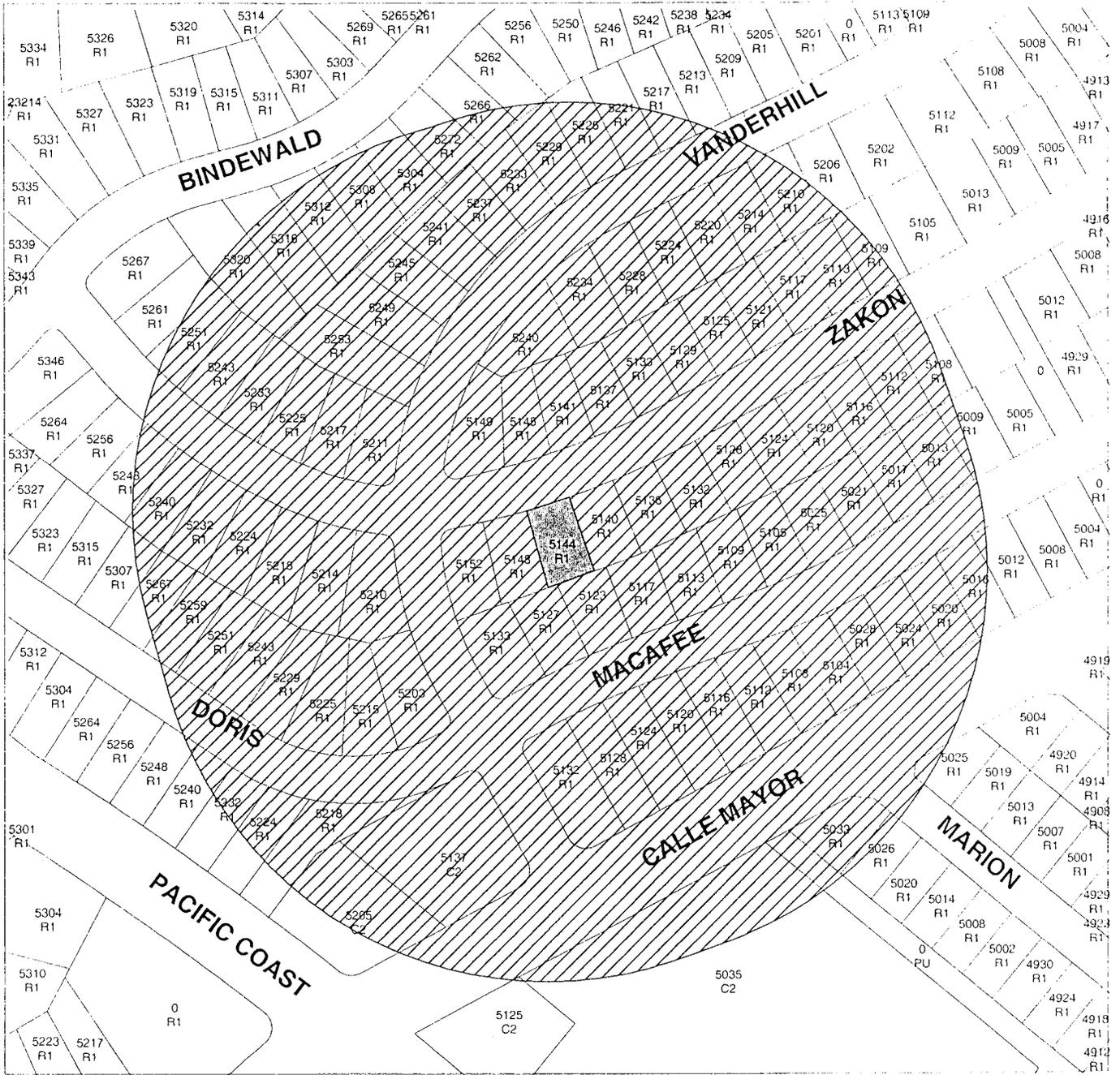
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

5144 Zakon Rd
PRE07-00016

TORRANCE
CALIFORNIA

LEGEND

- 5144 Zakon Rd
- Notification Area

0 75 150 300 Feet



TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE 07-00016

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 proposed development will not have an adverse impact on view, light, air and privacy of

other properties except for one residence to the West, a partial view over the existing house. All

other views will be maintained across the all setbacks. The overall orientation of the

property is to rear yard for privacy of other properties.

- 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:

The proposed development will insure the least intrusion on views, light, air and privacy of others

by designing overall footprint of the structure as small as possible, pitching the roof away from

the side setback to reduce the overall massing, and not maximizing the rear and side setback.

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

The design elements that have been employed are in keeping with the architecture of the surrounding residences. The new Craftsman style architecture will replace the existing tract style home and make it more attractive and in harmony with others that have developed their properties.

- 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 design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior design elements will be treated with high-quality finishes equal to others and a complete landscape overhaul.

- 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):

The proposed development will not be materially detrimental to the public welfare to other properties in the vicinity because a single family residence is in compliance with the R-1 Zone and the Hillside Overlay District.

- 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 will not have any adverse cumulative impacts on other properties in the vicinity because it conforms to the Low-Density requirements of the General Plan.

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:

It is not feasible to maintain the existing height due to the new structure proposed. By maintaining a smaller first floor footprint, gaining a larger rear yard and open space, the majority of the additional square footage needs to be placed on the second story creating a structure that exceeds the existing building height.

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

The denial of this application will create an unreasonable hardship because this would prevent the project from moving forward. Without the increase in height, the proposed addition will increase the first floor footprint and will reduce the amount of open space we desire.

- 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):

Granting this application would not be materially detrimental to the public welfare and to other properties because of the proposed design complies with all zoning development standards.

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 than 50% of the area of the lot.)

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

The denial of an increase in floor area to more than 50% would constitute an unreasonable hardship due to the space requirements of the family. The proposed residence will comply with all other code required setbacks, height restrictions and will provide more than the existing off-street parking. The overall mass would be compatible with other residences.

- 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):

Granting this request would not be materially detrimental because the new residence would provide an orderly and attractive development in harmony with other properties in the vicinity that have developed and remodeled their existing tract house.

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

10 13

WAIVER

I, LYNETTE FINLEY, as the owner of that certain parcel of land located at 5144 ZAXON Rd in the City of Torrance, County of Los Angeles, State of California, described as LOT 24, BLOCK 3, TRACT 16397, as recorded on page M.B. 832-16-19, make the following Declaration in relation of said parcel, as a condition of obtaining from the City of Torrance the required permits for development of said parcel for residential purposes.

1. That I understand construction in a hillside area is more difficult and more expensive than similar development on flat lots; that it carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and possible problems with neighboring properties due to loss of sunlight access, privacy and shadow effect;
2. That before receiving City approval of Precise Plan of Development Application PRE07-00016, I have obtained the services and advise of certain geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained within the lot and, where appropriate, the limitations on use or development of the lot;
3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for residential development of the lot, or of the relative costs and risks of such development;
4. That I have relied (if at all) on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the said lot;
5. That I understand there may still be risks involved in developing said lot, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be done or the consequences of such development on the property or on the persons working, visiting or residing on the property.

EXECUTED this July day of 18, 2007 at Torrance, California.


Lynette Finley



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

SEP 12 2007

Height and Location Certification

David S. Ferren, Planning Director

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 5144 Zakon Road
(address)

on 9/04/07, based on plans submitted to the City of Torrance
(date)

by Lane Building Designs on 7/03/07. The survey was taken
(applicant/architect) (date)

from a bench mark located at Fd. L&T RCE 11284 as shown on survey
(address)

(attach map) which established a base elevation of 127.01'.

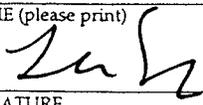
The ridge line/highest point of the roof was determined to have an elevation of 154.0'.

The plans indicate that the elevation should be 154.0'.

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.

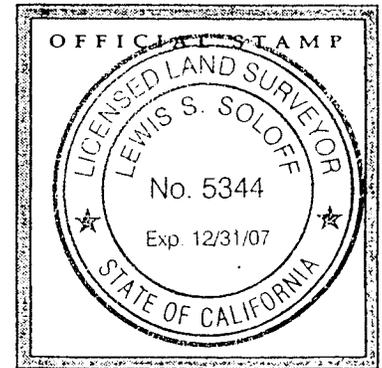
Lewis Soloff
NAME (please print)

PLS 5344
LS/RCE#


SIGNATURE

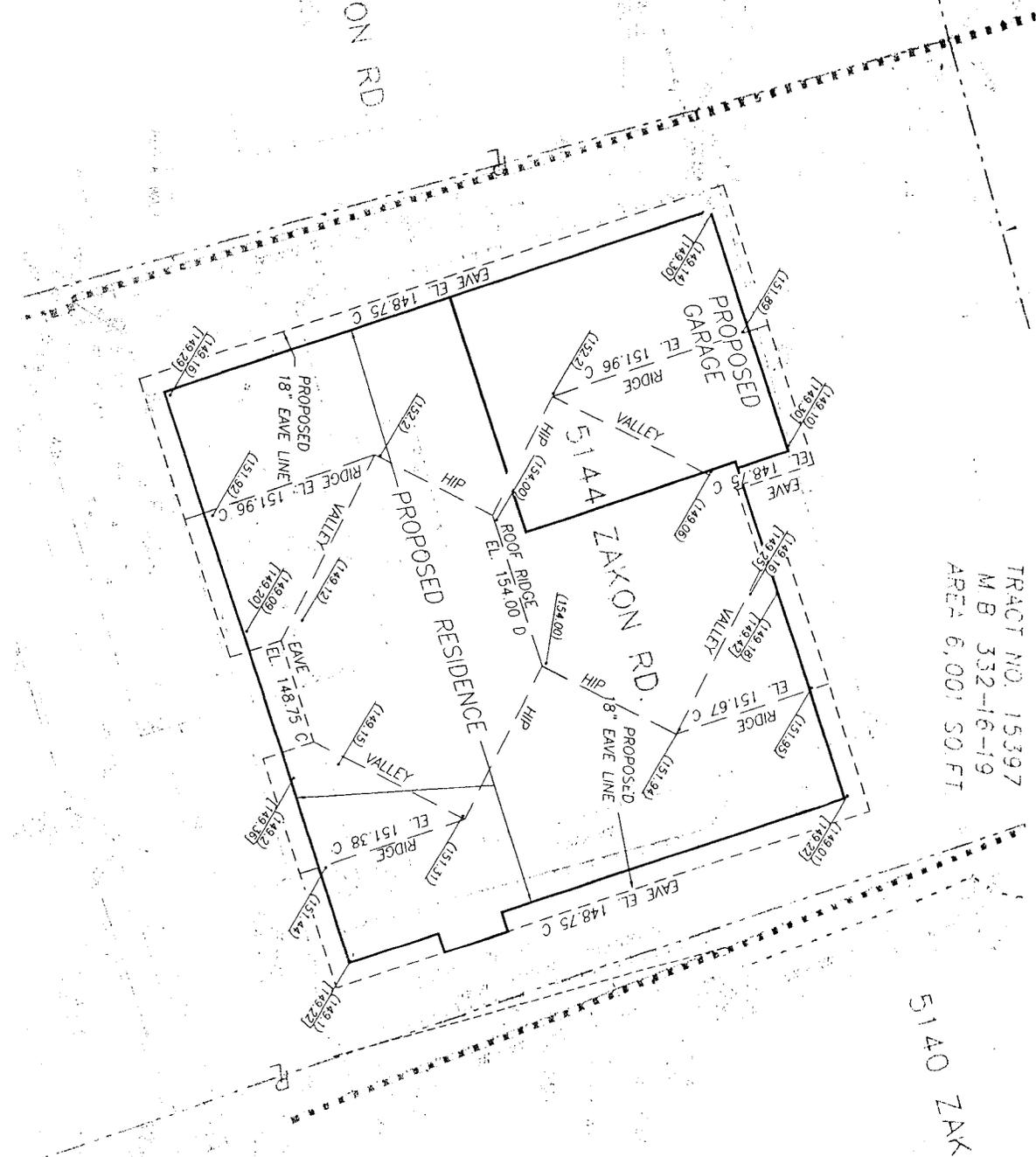
310-729-9606
PHONE

9/04/07
DATE



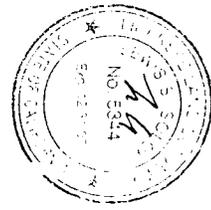
Notes: _____

KON RD



TRACT NO. 15397
 M B 332-16-19
 AREA 6,001 SQ FT

5140 ZAKON RD.



CODE REQUIREMENTS

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

Building and Safety:

- Comply with the State Energy Requirements.
- Provide underground utilities.
- Pre-wire for cable television.

Environmental:

- At final inspection, not more than 50% of the front yard shall be paved.
- The property shall be landscaped prior to final inspection (92.21.9).

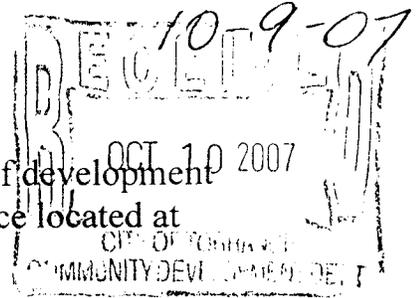
Grading Division:

- 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.
- Show site drainage on plot plan. All drainage to be directed away from the top of slope and towards the street.

Permits and Mapping:

- A C&E Permit is required from the Community Development Department, Engineering Division for relocating driveway approach and any work in the public right-of-way.
- Remove existing concrete in flow line of gutter.
- Replace existing sidewalk in public right-of-way to current City standards.

I/we the undersigned, have no objections to the Plan of development for the construction of a new two-story single-family residence located at 5144 Zakon Road.



- ① Anthony Urrea 5145 Zakon Rd Tow
- ② Craig Brown 5140 Zakon Rd Tow.
- ③ Vera Mojzinger 5152 ZAKON RD DRBAC
- ④ Gil Takate 5133 Zakon Rd, Towson
- ⑤ Mr. Celmer 5124 Zakon Rd
- ⑥ Mr. Celmer 5128 Zakon Rd
- ⑦ J. H. Probst 5121 ZAKON RD
- ⑧ J. D. LAPORTE 5117 ZAKON RD.
- ⑨ M. C. LAPORTE 5117 ZAKON Rd.
- ⑩ Janell O'Dowd 5112 Zakon Rd
- ⑪ Darnell O'Dowd 5112 Zakon Rd
- ⑫ Carol DeLone 5108 Zakon Rd
- ⑬ Rick DeLone " "
- ⑭ Steve 5105 Zakon Rd
- ⑮ Ronald Jr 5109 Zakon Rd.
- ⑯ Fred Jr 5012 Zakon Rd
- ⑰ Dlo Abayon 4813 Zakon Rd
- ⑱ David Albansen 4813 ZAKON Rd
- ⑲ Janet Robertson 4809 Zakon Rd
- ⑳ Michelle Irvine 5149 Zakon Rd.

- 27) Menker Feleke 5234 VANDERHILL RD.
- 28) ~~Chris Feleke~~ 5233 Vanderhill Rd.
- 29) Jim Mattell 5233 Zakon Rd
- 30) Todd Cullen 5233 ZAKON RD.
- 31) Karen Campbell 5320 Bindward Rd
- 32) Just 2 Vol 5251 ZAKON
- 33) ~~[Signature]~~ 5133 MACAFEE RD
- 34) Jim Dorsey JAMES DORSEY 5113 MACAFEE RD
- 35) Candi Dorsey CANDI DORSEY 5113 MACAFEE RD
- 36) ~~[Signature]~~ DAVID O'BRIEN 5109 MACAFEE RD
- 37) ~~[Signature]~~ C. O'BRIEN 5101 macafee rd.
- 38) ~~[Signature]~~ Candi Dittmer 5117 Macafee Rd
- 39) Matt Gardan Matt Gardan 5123 Macafee Rd

**PROOF OF PUBLICATION WILL BE
FORTHCOMING
DB 1-128
PRE07-00016 LYNETTE FINLEY**

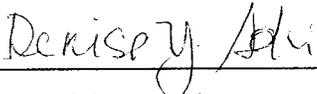
PROOF OF SERVICE BY MAIL

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

On **January 25, 2008**, I caused to be mailed **111** copies of the within notification for City Council **PRE07-00016: LYNETTE FINLEY** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

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

Executed **January 25, 2008**, at Torrance California.



(signature)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at **7:00 p.m., February 5, 2008**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE07-00016, Lynette Finley: City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District at 5144 Zakon Road.

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

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

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

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

Publish: **January 25, 2008**

SUE HERBERS
CITY CLERK

CITY OF TORRANCE

NOTICE

Of Public Hearing

NOTICE IS HEREBY GIVEN that the CITY COUNCIL
 will hear a request for an appeal of the Planning Commission's denial of a Precise Plan
of Development to allow the construction of a new two-story single family
residence on property in the Hillside Overby District in the R1 Zone.
 Applicant: Lynette Finley Case no.(s): PREC07-00016
 Location: 5144 Zakon Road
 Hearing date: February 5, 2008 Time: 7:00 pm
 Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard

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

CITY OF TORRANCE
 POSTED BY
SJ/OG
 DATE: 1/25/08

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