

Council Meeting of
May 6, 2008

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

PUBLIC HEARING

Members of the Council:

SUBJECT: Community Development – Continued consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new one-story single family residence in conjunction with a Waiver for a reduction of the average front, front facing garage, and exterior side yard setback requirements within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.

PRE07-00018 & WAV07-00018: Tomaro Architecture (Bob & Pat Hoffman)

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that City Council review the design modifications proposed at the March 25, 2008 City Council meeting, and should the Council determine to approve the request to deny the appeal and take the following actions on property located within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla:

1. Adopt RESOLUTION approving PRE07-00018 to allow the construction of a new one-story single family residence on property located within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.
2. Adopt RESOLUTION approving WAV07-00018 to allow a reduction of the average front, front facing garage, and exterior side yard setback requirements on property located within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.

Funding: Not applicable

BACKGROUND

The City Council at its meeting of March 25, 2008 directed the applicant to shift the proposed residence five feet south towards the front property line. The applicant has submitted revised plans and new silhouette has now been completed and certified which is now ready to be brought back before the City Council.

ANALYSIS

The previous proposal indicated a height of 16 feet four inches and 17-foot front facing garage setback, 8-foot six inch exterior side yard setback, 5-foot eight and 3/8 inch interior side yard setback and a 22-foot seven and 3/4 inch rear yard setback. The revised plans indicate a height of 16 feet five and one half inches and will have a 12 foot front facing garage setback, 7 foot one inch exterior side yard setback, 5 foot interior side yard setback and 27 foot seven inch rear yard setback. The revised plans also indicate that the

living area and garage have increased in size from the previous proposal. A summary of statistics follows:

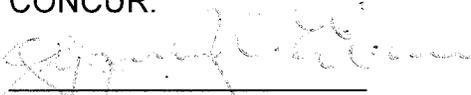
| Statistical Information | Previous Proposal | Current Proposal |
|-------------------------|-------------------|------------------|
| Lot Size | 7,070 | 7,070 |
| Living Area | 2,501 | 2,577 |
| Garage | 404 | 417 |
| FAR | 0.41 | 0.42 |
| Lot Coverage | 0.44 | 0.45 |
| Height | 16'- 4" | 16'- 5½" |
| Setbacks | | |
| Front | 17 | 12 |
| Rear | 22.65 | 27.65 |
| Exterior Side Yard | 8.5 | 7.08 |
| Interior Side Yard | 5.7 | 5 |

The City Council heard the matter on March 25th, 2008. At that meeting staff made a presentation of the proposed residence. The appellant of the case addressed his concerns with the project and indicated that his view would be significantly impacted. The applicant made a presentation to the Council of the proposed residence and discussed what changes have been made to address impacts on views to neighbors. Various neighbors spoke in support and against the project. The appellant and applicant were each given another opportunity to speak on the matter. The Council took a brief recess to allow staff to review a design modification to the plan. After the recess, the Council discussed the project and the modifications that were proposed and continued the matter to May 6th, 2008 to allow the applicant time to revise the plans and recertify the silhouette.

Respectfully submitted,

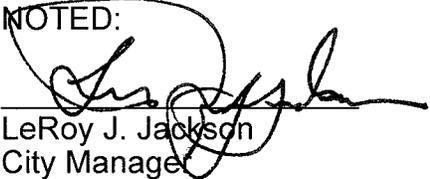
Jeffery W. Gibson
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
for: Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolutions
 - B. Revised Silhouette Certification
 - C. City Council Minute Excerpt of 3/25/2008
 - D. Materials Submitted During 3/25/2008 City Council meeting (Limited Distribution)
 - E. Previous City Council Reports (Limited Distribution)
 - F. Plot Plan and Elevations (Limited Distribution)
 - G. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION IN THE MINIMUM FRONT YARD, AVERAGE FRONT YARD, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 7, 2007 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence in conjunction with the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, the Planning Commission approved the Waiver request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 4, 2008 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, the City Council of the City of Torrance continued the matter to March 25, 2008 to allow for proper notification of neighbors; and

WHEREAS, the City Council of the City of Torrance continued the matter to May 6, 2008 to allow for design modifications; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, Setback Waivers are categorically exempted by the 2008 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15305 (a); and

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

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and

WHEREAS, One new single-family residence is Categorically Exempted by the 2008 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity as conditioned because the new residence will be one-story. Additionally, residences to the south are at a higher elevation and views are not impacted by the proposed residence; and
- 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 applicant has maintained the one-story residence to minimize the impact on any views of the surrounding properties; and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and
- 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; and
- 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. The proposed project will replace a residence built in 1954 and it is in compliance with the R-1 Zone with the exception of the average front, front facing garage and exterior side yard requirements; and
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- 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 applicant is attempting to maintain a contemporary architectural style; and
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home and maintain a single story elevation is to increase the height in areas in which the residence already existed. Additionally, the areas in which the residence did not exist previously, will maintain a lower ridge height than the rest of the residence to reduce view impacts of surrounding properties; and

- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards with the exception of the average front, front facing garage and exterior side yards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are other single-family residences in the surrounding area and finally the new residence will upgrade an older home with a new structure; and

NOW, THEREFORE, BE IT RESOLVED that PRE07-00018, filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence in conjunction with a Waiver for a reduction of the average front, front facing garage and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla, 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 07-00018 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 07-00018 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 a height of 16 feet five and one half inches as represented by the elevation of 117.96 and a lowest adjacent grade of 101.5 based on a bench mark elevation of 100.63 located at the southwesterly corner of the property 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 16 feet five and one half inches based on the elevation of 117.96 and a lowest adjacent grade of 101.5 as indicated on the certified silhouette based on the benchmark elevation of 100.63 as shown on the survey map on file in the Community Development Department; (Development Review)
5. That automatic garage roll-up doors shall be provided; (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 the applicant shall correct the site data on the plans to reflect the 7,070 sf parcel area at time of plancheck; (Development Review)

8. 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)

Introduced, approved and adopted this 6th day of May, 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 _____

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW ONE-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

PRE07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to September 19, 2007 to properly assess potential impacts; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 17, 2007 at the applicant's request; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 7, 2007 to redesign the project; and

WHEREAS, the Planning Commission approved the Precise Plan of Development request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 4, 2008 to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and

WHEREAS, the City Council of the City of Torrance continued the matter to March 25, 2008 to allow for proper notification of neighbors; and

WHEREAS, the City Council of the City of Torrance continued the matter to May 6, 2008 to allow for design modifications; 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

- c) The project is in compliance with both the R-1 Zoning and Low-Density General Plan Designation for this site; and
- d) That there are unreasonable difficulties resulting from strict enforcement of the average front yard, front facing garage and exterior side yard setbacks because there are unique conditions with the configuration of the lot; and
- e) That reduced rear average front yard, front facing garage and exterior side yard setbacks will not be materially detrimental to the public welfare because it does not present difficulties for fire prevention or other emergency services to access the side portion of the residence or neighboring properties; and
- f) That the reduced average front yard, front facing garage and exterior side yard setbacks will not substantially interfere with the orderly development of the City because the use as a single family residence will not change, the proposed structure is in character with the surrounding properties and it will conform to the General Plan land use designation. Additionally, the completed project will comply with all other code requirements for a single family residence;

NOW, THEREFORE, BE IT RESOLVED that WAV07-00018 filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a reduction of the front, front facing garage and exterior side yard setback requirements for a single family residence on property located in the Hillside Overlay District R-1 Zone at 109 Via Sevilla, is APPROVED subject to the following conditions:

1. That the use of the subject property for a one story single family residence shall be subject to all conditions imposed in Waiver 07-00018 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 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 Waiver 07-00018 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 setback of the front facing garage shall not be less than 12 feet; (Development Review)
4. That the exterior side yard setback shall not be less than 7'-1" feet; (Development Review)

5. 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 6th day of May 2008.

MAYOR of the City of Torrance

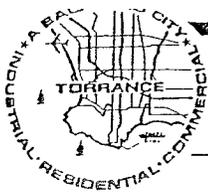
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



Height and Location Certification

ATTACHMENT B

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 109 VIA SEVILLA
(address)

on APRIL 16, 2008, based on plans submitted to the City of Torrance
(date)

by HOFFMAN / TOMARO on _____ The survey was taken
(applicant/architect) (date)

from a bench mark located at SOUTHWEST CORNER "LOT ROE 30826"
(address)

(attach map) which established a base elevation of 100.403'

The ridge line/highest point of the roof was determined to have an elevation of 118.04'

The plans indicate that the elevation should be 117.96'

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.

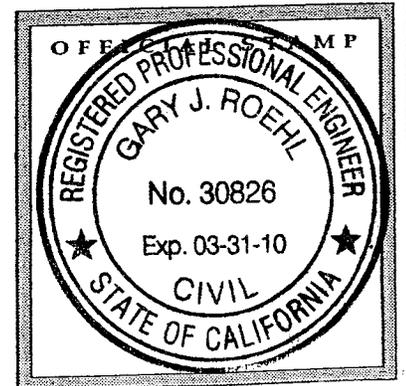
GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

Gary J. Roehl
SIGNATURE

(310) 542-9433
PHONE

APRIL 17, 2008
DATE



Notes: _____

00-075

ATTACHMENT "C"

**EXCERPTS OF THE MINUTES FROM CITY
COUNCIL MEETING OF
MARCH 25, 2008 WILL BE FORTHCOMING.**

Submitted @ 03/25/08
City Council (M+G)

Efforts to Accommodate Neighbors

109 Via Sevilla

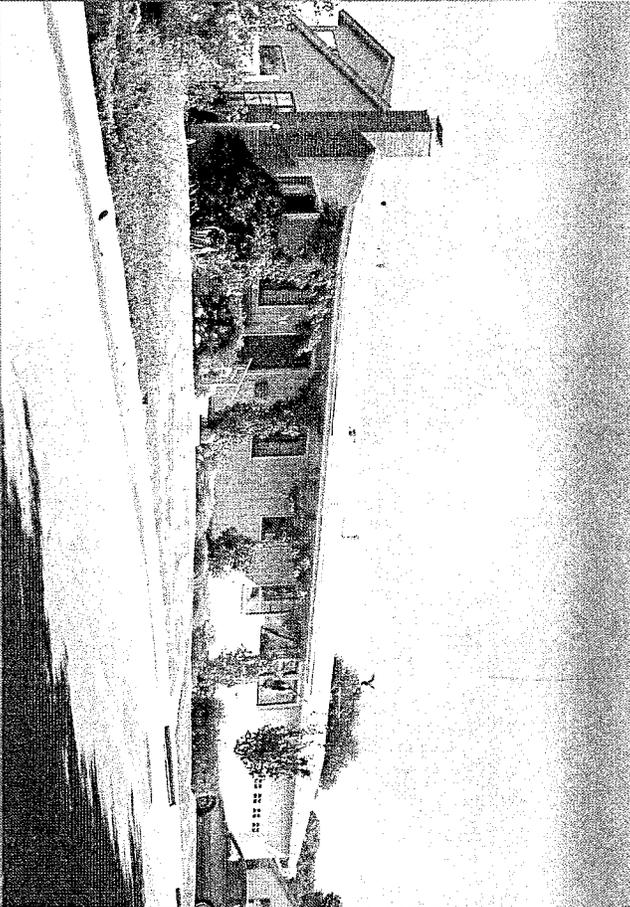
Precise Plan Application

PRE07-0018

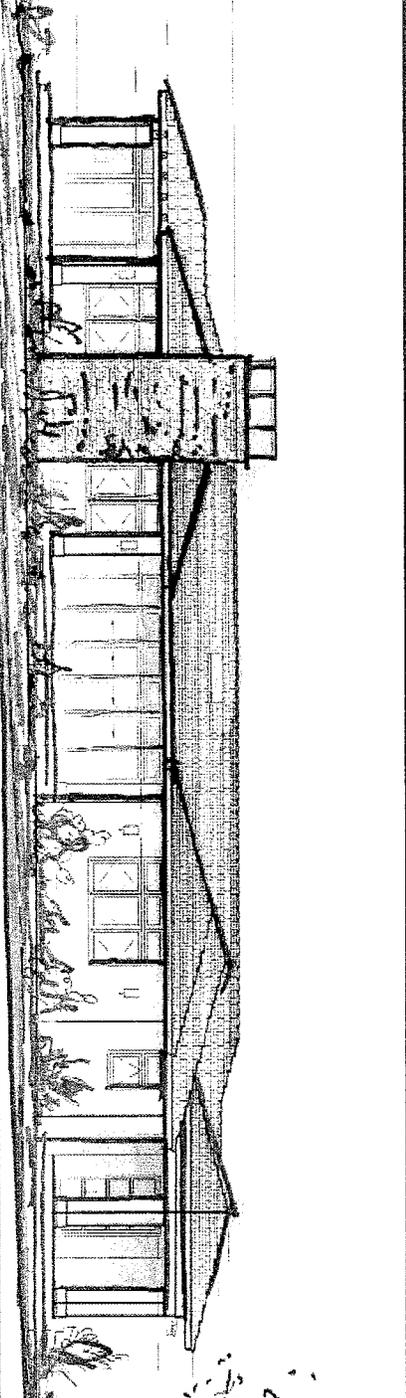
City Of Torrance
City Council

March 25, 2008

FROM THIS



TO THIS

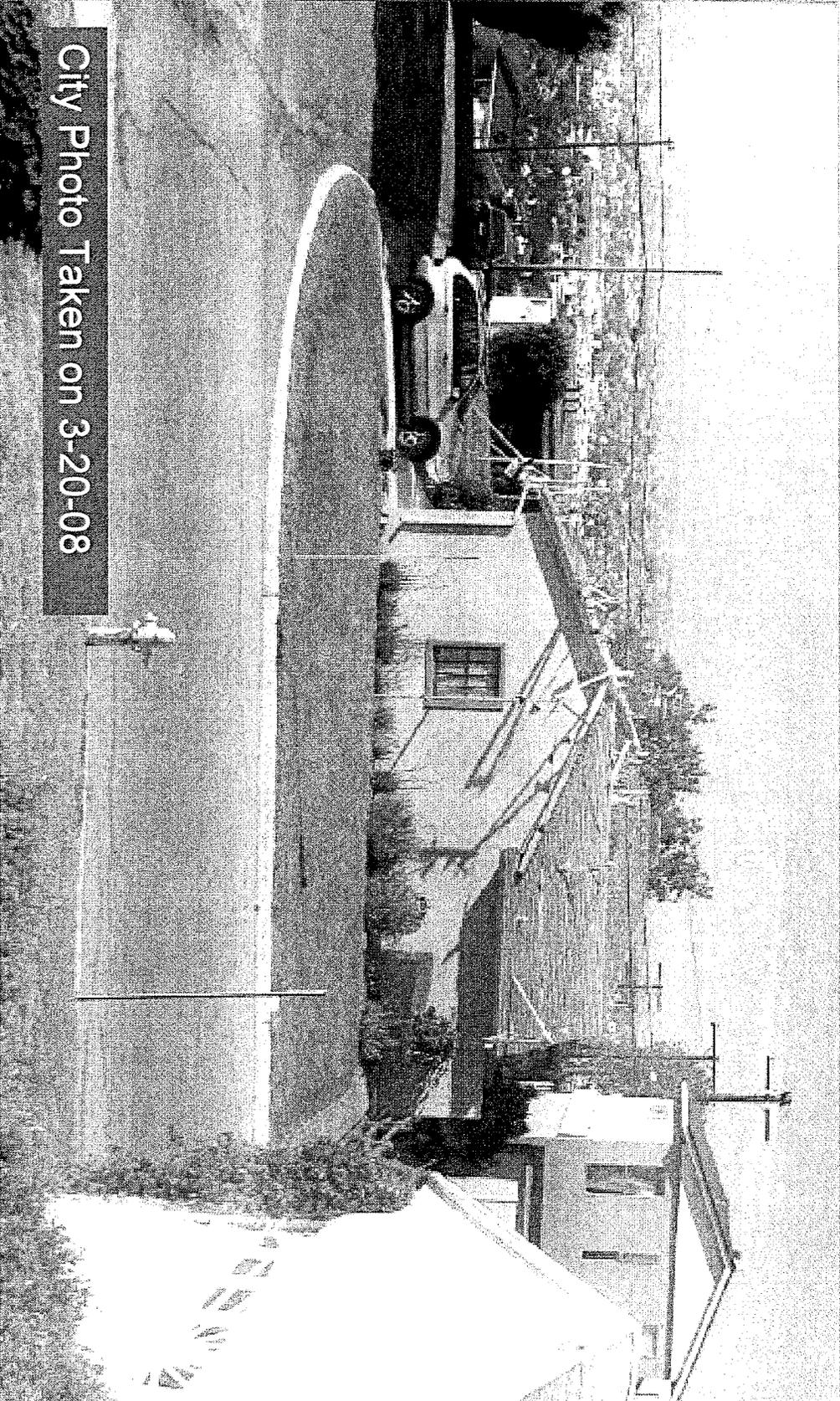


Revisions to Accommodate Neighbors

- Moved building structure 15 ft to the south, eliminating about 253 sq. ft. of living space.
- Requested a 3 ft set-back waiver on southern portion of building, as suggested by Mr. Hara.
- Stepped northern portion of structure to optimize view from 309 via Colusa.
- Lowered roof ridge 1 ½ feet.

View from 300 via Colusa

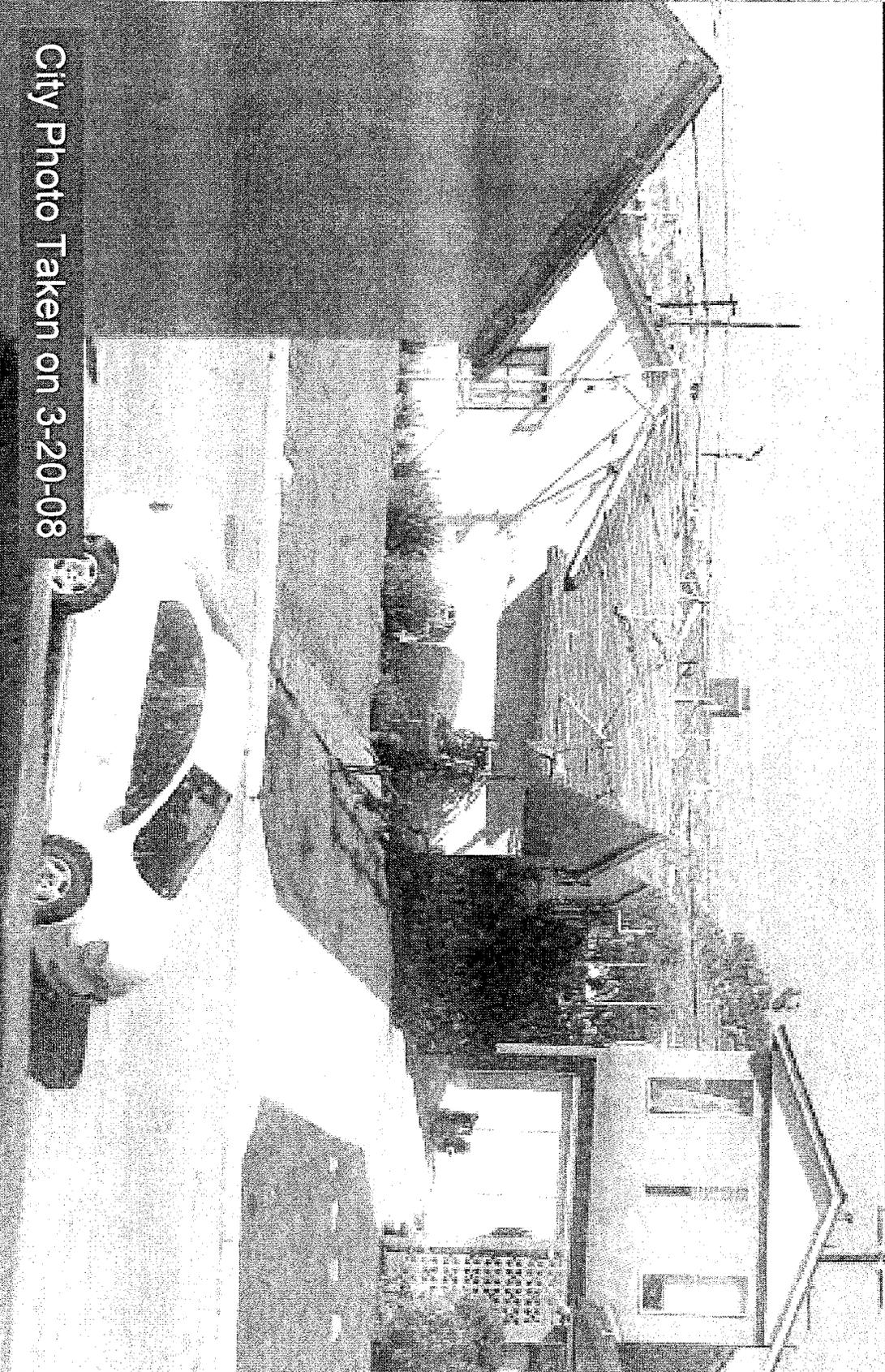
Looking north from Front Room



City Photo Taken on 3-20-08

View from 304 via Colusa

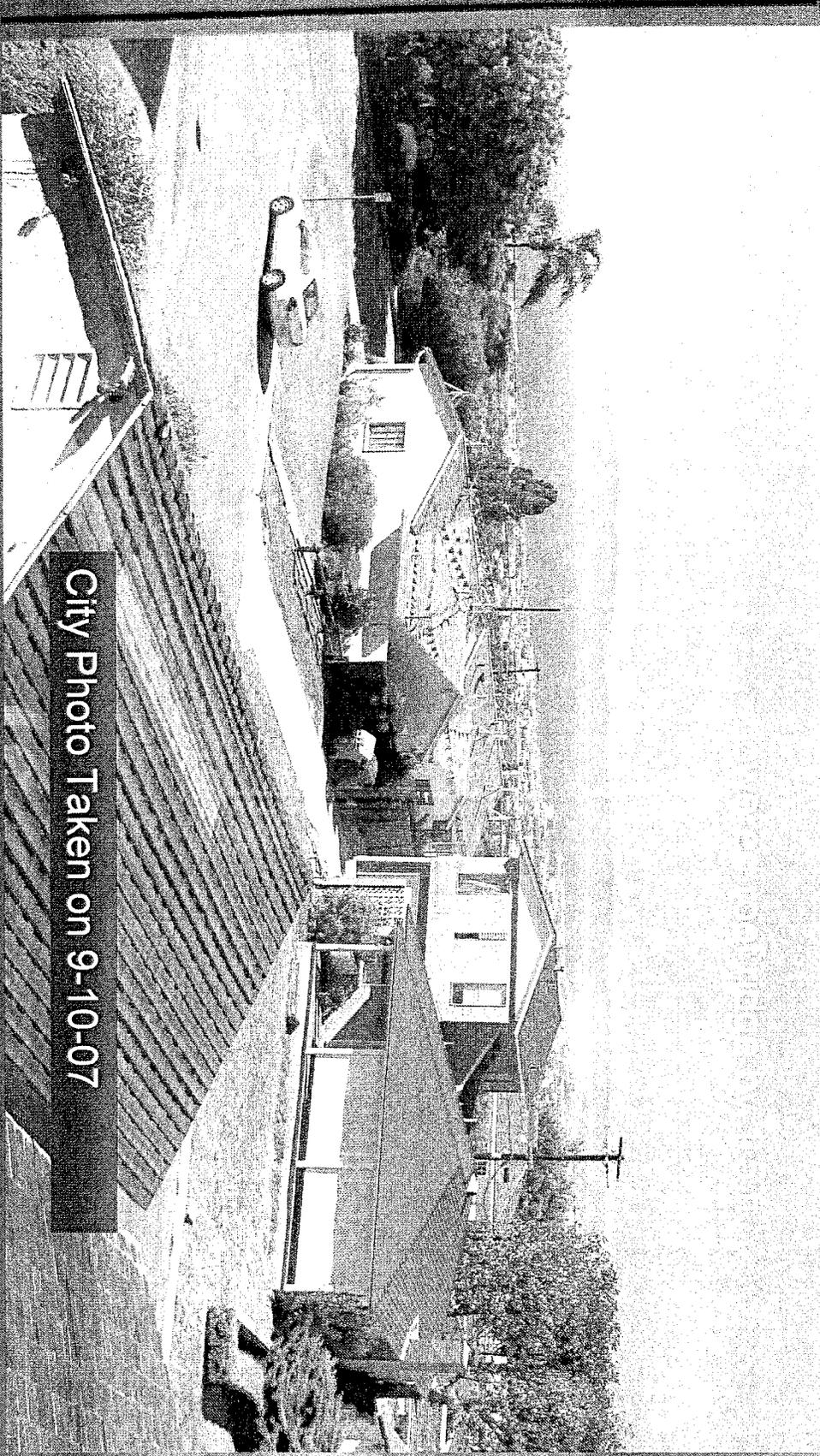
Looking north from Front Room



City Photo Taken on 3-20-08

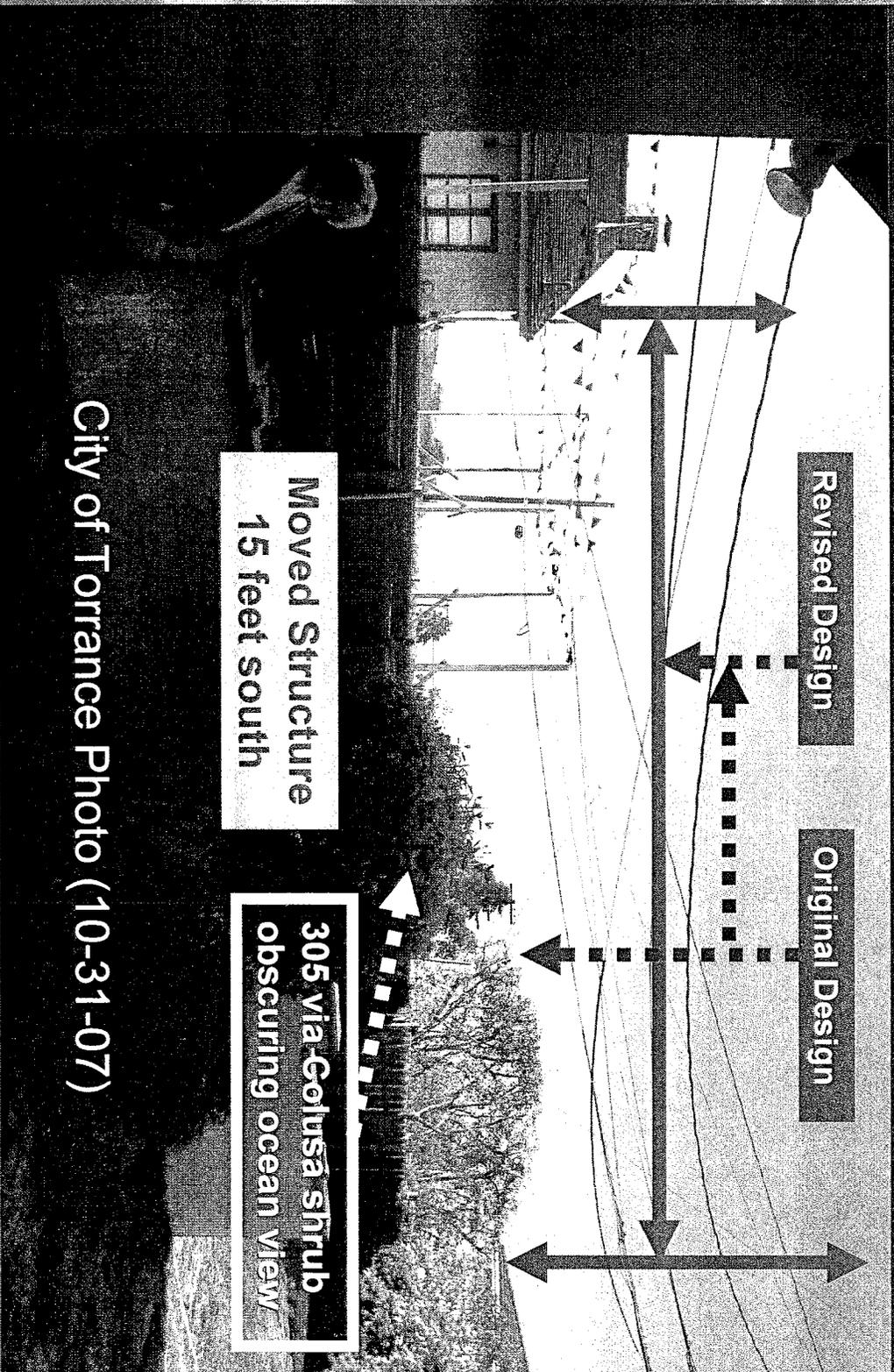
View from 308 via Colusa

Looking north from 2nd Floor Room



City Photo Taken on 9-10-07

305 via Colusa, Revised Design Downstairs View Impact



City of Torrance Photo (10-31-07)

ORIGINAL DESIGN 305 via Colusa, 2nd Floor View

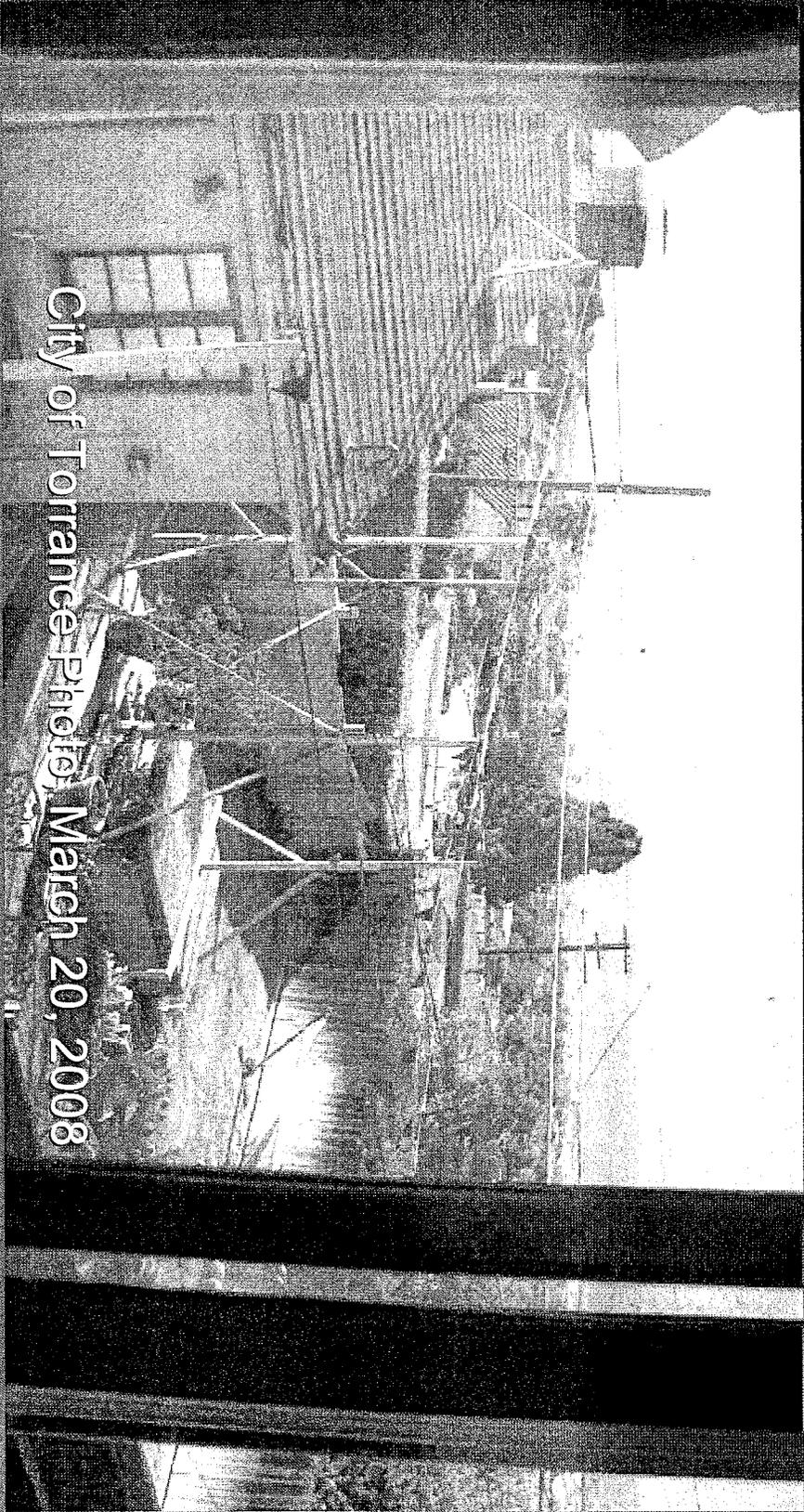


City of Torrance Photo, September 9, 2007

REVISED DESIGN

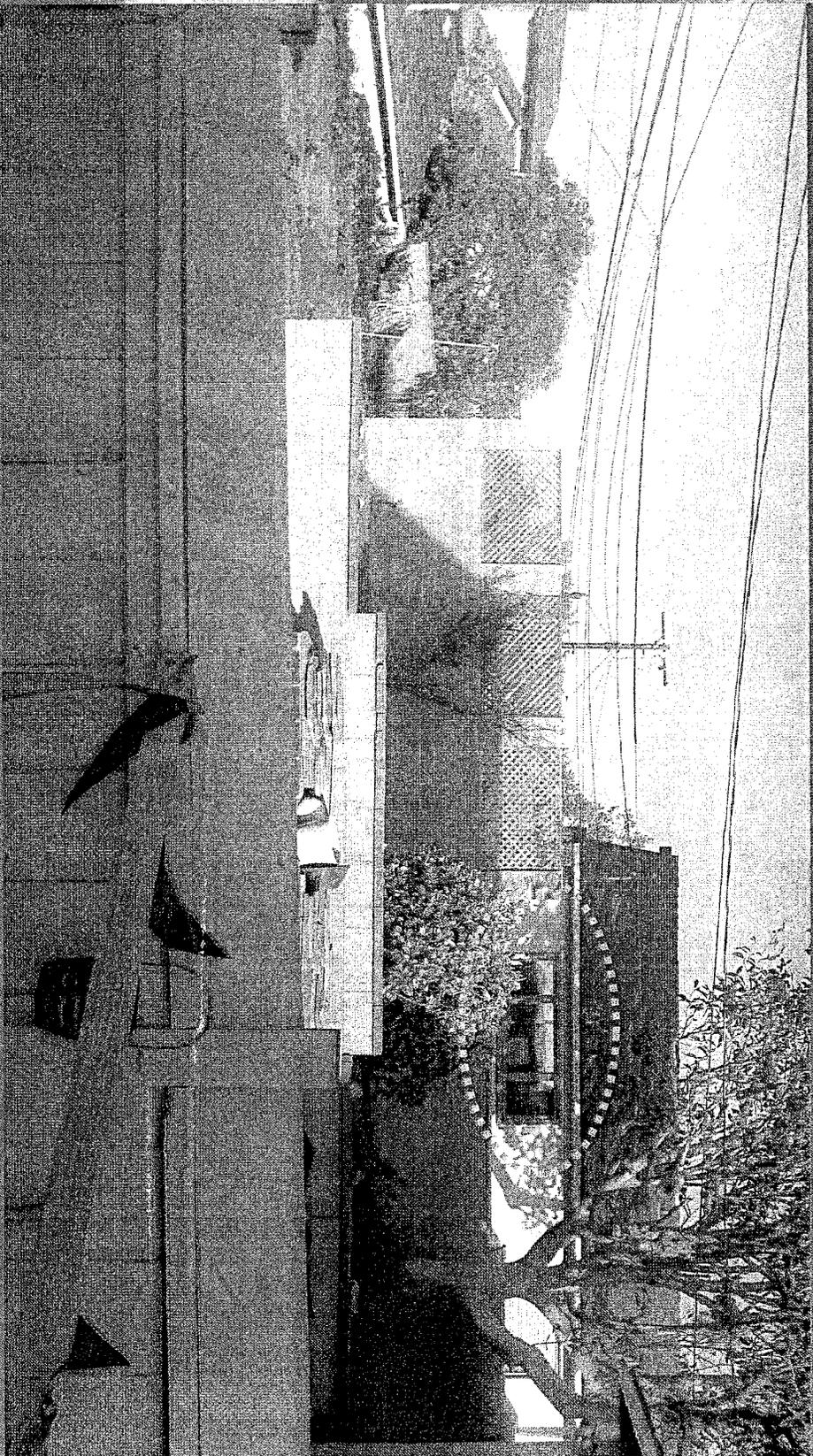
305 via Colusa, 2nd Floor View

Moved Structure 15 feet to the south
Lowered roof ridge 1 1/2 ft.

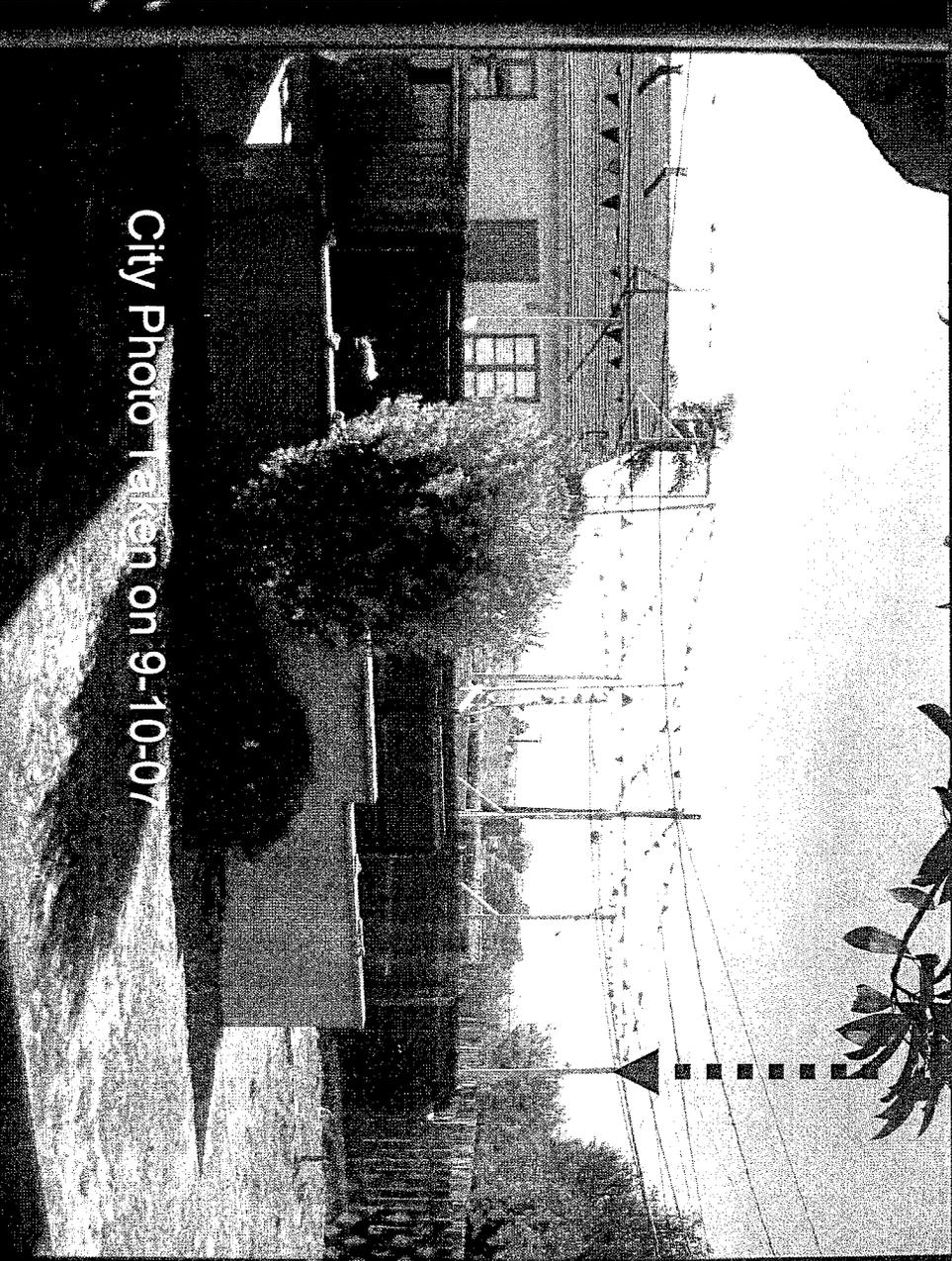


City of Torrance Photo, March 20, 2008

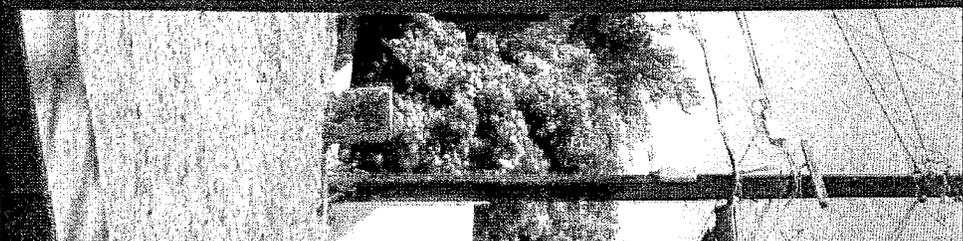
View from 109 via Sevilla Looking East to 309 via Colusa



Original View Impact to 309 via Colusa looking west

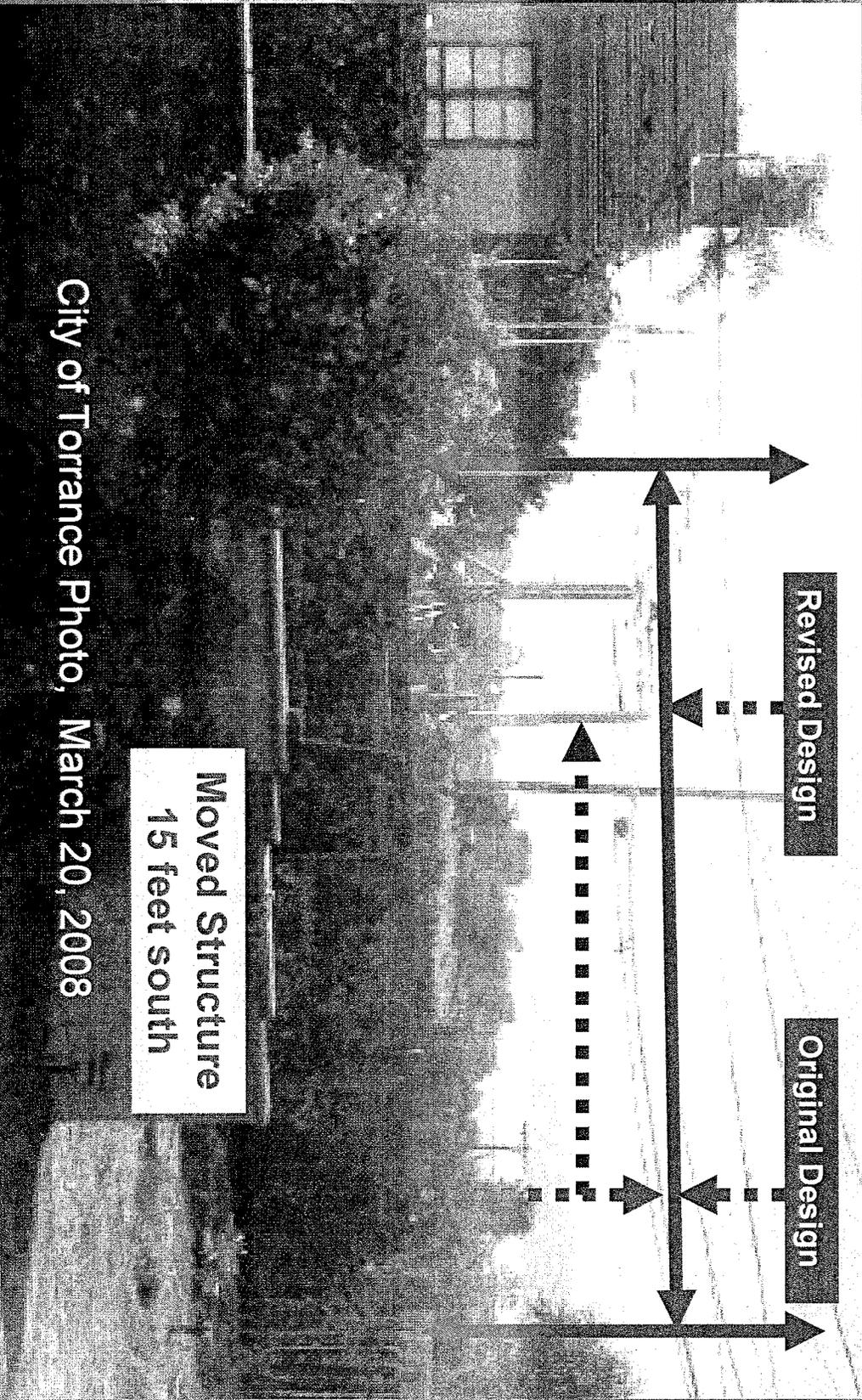


City Photo Taken on 9-10-07



309 via Colusa, Revised Design

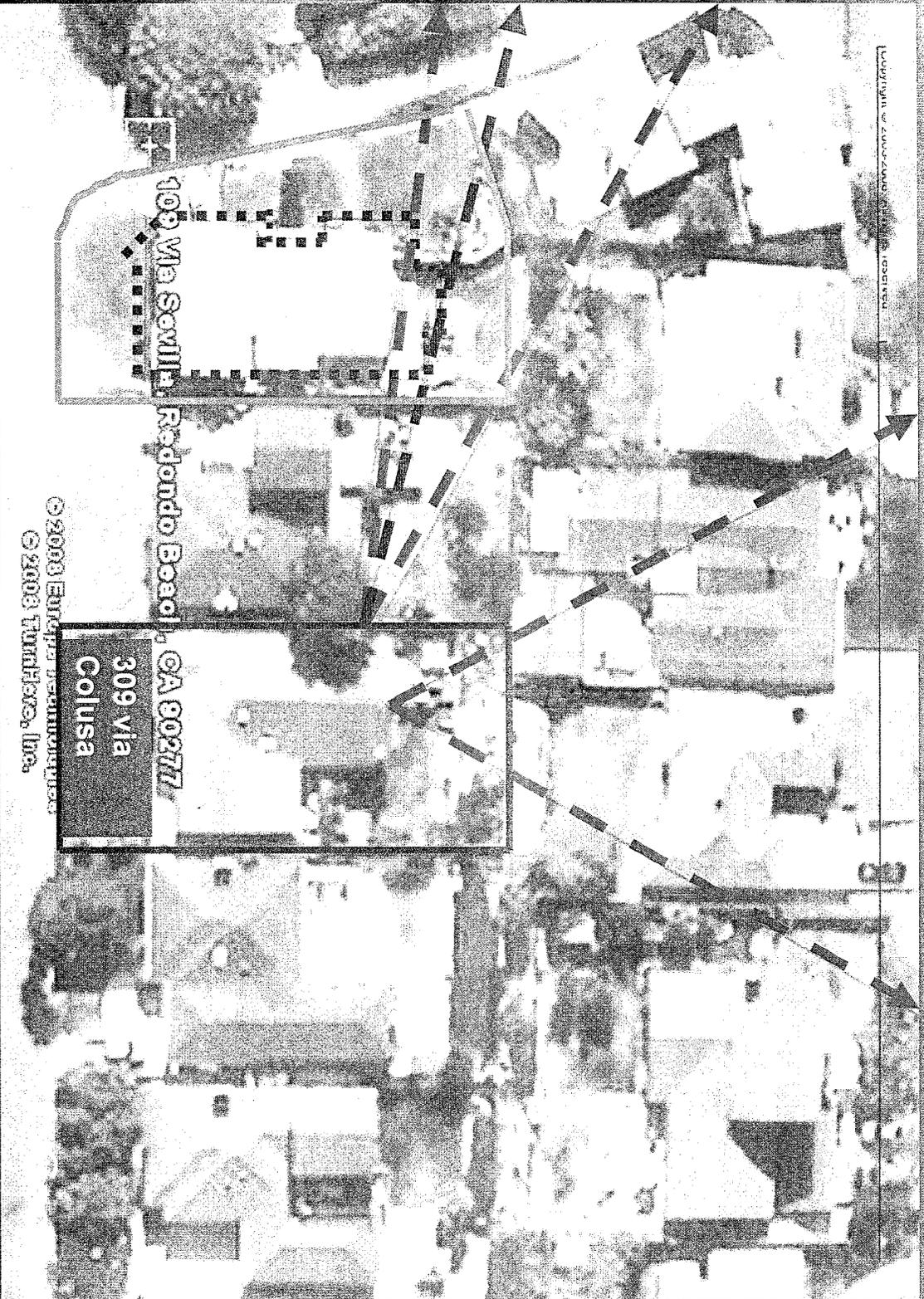
View from bedroom looking west



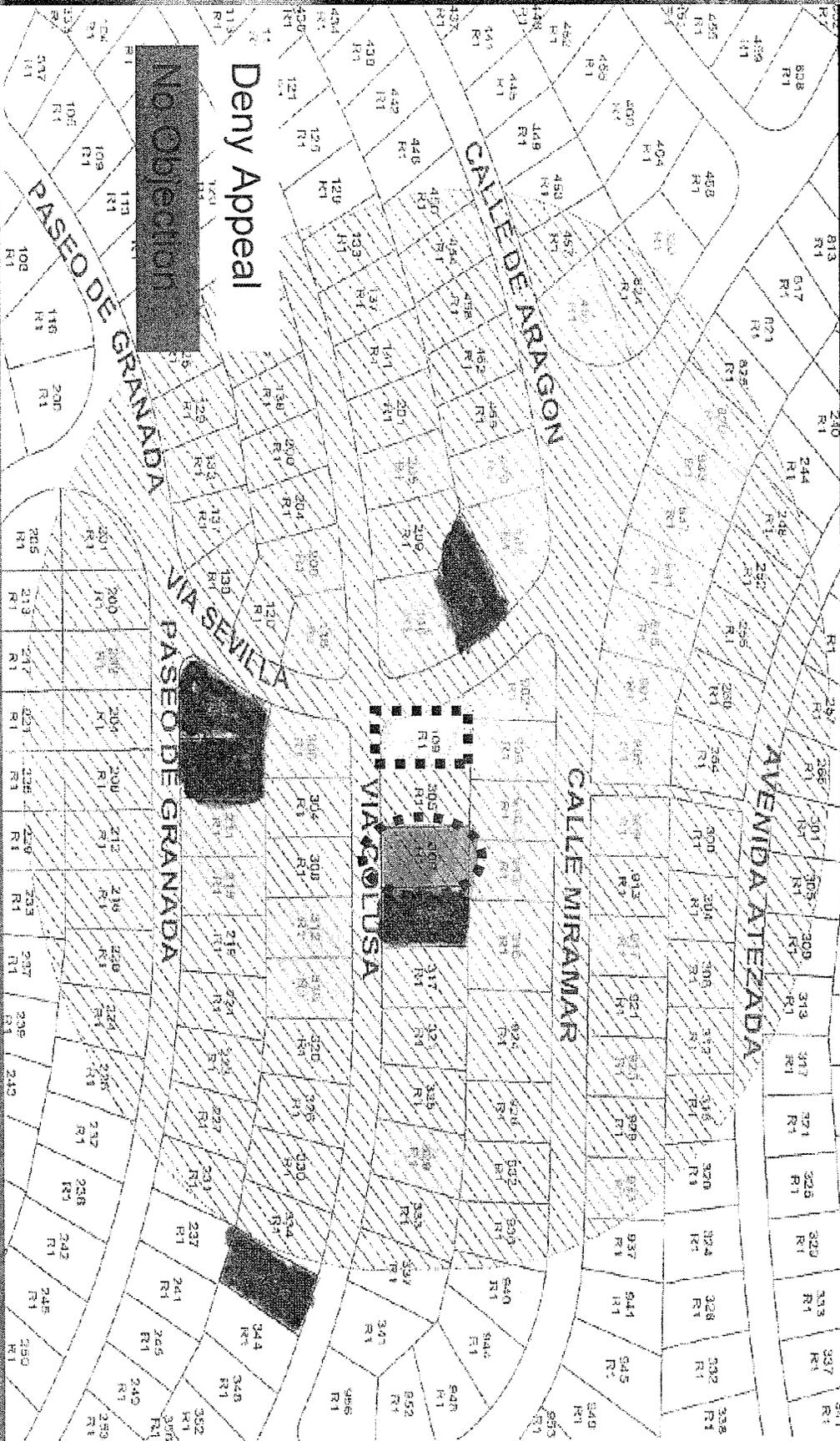
City of Torrance Photo, March 20, 2008

Moved Structure
15 feet south

309 via Colusa View Corridors



Neighbors with "No-Objection" to Project and Requesting Denial of Mr. Hara's Appeal



Comments by Planning Commissioners

Meeting Minutes, September 5, 2007

“Commissioner Horwich stated he believed the applicant made a remarkable effort to reach out to his neighbors and doubted that anything could be built on this lot without neighbors having some objections. He stressed the need to consider property owners rights as well as the rights of others.”

Comments by Planning Commissioners

Meeting Minutes, November 7, 2007

“Voicing support for the project, Mr. Horwich noted that the proposed single-story home is well within the guidelines in the Hillside Ordinance and that the Waiver appears to be harmless.”

“Chairperson Busch noted his concurrence with Commissioner Horwich remarks, stating he believed the applicant had made every possible effort to minimize the project’s impact. He voiced his opinion that the project was in compliance with the Hillside Overlay Ordinance.”

Reasonable and Equitable Approach

APPROACHED PROCESS THE RIGHT WAY

- Reached out to Neighbors early and openly, listened to concerns
- Single story, modest size home in harmony with the neighborhood
- Optimized design for least view intrusion
- Reduced Floor-Area-Ratio (FAR) from 0.45 to 0.41
- Eliminated 2/3rds of original impact to Mr. Hara's bedroom view

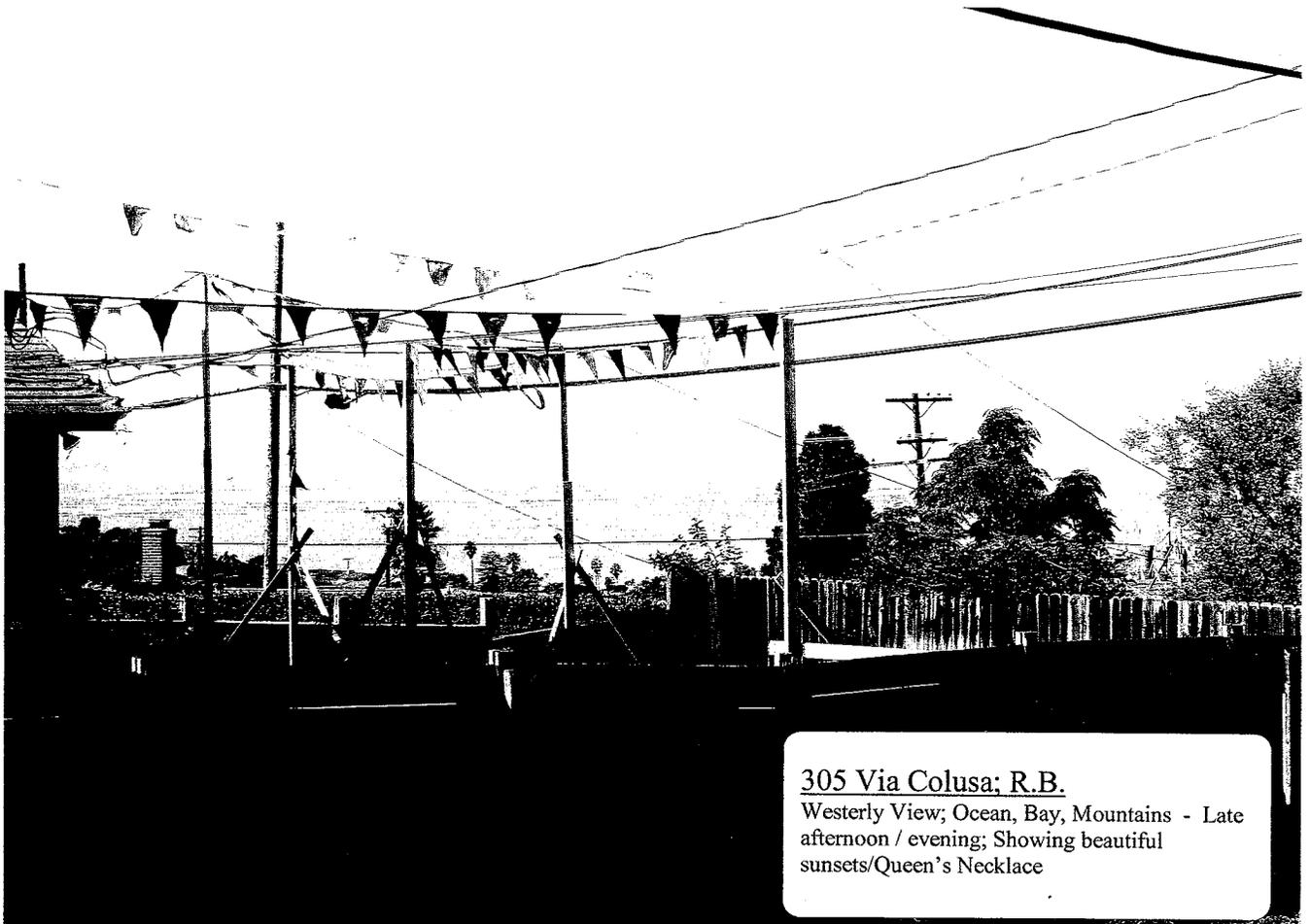
VIEWS IMPACTS ARE SUBJECTIVE

The Hillside Ordinance requires "least intrusion", not "zero" intrusion.

We compromised more than half-way to accommodate our neighbors.

**We request City Council Deny Mr. Hara's Appeal
and allow us to build our home.**





305 Via Colusa; R.B.
Westerly View, Ocean, Bay, Mountains - Late
afternoon / evening; Showing beautiful
sunsets/Queen's Necklace

The Riviera Reporter

submitted @ City Council Mtg
of 03/25/08

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION

MARCH 2004

UPDATE

HOME REMODELING WITHIN THE HILLSIDE OVERLAY AREA OF THE HOLLYWOOD RIVIERA

BACKGROUND

A little over a year ago, in October 2002, the Riviera Homeowners' Association (RHA) sponsored a general membership meeting on the subject of "mansionization." While this is a subjective term, mansionization typically implies large-scale, single residential development that contrasts to smaller existing homes in the surrounding area. The forum, consisting of a panel of people with a variety of views and areas of expertise, was held because some residents of Hollywood Riviera have raised concerns about mansionization. The meeting was well attended, and audience participation was lively.

Since that meeting, officers of the RHA have continued exploring and discussing related topics. This article summarizes what we learned and concluded. Our overall intent is to provide information that will help reduce the level of conflict that can arise among neighbors regarding a remodel project.

APPLICABLE REGULATIONS

Remodeling within the Hollywood Riviera is subject to the City of Torrance Municipal Codes that provide specific criteria on remodeled buildings, including height, size, set backs, lot coverage, floor-to-area ratios (home size limit based on lot square footage) and other design considerations.

In 1977, a special overlay district was created in the hillside areas of the city (which includes most of the Hollywood Riviera). The Hillside Overlay was designed to acknowledge particular development difficulties arising from the topography of the area. In addition to the standard city codes, remodeling projects in the Hillside Overlay Area are subject to special review criteria. The specific sections of the City of Torrance Municipal Code known as the Hillside Overlay Ordinance, which include both design and process guidelines, can be accessed via links on both the RHA Website and the City of Torrance Website. **A map of the Hillside Overlay Area of the Hollywood Riviera is provided on the reverse side of this page and on the RHA website.**

GENERAL OBSERVATIONS

There is continuing debate on how development in the Hollywood Riviera should be undertaken. The RHA Board believes the Hillside Overlay Ordinance, where applicable, offers the best means to manage significant remodeling within the Hollywood Riviera community by providing a basis for reasonable public comment under appropriate City oversight and review. At the same time, the RHA Board does not believe that the Hillside Overlay Ordinance or any City Municipal Code should regulate issues relating to style or personal taste. Hollywood Riviera homes reflect a variety of designs and architectural styles, which contribute to the character of the area. As for the mansionization issue, design choices can be made to mitigate the perceived bulk of larger homes while allowing for enlarged home sizes in line with City Building Codes. The RHA Board believes that City Municipal Codes and reasonableness should guide the ultimate outcome.

In addition, the RHA Board recommends that all Riviera residents affected by a remodeling project should engage in informal discussions early in the planning process and that impacted neighbors should not hinder remodel progress by appealing without reasonable cause.

TALK WITH NEIGHBORS EARLY IN THE REMODELING PROCESS

Residential remodeling can be a great experience, but also can be stressful to the homeowner and neighbors. If a remodel is within the Hillside Overlay Area, the process includes City notification of neighbors within 300 feet of a proposed remodel project. The Hillside Overlay Ordinance can provide a means to assure due process in a public forum. However, City Hall is not always the best place for impacted neighbors to vent concerns on a homeowner's proposed project. The RHA Board encourages homeowners to engage neighbors in dialogue early in the design process, in advance of any formal City process or hearing, even in advance of silhouettes being raised to display a proposed remodel. Early discussion of initial design concepts at your home or theirs, or a common community location, can allow for exchange of opinions and goals, and sharing of information.

Ongoing dialogue throughout the process can facilitate the best outcome for everyone. Listen to what your neighbors have to say, take note of any concerns they have, and make a good faith effort to accommodate reasonable requests. A neighbor's support in a remodel project can help the City process and construction go more smoothly. Under most situations, substantial remodel projects within the Hillside Overlay Area will be reviewed by the City of Torrance Planning Commission. In the event neighbors are unable to reach a reasonable agreement, the Planning Commission, with the advice of City Planning Staff, will make the final decision. Neighbors working reasonably together can streamline the Planning Commission review and minimize the number of cases appealed to the City Council.

Remember, once the remodel project is over, your neighbor will still be living nearby. In the long run, it's best for neighbors to do all they can to cooperate throughout the remodel process.

Torrance Municipal Code specifies a 0.60 floor-to-area ratio limit which is used to determine maximum size of residential homes. For example, a 6,000 square foot lot could result maximum home size of 3,600 square, including the garage. Under this example, subtracting space for a two-car garage (assumed 400 square feet for this example) would result in a maximum home living space of 3,200 square feet, subject to the Hillside Overlay Ordinance.

Council Meeting of
March 25, 2008

SUPPLEMENTAL #1 TO ITEM 13A

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13A
PRE07-00018 & WAV07-00018: Tomaro Architecture (Bob & Pat Hoffman):

The following correspondence was submitted after the preparation of the item, including a continuance request by the appellant. In addition, the following photographs were submitted by the neighbor at 304 Via Colusa. The Planning Commission continues to recommend that the City Council deny the appeal and approve the project as conditioned and adoption of **RESOLUTIONS** of approval. The Community Development Director continues to recommend that the City Council grant the appeal and deny the project.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 
for: Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy Jackson
City Manager

Attachments:

- A. Correspondence
- B. Photographs

Santana, Danny

From: S. Hara [shara@teacher.tusd.org]
Sent: Monday, March 24, 2008 10:14 AM
To: Santana, Danny
Cc: Steve Hara
Subject: Request For Continuance of the 3/25 Council Meeting

Per your request, I am submitting this request for continuance based on the fact that I was recently informed that Councilman Brewer would not be present at the Council meeting.

The urgency of this request stems from the fact that Councilman Brewer was one of the Council members who physically came to my home and saw the view obstruction which is NOT obvious from anyplace but the inside of my home. It is my opinion that the reason I lost at the "Planning Commission" level was that only one member visited my home. It was at that member's suggestion that I filed this appeal.

Would you please respond that you received this request. Thank you

Steve Hara

*** This Email was sent by a staff member at Torrance Unified School District in Torrance Unified School District.

Mayor Frank Scotto and City Council Members
City of Torrance City Council
3031 Torrance Blvd.
Torrance, CA 90509-2970

Subject: Denial of Appeal of Precise Plan for 109 Via Sevilla

Dear Mayor Scotto and Council Members

This letter is to express our support of Bob and Pat Hoffman's plans to construct a new home at 109 via Sevilla and request that the Torrance City Council deny the appeal submitted by Steve Hara of 309 via Colusa. We are sorry we could not attend the City Council Hearing on March 25, 2008, to express our support to the Hoffman's in person.

We have shared a common fence with the Hoffman's since they moved to their home in March 1999 and our sons are in the same grade at Richardson Middle School. Aside from being good neighbors, the Hoffman's have gone out of their way to share their new home plans with us and our neighbors, inviting us to meet with their Architect several weeks before the first hearing at the Torrance Planning Commission. We know Bob has been active on the Riviera Homeowners Association and has been involved over the years on issues related to the requirements of the Hillside Overlay Ordinance. As such, the Hoffman's have proposed a new home that is sensitive to the Hillside Overlay Ordinance requirements, modest in size and causes the least intrusion on neighbors' homes, including ours.

We know from our experiences with another proposed remodel next to our home that it is possible under the Hillside Overlay Ordinance for neighbors to work together to arrive at reasonable compromises. We feel the Hoffman's have gone out of their way to appease their other neighbors and urge the City Council to Deny Mr. Hara's appeal and allow the Hoffman's to follow through with their proposed new home.

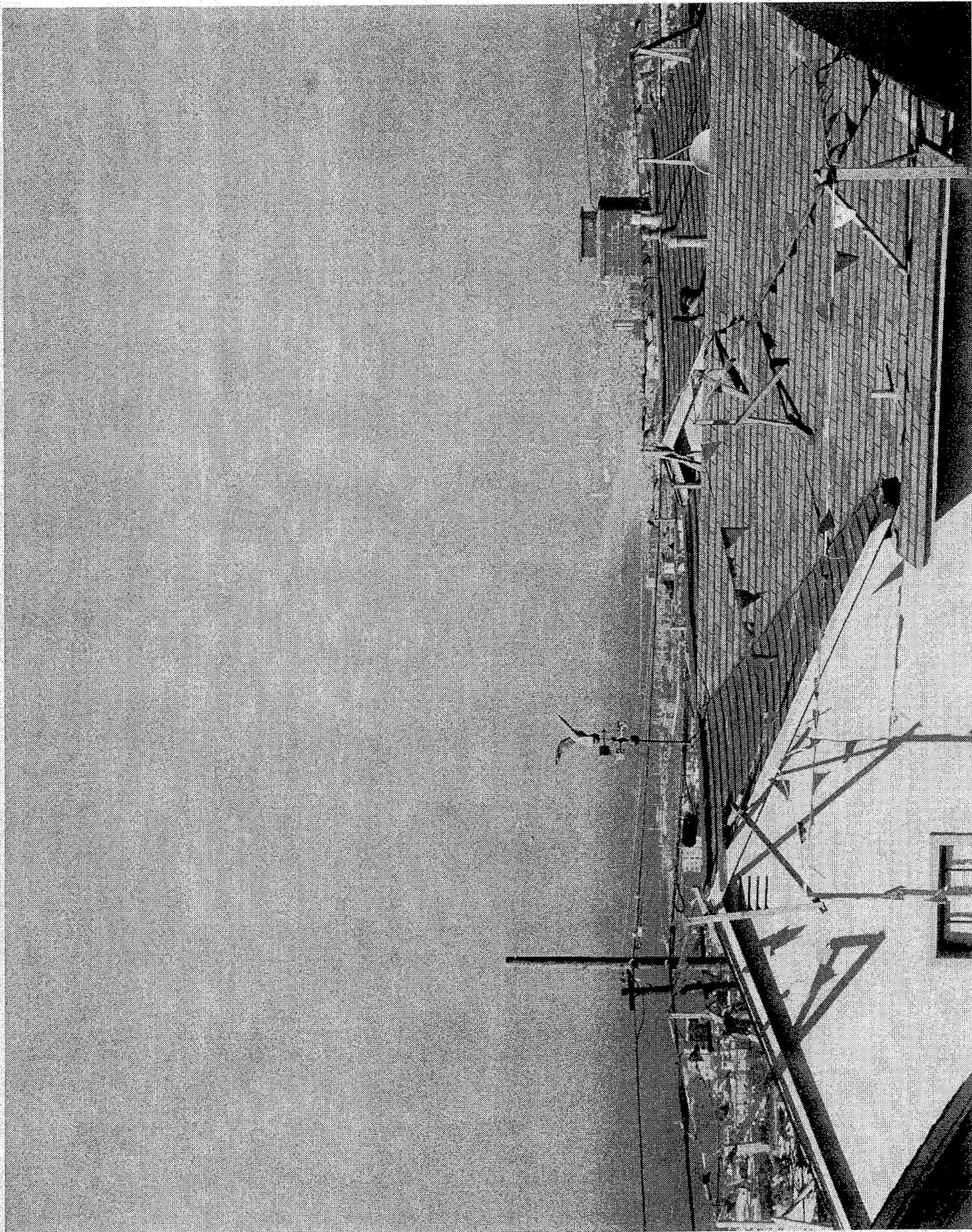
Sincerely,



Todd and Kim Bright
906 Calle Miramar
Redondo Beach, CA 90277

cc: Greg Lodan, Torrance Community Development Department

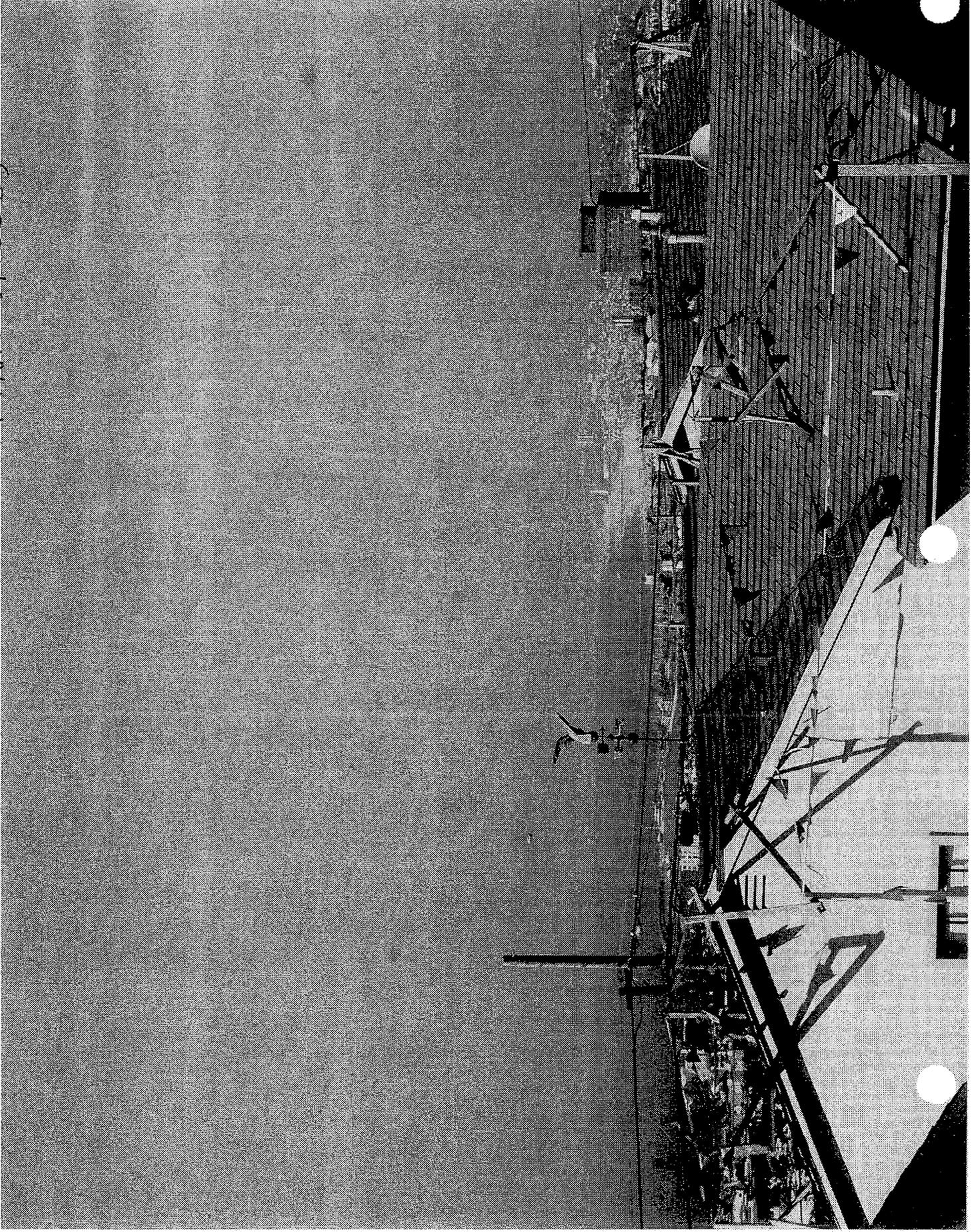
2008 MAR 20 AM 10:47
OFFICE OF THE
MAYOR & COUNCIL



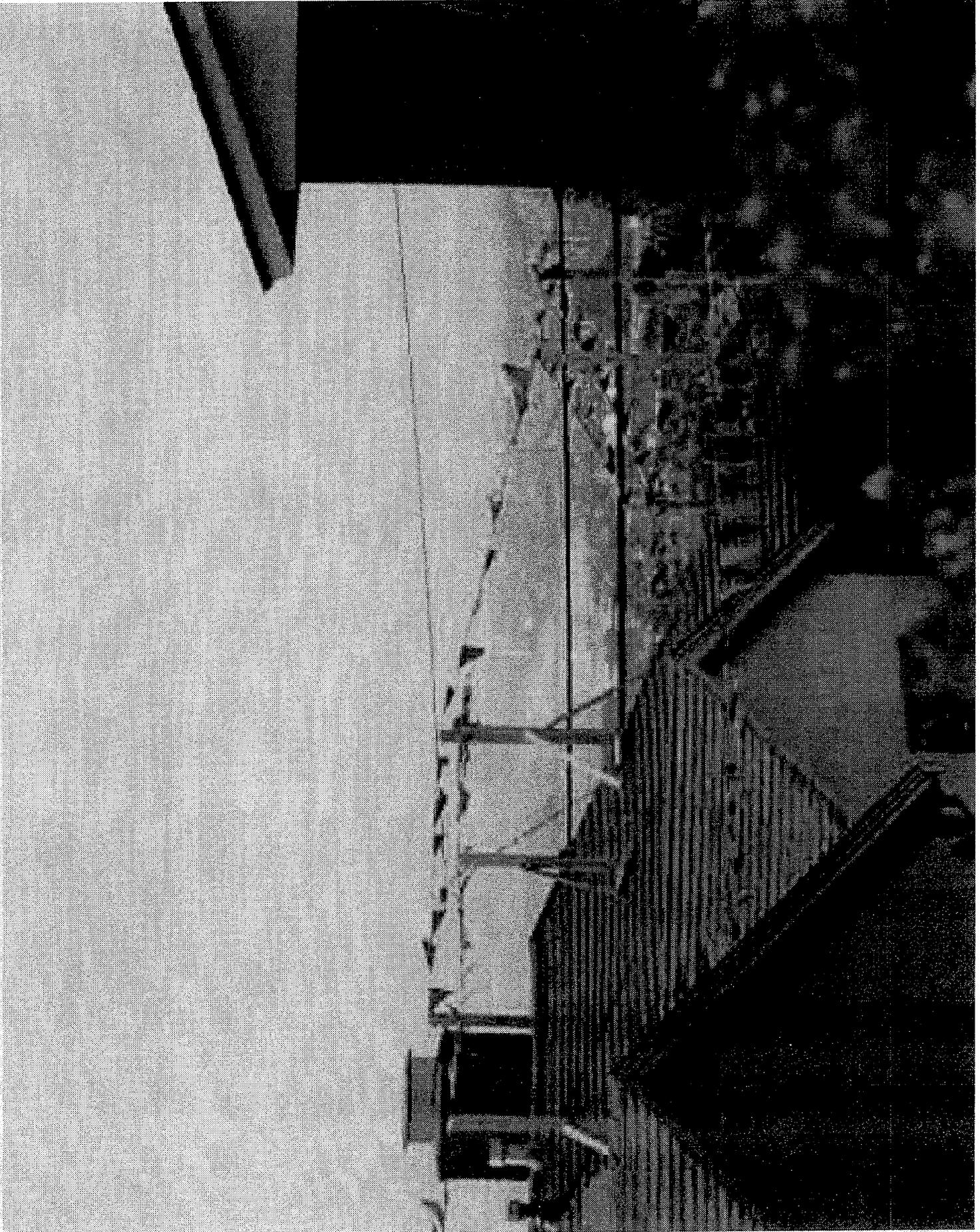
SHOT FROM VIEW WINDOW
FIRST FLOOR

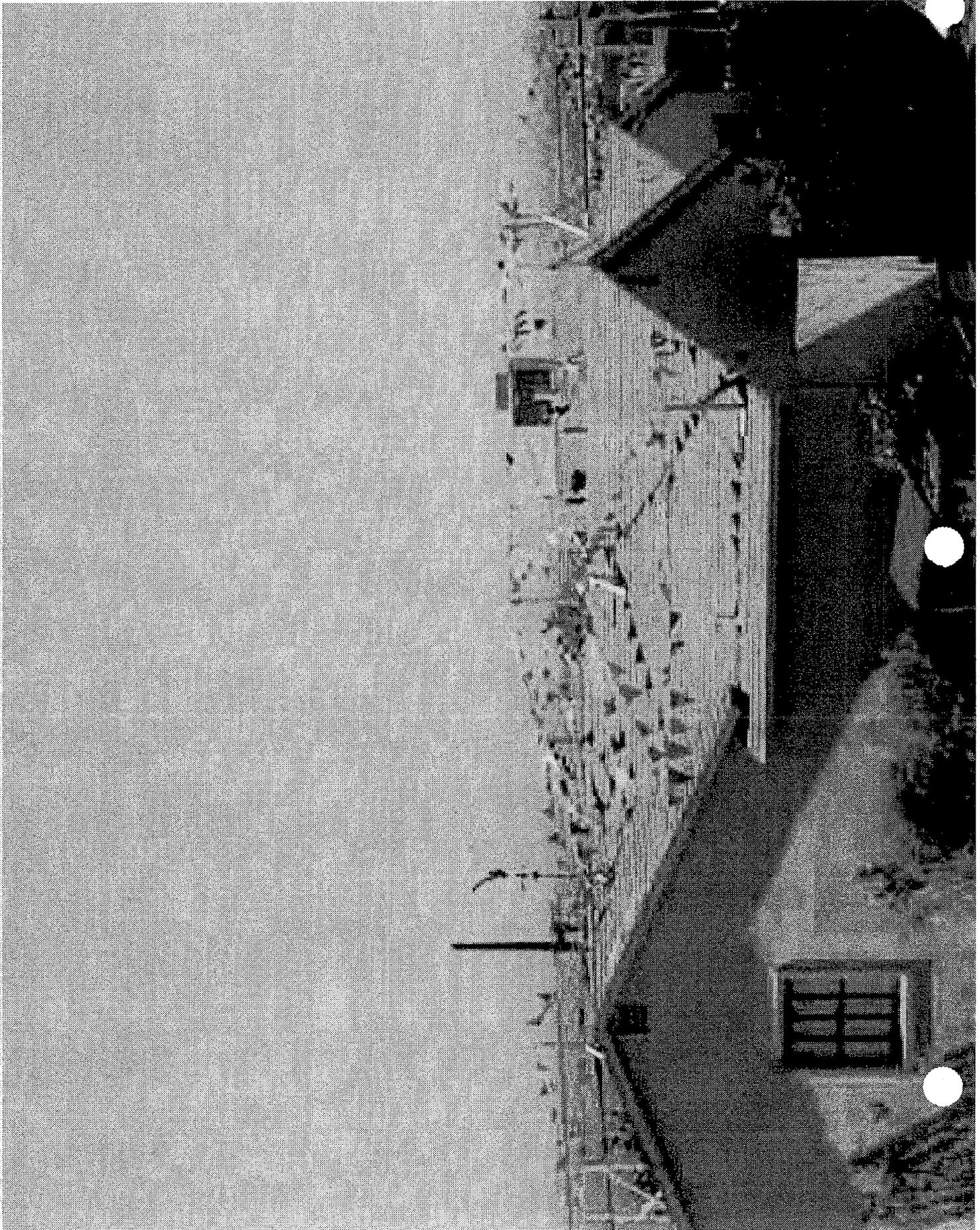
(A)

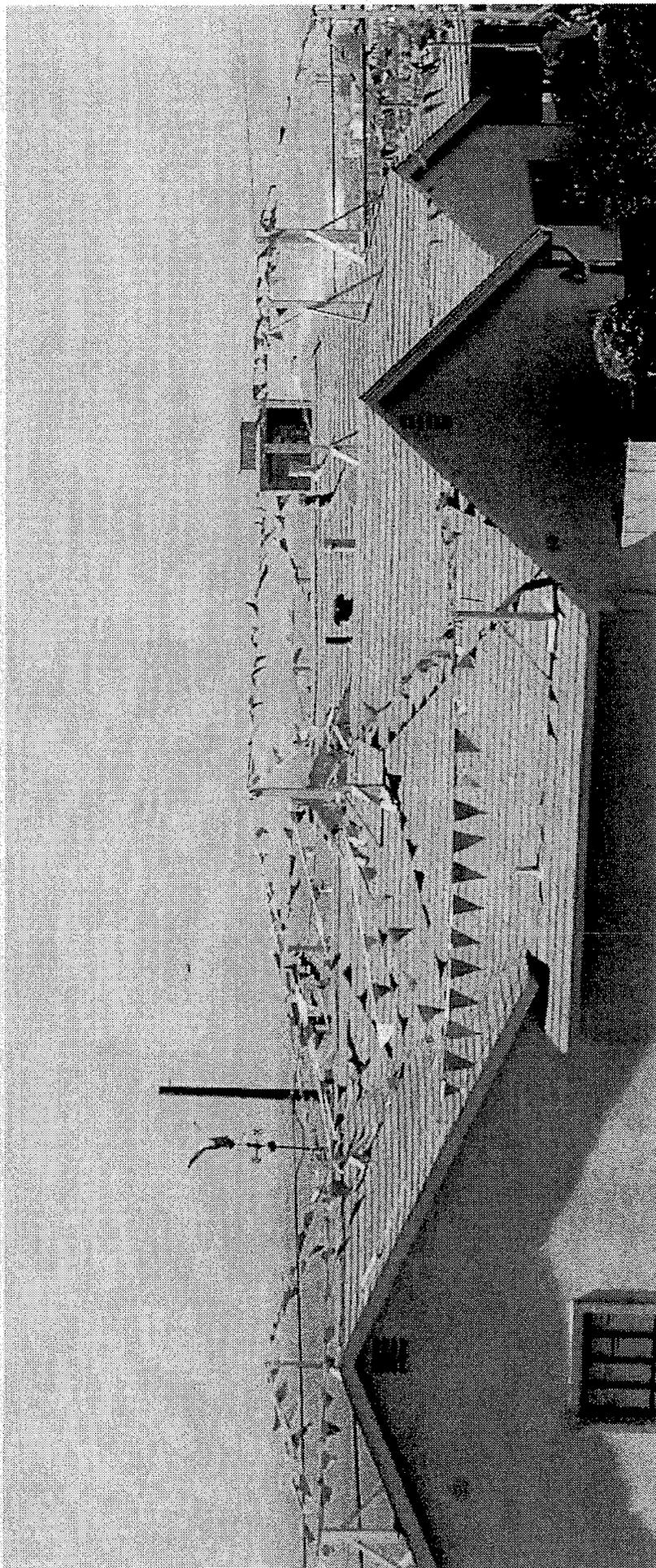
10-30-07 304 VIA COLUSA
FRANK JACOBS 90277



304 VI. COLUSA



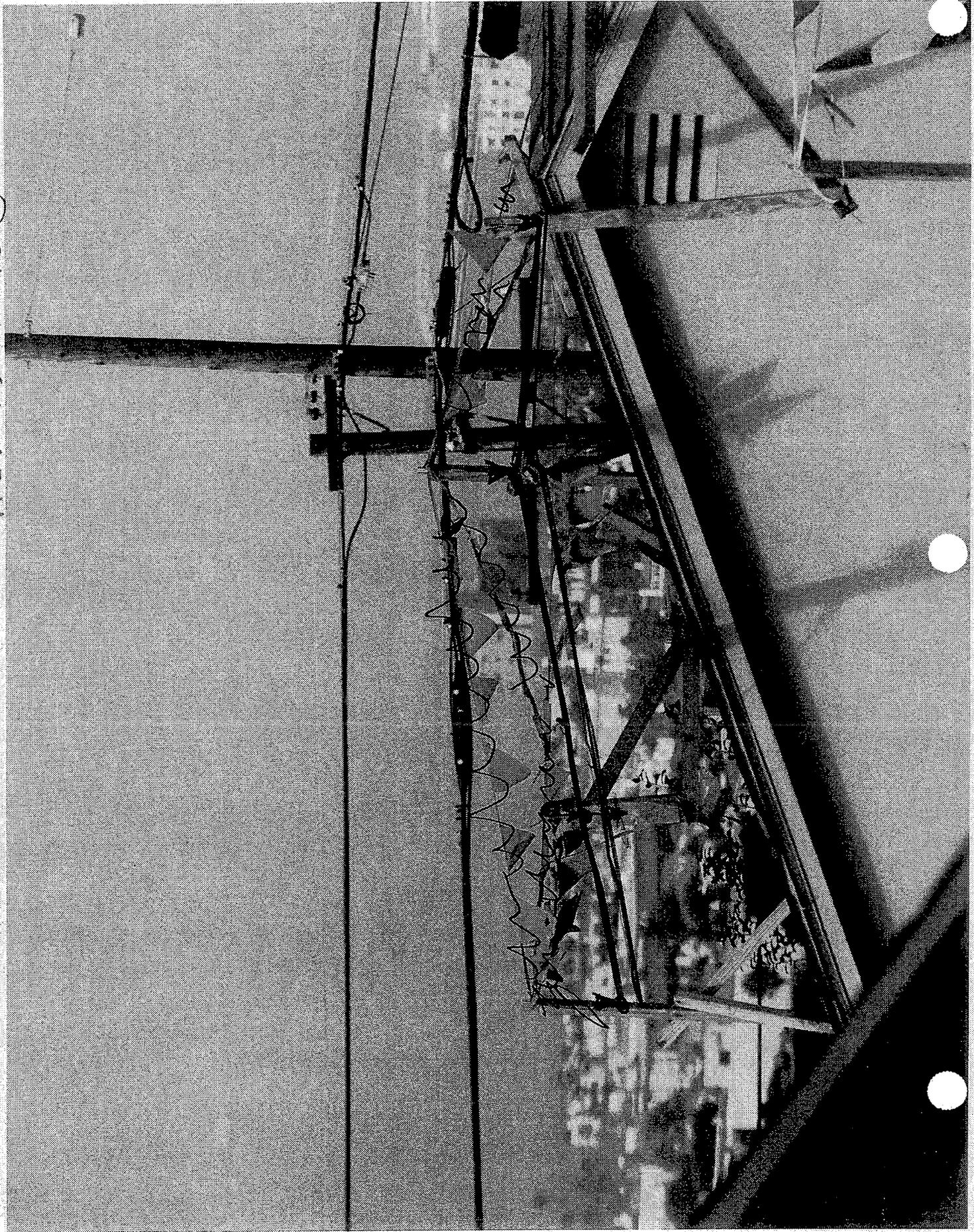


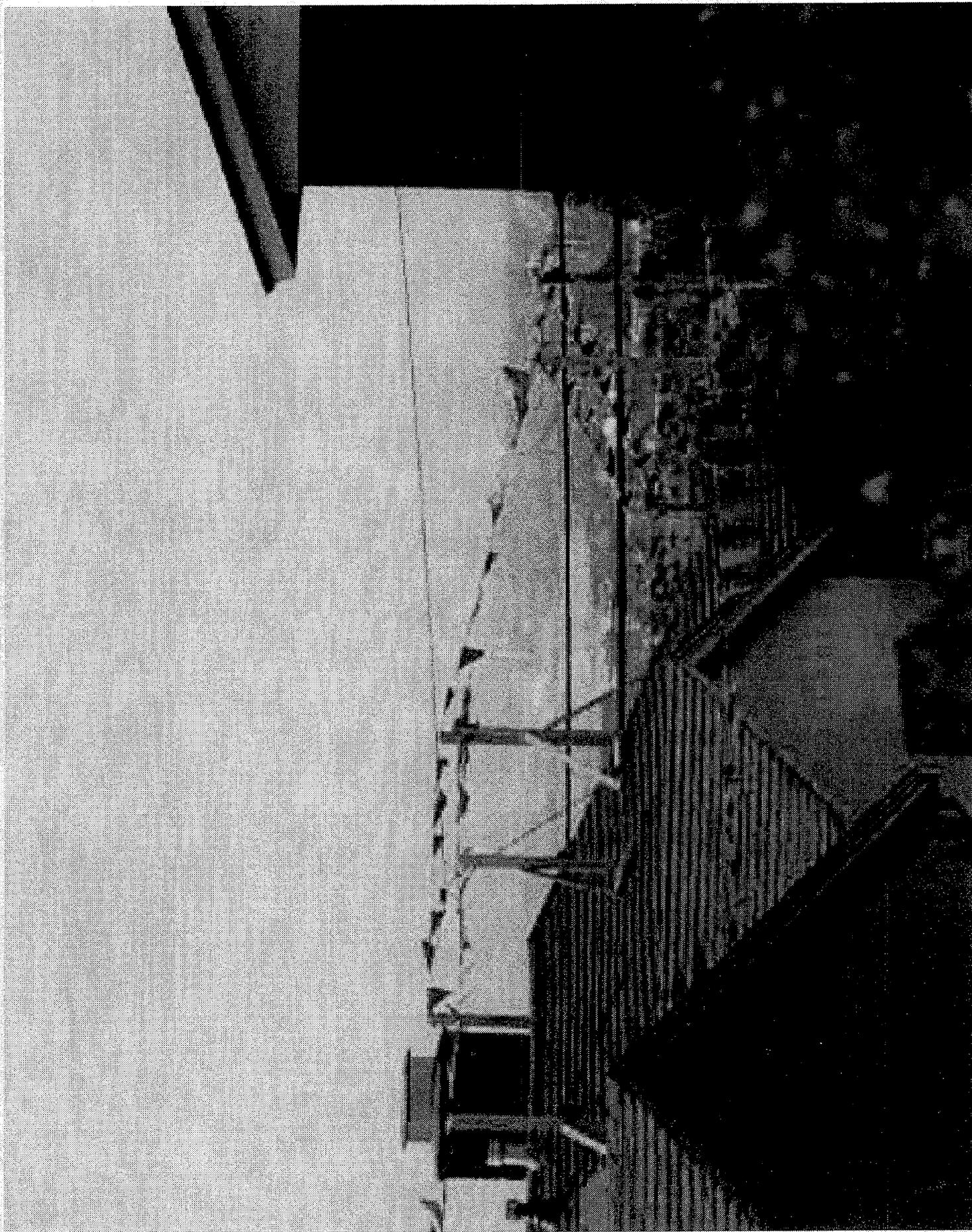


10-30-07

TELEPHOTO FROM SAME VIEW AS PHOTO (A)

(B)





Council Meeting of
March 25, 2008

SUPPLEMENTAL #2 TO ITEM 13A

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #2 TO COUNCIL AGENDA ITEM 13A
PRE07-00018 & WAV07-00018: Tomaro Architecture (Bob & Pat Hoffman):

The following correspondence was submitted after the preparation of the item. The Planning Commission continues to recommend that the City Council deny the appeal and approve the project as conditioned and adoption of **RESOLUTIONS** of approval. The Community Development Director continues to recommend that the City Council grant the appeal and deny the project.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 
for: Gregg D. Lodan, AICP
Planning Manager

CONCUR:



Jeffery W. Gibson
Community Development Director

NOTED:



LeRoy J. Jackson
City Manager

Attachments:

A. Correspondence

Santana, Danny

From: Frank jacobs [FrankJacobs@alumni.USC.EDU]
Sent: Tuesday, March 25, 2008 3:07 PM
To: omartinez@tornet.com; Santana, Danny; Scotto, Frank
Cc: bob@3hoffman.net; Steve Hara; Robbie Mills; dbobdevries@verizon.net
Subject: 109 Via Sevilla City Council Meeting

Attn:

Frank Scotto, Mayor
Oscar Martinez
Danny Santana

Dear Sirs,

I have discussed with Mr. Robert Hoffman the view impact of the proposed renovation of his existing residence, situated at 109 Sevilla in the Hollywood Riviera.

At this time, I have no objection, as long as it conforms to the Hillside Overlay, the profile of the Southwest corner is reduced by six inches, and respects the neighborhood views.

Mr. Hoffman has stated that he has directed his architect to accommodate the existing view from 304 Via Colusa by the six inch reduction (above).

This accommodation, together with the existing profile changes made earlier through the Planning Commission restore the most important aspects of my view of the city, mountains, coastline and King Harbor which were largely obscured by the original plan.

In my opinion, the replacement of his existing dwelling within the profile discussed above, will improve the neighborhood and enhance the profile of my view.

Sincerely,
Frank & Toshiko Jacobs,
(310) 488-9934
Property Owners, 304 Via Colusa, 90277

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

Council Meeting of
March 25, 2008
PUBLIC HEARING

Members of the Council:

SUBJECT: Community Development - City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new one-story single family residence in conjunction with a Waiver for a reduction of the average front, front facing garage, and exterior side yard setback requirements within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.

PRE07-00018 & WAV07-00018: Tomaro Architecture (Bob & Pat Hoffman)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that the City Council deny the appeal and approve the project and take the following actions:

1. Adopt RESOLUTION approving PRE07-00018 to allow the construction of a new one-story single family residence.
2. Adopt RESOLUTION approving WAV07-00018 to allow a reduction of the average front, front facing garage, and exterior side yard setback requirements.

It is the recommendation of the Community Development Director that the City Council grant the appeal and deny the project.

Funding: Not applicable

BACKGROUND

The property is located on the northeast corner of Via Sevilla and Via Colusa. The property is 7,070 square feet in area and is currently developed with a one-story residence and attached garage originally built in 1952. On September 5th, 2007, the Planning Commission first heard the matter and subsequently continued it to September 19th, 2007, October 5th, 2007, and then November 7th, 2007. On November 7th, 2007, the Planning Commission approved PRE07-00018 & WAV07-00018. On November 8th, 2007, a neighbor appealed the decision for reasons listed on the appeal form.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for September 5, 2007. On August 24, 2007, 129 notices were mailed to adjacent property owners. The Planning Commission continued the matter to September 19, 2007, October 5, 2007 and then November 7, 2007. On March 13, 2008, 132 notices of the City Council Public Hearing were mailed to adjacent property owners and to the Riviera Homeowners Association. A notice of public hearing was posted at the site on March 4, 2008 and a legal advertisement was published in the newspaper on March 14, 2008.

Environmental Findings

The construction of a new single-family residence is Categorically Exempted by the 2008 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15303 (a) and Setback Waivers are Categorically Exempted by the 2008 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15305 (a).

ANALYSIS

The applicant is requesting a Precise Plan of Development to construct a new one-story single-family residence over 14 feet in height and a setback Waiver to allow reduced front and exterior side yard setback requirements. The new residence will contain a master suite, den, two bedrooms, two bathrooms, office, kitchen, dining room, great room and garage. The height of the proposed residence will be 16 feet four inches and is proposing to have a 17-foot front facing garage setback, 8-foot six inch exterior side yard setback, 5-foot eight and 3/8 inch interior side yard setback and a 22-foot seven and 3/4 inch rear yard setback.

Staff has viewed the silhouette from neighboring property owners. The neighbors at 300 Via Colusa, 304 Via Colusa and 308 Via Colusa have a concern regarding potential view impacts. In the judgment of staff, the proposed residence has been redesigned to significantly reduce impacts to the view of these homes. The property owner at 305 Via Colusa continues to have concern with regards to view impact from the first story of the home which includes two bedrooms and a yard area. The property owner did not express concerns for the second floor area. At 309 Via Colusa staff made observations from a bedroom, which was an addition completed under the sign-off process in 1979. There continues to be impacts to ocean views to the northwest. While the applicant has made great strides in reducing impacts to the surrounding properties, staff continues to have concern with impacts to the view at 305 and 309 Via Sevilla.

As noted previously, the applicant is requesting a Waiver to encroach into the required average front yard setback, required front facing garage setback and the required exterior side yard. The proposal requests the front facing garage to be setback 17 feet from the front property line with an average of 19.9 feet and portions of the house to be setback 8 feet six inches from the exterior side yard. There are unique conditions with regards to the lot and its configuration which warrant approval of a waiver as it will allow the applicant the flexibility to consider a one story addition to the property and facilitate the reduction of view impacts without being detrimental to surrounding properties. Should the view issues described above be addressed, staff would be supportive of the proposed Waiver request.

Statistical Information

| | |
|----------------------------------|-------------------|
| ◆ Lot Area | 7,070 square feet |
| ◆ New Residence | 2,501 square feet |
| ◆ New Garage | 404 square feet |
| ◆ Covered Patio | 219 square feet |
| ◆ Total Floor Area (Inc. Garage) | 2,905 square feet |
| ◆ Floor Area Ratio | 0.41 |
| ◆ Lot Coverage | 44% |

PLANNING COMMISSION RECOMMENDATION

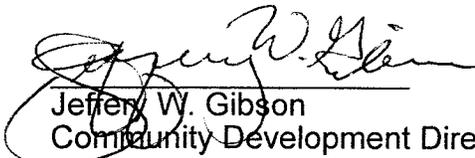
The Planning Commission reviewed the Precise Plan of Development and Waiver request on November 7, 2007. The applicant and project architect explained that they met with neighbors and modified the plans to address their concerns. A Commissioner stated that he is generally not in favor of front yard setback Waivers due to the

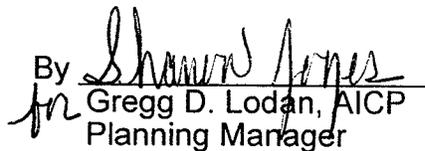
shortened driveway but was inclined to support it because there are no sidewalks in this area. A neighbor at 308 Via Colusa stated that he recognized the efforts the applicant has made but felt that the project would still impact views and felt that he should go subterranean. A neighbor at 309 Via Colusa reported that the modifications have made little change and that he would still lose 60% of his view and reduce the value of his property. A neighbor at 906 Calle Miramar voiced her support of the project and looked forward to a new house on the property. A neighbor at 304 Via Colusa stated that the modifications improved the view impacts and would still like to see a 12" reduction on the height of the entryway. A neighbor at 305 Via Colusa voiced her objections to the project and stated that the proposal would still completely block her view from the back room and reduce the value of her property. A neighbor at 106 Via Sevilla expressed concerns about the obsession with views in the neighborhood. The applicant returned to the podium and explained that adding a second story was not feasible nor was going subterranean as there is a storm drain adjacent to the property. He also explained that the Hillside Ordinance does not require a project to have a zero impact. The public hearing closed and a Commissioner voiced support for the project as it was one-story, was within the guidelines and felt that the applicant has made great strides to address neighbor concerns. Two Commissioners indicated that they would not support the project with one stating that he felt that it still blocked 50% of a neighbor's view. A Commissioner moved to approve PRE07-00018 & WAV07-00018, was seconded and passed with a vote of 5-2 with Commissioners Uchima and Weideman dissenting.

Respectfully submitted,

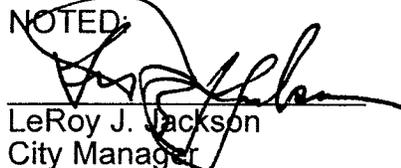
Jeffery W. Gibson
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
for Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolutions
 - B. Location and Zoning Map
 - C. Letter of Appeal
 - D. Correspondence
 - E. Previous City Council Report
 - F. Planning Commission hearing Minute Excerpts from 09/05/07 and 11/07/07
 - G. Previous Planning Commission Staff Report and Supplemental
 - H. Material submitted at the 9/5/07 and 11/7/07 Planning Commission Hearing
 - I. Proofs of Publication and Notification
 - J. Plot Plan and Elevations (Limited Distribution)
 - K. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW ONE-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

PRE07-00018: TAMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to September 19, 2007 to properly assess potential impacts; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 17, 2007 at the applicant's request; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 7, 2007 to redesign the project; and

WHEREAS, the Planning Commission approved the Precise Plan of Development request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 4, 2008 to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and

WHEREAS, the City Council of the City of Torrance continued the matter to March 25, 2008 to allow for proper notification of neighbors; 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, One new single-family residence is Categorically Exempted by the 2008 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

WHEREAS, the City Council of the City of Torrance does hereby find and

determine as follows:

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity as conditioned because the new residence will be one-story. Additionally, residences to the south are at a higher elevation and views are not impacted by the proposed residence; and
- 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 applicant has maintained the one-story residence to minimize the impact on any views of the surrounding properties; and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and
- 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; and
- 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. The proposed project will replace a residence built in 1954 and it is in compliance with the R-1 Zone with the exception of the average front, front facing garage and exterior side yard requirements; and
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- 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 applicant is attempting to maintain a contemporary architectural style; and
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home and maintain a single story elevation is to increase the height in areas in which the residence already existed. Additionally, the areas in which the residence did not exist previously, will maintain a lower ridge height than the rest of the residence to reduce view impacts of surrounding properties; and
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence

complies with all zoning development standards with the exception of the average front, front facing garage and exterior side yards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are other single-family residences in the surrounding area and finally the new residence will upgrade an older home with a new structure; and

NOW, THEREFORE, BE IT RESOLVED that PRE07-00018, filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence in conjunction with a Waiver for a reduction of the average front, front facing garage and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla, 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 07-00018 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 07-00018 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 a height of 16 feet four inches as represented by the elevation of 117.83 and a lowest adjacent grade of 101.5 based on a bench mark elevation of 100.63 located at the southwesterly corner of the property 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 16 feet four inches based on the elevation of 117.83 and a lowest adjacent grade of 101.5 as indicated on the certified silhouette based on the benchmark elevation of 100.63 as shown on the survey map on file in the Community Development Department; (Development Review)
5. That automatic garage roll-up doors shall be provided; (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 the applicant shall correct the site data on the plans to reflect the 7,070 sf parcel area at time of plancheck; (Development Review)

8. 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)

Introduced, approved and adopted this 25th day of March, 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 _____

RESOLUTION NO. 2008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION IN THE AVERAGE FRONT YARD, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 7, 2007 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence in conjunction with the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, the Planning Commission approved the Waiver request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 4, 2008 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, the City Council of the City of Torrance continued the matter to March 25, 2008 to allow for proper notification of neighbors; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, Setback Waivers are categorically exempted by the 2008 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15305 (a); and

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

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) The project is in compliance with both the R-1 Zoning and Low-Density General Plan Designation for this site; and

- d) That there are unreasonable difficulties resulting from strict enforcement of the average front yard, front facing garage and exterior side yard setbacks because there are unique conditions with the configuration of the lot; and
- e) That reduced rear average front yard, front facing garage and exterior side yard setbacks will not be materially detrimental to the public welfare because it does not present difficulties for fire prevention or other emergency services to access the side portion of the residence or neighboring properties; and
- f) That the reduced average front yard, front facing garage and exterior side yard setbacks will not substantially interfere with the orderly development of the City because the use as a single family residence will not change, the proposed structure is in character with the surrounding properties and it will conform to the General Plan land use designation. Additionally, the completed project will comply with all other code requirements for a single family residence;

NOW, THEREFORE, BE IT RESOLVED that WAV07-00018 filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a reduction of the front, front facing garage and exterior side yard setback requirements for a single family residence on property located in the Hillside Overlay District R-1 Zone at 109 Via Sevilla, is APPROVED subject to the following conditions:

1. That the use of the subject property for a one story single family residence shall be subject to all conditions imposed in Waiver 07-00018 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 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 Waiver 07-00018 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 setback of the front facing garage shall not be less than 17 feet with a 19.9 average front yard setback; (Development Review)
4. That the exterior side yard setback shall not be less than 8.5 feet; (Development Review)

5. 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 25th day of March 2008.

MAYOR, of the City of Torrance

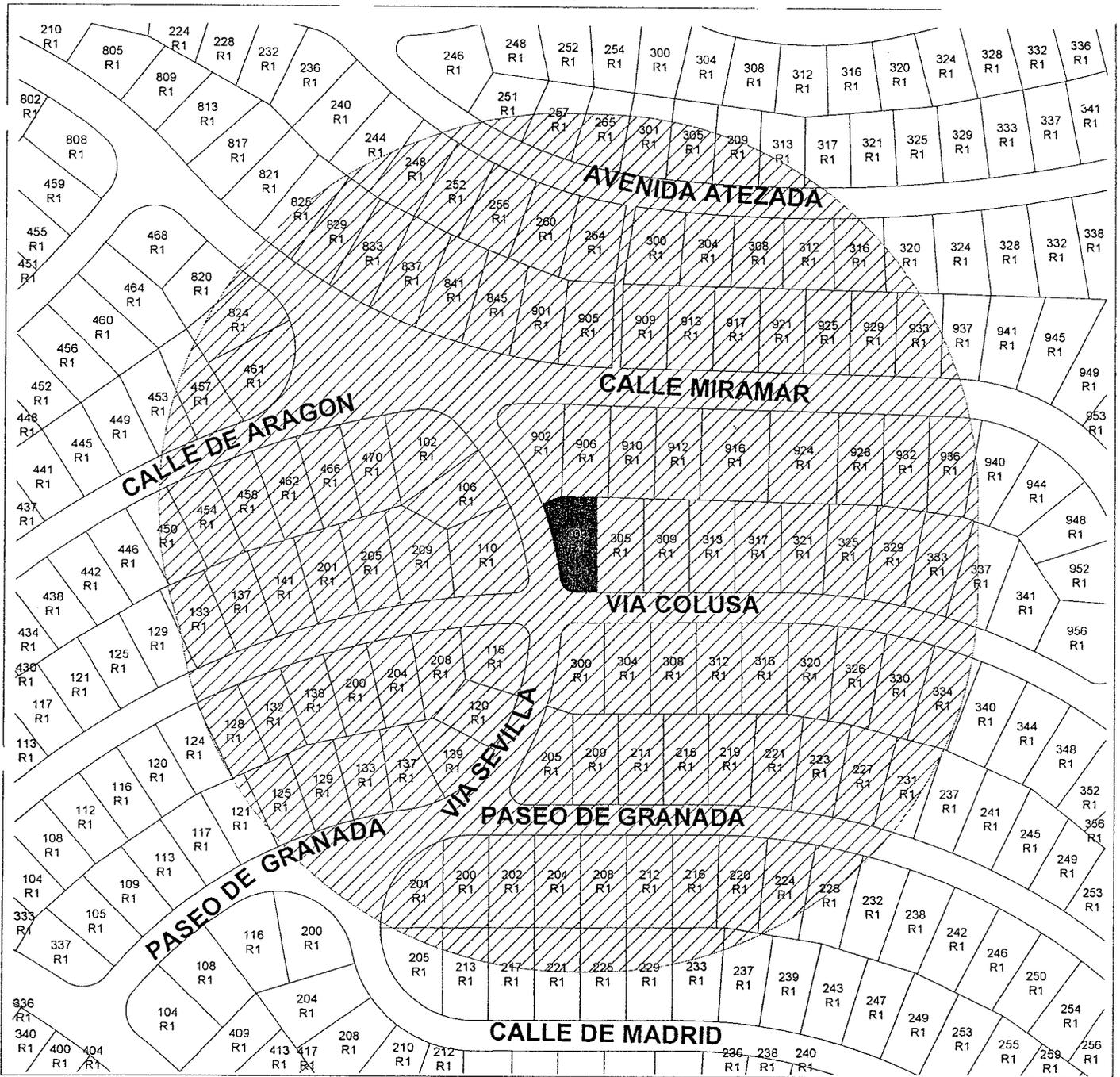
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



LOCATION AND ZONING MAP

109 Via Sevilla
PRE07-00018



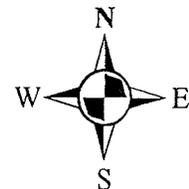
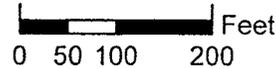
LEGEND

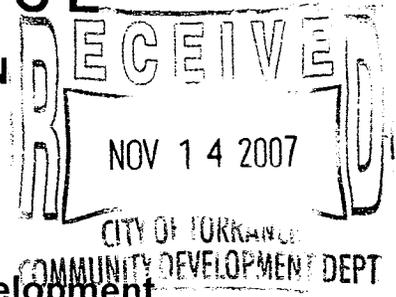


Notification Area



109 Via Sevilla



CITY OF TORRANCE**INTEROFFICE COMMUNICATION****DATE: November 13, 2007****TO: Jeffrey Gibson, Community Development****FROM: City Clerk's Office****SUBJECT: Appeal 2007-23**

Attached is Appeal 2007-23 received in this office on November 7, 2007 from Steve Hara, 309 Via Colusa, Redondo Beach, CA 90277. This appeal is of the Planning Commission's approval made on November 7, 2007 regarding PRE07-00018, WAV07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN) located at 109 Via Sevilla, Redondo Beach, CA 90277. Appellant is appealing this decision for several reasons: PLEASE SEE APPEAL FORM.

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



CITY OF TORRANCE

RECEIVED

APPEAL FORM

2007 NOV -8 PM 4:37

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

CITY OF TORRANCE
 CITY CLERK'S OFFICE
 (le)

RE: PRE07-00018, WAV07-00018 - Tomaro Architecture (Bob + Pat Hoffman)
 (Case Number and Name)

Address/Location of Subject Property 109 Via Sevilla R.B.
 (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: 11/7/07 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.*

I AM APPEALING THIS DECISION FOR THE FOLLOWING REASONS:

- The PLANNING DEPARTMENT HAD recommended "Denial Without Prejudice"
- 60% OF MY OCEAN VIEW IS OBSTRUCTED BY THE "NEW DESIGN"
- OVER 60% OF MY NEIGHBOR'S (305 VIA COLUSA) VIEW IS OBSTRUCTED.
- It felt that the ruling considered other items than view obstruction.

Name of Appellant STEVE HARA

Address of Appellant 309 VIA COLUSA Redondo Beach, CA 90277

Telephone Number (310) 373-1891 (H) (310) 346-3642 (C)

Signature Steve Hara

| | |
|---|---|
| For office use only | |
| Appeal Fee paid \$ <u>160.00</u> | Date <u>11-8-2007</u> Received by <u>le</u> |
| Notice to: <input type="checkbox"/> Community Development Department <input checked="" 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) _____ | |

Santana, Danny

From: bob@3hoffman.com
Sent: Monday, March 17, 2008 4:44 PM
To: Santana, Danny
Subject: Hoffman Letter to City Council on 109 via Sevilla Appeal
Attachments: Letter to City Council, 109 via Sevilla (03-17-08).pdf

Danny:

Attached is a letter from us commenting on the specific statements in Mr. Hara's November 8, 2007 Appeal. Please include this in the package to City Council. I will hand deliver signed originals to you and City Council Members tomorrow.

Bob Hoffman

**Robert and Patricia Hoffman
109 via Sevilla
Redondo Beach, CA 90277**

March 17, 2008

Mayor Frank Scotto and City Council Members
City of Torrance City Council
3031 Torrance Blvd.
Torrance, CA 90509-2970

**Subject: Steve Hara Appeal of Planning Commission Approval of
Precise Plan of Development for 109 Via Sevilla (PRE07-00018)**

Dear Mayor Scotto and Council Members:

On November 7, 2007, the City of Torrance Planning Commission approved our Precise Plan of Development (PRE 07-00018) for the construction of a single story residential home at 109 via Sevilla. On November 8, 2007, Mr. Steve Hara of 309 via Colusa filed an appeal to the Torrance City Council to overturn the Planning Commission's approval. We respectfully request that the City Council deny Mr. Hara's appeal and approve our Precise Plan of Development.

Accommodations to Minimize Impacts to Neighbors

As a result of discussions with Mr. Hara and our architect, the improved design reduced the north east portion of the existing structure from extending 28 feet to 13 feet into the current side yard, eliminating about 250 square feet of proposed living space. The revised design includes a building "step-back" on the northern portion of the structure to minimize view impact from 309 via Colusa. The request for a set back waiver was suggested by Mr. Hara as a measure to minimize view impact from his home (sliding the entire house south by 3 feet). The roof height was lowered to eliminate impact from the second story of 305 via Colusa and minimize impacts to other neighbors. This approved Precise Plan of Development results is a 0.41 FAR (2,500 sq. ft.) single family residence and a maximum height of 16 feet (nine inches above the existing roof ridge).

Mr. Hara provided four points as the basis of his appeal of the Planning Commission's approval of our proposed project, for which we provide the following comments for your consideration:

1. Mr. Hara states "The Planning Department had recommended Denial without Prejudice"

While the Community Development Department provides recommendations, the Planning Commission (and City Council on appeal) has discretion to approve or deny applications based on Staff input, public input and their individual perspectives. On November 7, 2007, the Planning Commission voted 5 to 2 to approve the aforementioned Precise Plan of Development.

The Staff Report for the September 5, 2007 hearing before the Planning Commission stated that *"the project, as conditioned, did not appear to cause any significant intrusion of view, air, light, and privacy of adjacent properties"* and recommended approval by the Planning Commission. Item (k) of the proposed Planning Commission Resolution No. 07-100 stated *"denial of such application would result in unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home and maintain a single story is to increase the height in areas in which the residence already existed"*. The recommendation in the November 7, 2007 Staff Report was in extreme contrast to Staff's original September 5th Report.

While some elements of the Hillside Overlay Ordinance are definitive (i.e., 50 % FAR), other elements are subjective, such as *"the development has been located, planned and designed so as to have the least intrusion on the views, light, air, and privacy of other properties in the vicinity"* (Section 91.41.6.b). The Ordinance does not require "zero intrusion" on views, but rather "least intrusion". Working with our architect, we did the best we reasonably could to cause least intrusion on Mr. Hara's and other neighbor's views.

Mr. Hara states "60 % of his Ocean View is Obstructed by the New Design"

The view highlighted by Mr. Hara from the 1979 bedroom addition represents a portion of the total views enjoyed from his home. Additional ocean views exist from Mr. Hara's family room looking north (partially obstructed by City trees) and a western view from his back yard that is obstructed by an 8 foot screening fence on his property. The current bedroom window view in question is an estimated 21 degrees ocean view to the west. The revised design results in a reduced view impact estimated to be about 7 degrees.

3. Mr. Hara states "Over 60 % of his Neighbor's (305 via Colusa) View is Obstructed"

The partial ocean views from the first floor bedrooms of 305 via Colusa represent a portion of the total views at this home. Our revised design lowered the roof ridge of our proposed new home, eliminating any view impact to sweeping ocean views from the 440 square foot second story room at 305 via Colusa and reduced impacts to the limited ocean view from the ground floor bedrooms.

4. Mr. Hara states "The Ruling Considered Other Items than View Obstruction"

The Hillside Overlay Ordinance considers many factors with opportunities for neighbors to cooperate and aspire to compromises. In hearings before Planning Commission and City Council, subjective criteria are often considered that are not specifically referenced in the current Hillside Overlay Ordinance, including:

- Qualification of views (white water, blue water, partial views, city lights, hillside views, etc)
- significance of impact
acquired views (remodels after the 1977 Hillside Overlay Ordinance became effective)
- hardship considerations
- actions applicants pursued to accommodate neighbors that may be impacted

In planning a remodel for 109 via Sevilla, we had had to consider several unique constraints that severely limit design options while accommodating the requirements of the Hillside Overlay Ordinance and Torrance Building Codes, including:

- Corner lot with wider set backs than available to an internal lot
- Double storm drain makes it difficult to locate a subterranean garage on via Sevilla
- Inability to build two stories due to view impacts to neighbors on via Colusa and via Granada
- Limitations on width of home to avoid excessive roof height that may impact neighbor's views
- Only place to expand square footage is to build out in the side yard to the north

Our initial approach to this project was to minimize impacts to our neighbors. We have been open with neighbors on our intentions and went out of our way to engage in discussion early in the process. While this process can be the cause of emotional tension among neighbors, we believe the Hillside Overlay Ordinance actually works if reasonableness and equitable compromises are applied.

Sincerely,


Robert D. Hoffman

cc: Jeff Gibson, Director of Community Development
Gregg Lodan, City of Torrance Planning Manager

Santana, Danny

From: bob@3hoffman.com
Sent: Monday, March 17, 2008 11:57 AM
To: Santana, Danny
Subject: [FWD: FW: Denial of Appeal of Precise Plan for 109 Via Sevilla]
Attachments: Walther Letter to City Council 031708.pdf

Danny:

Attached is an e-mail from Mark Walther at 902 Calle Miramar,
 ----- Original Message -----
Subject: FW: Denial of Appeal of Precise Plan for 109 Via Sevilla
From: "Mark Walther" <mwalth@americancommunities.net>
Date: Mon, March 17, 2008 11:28 am
To: <bob@3hoffman.com>

As requested... This will also go to the mayor....

I will try to make the hearing!!!

Good Luck!!

Mark Walther
 American Communities
 5670 Wilshire Blvd., Suite 2490
 Los Angeles, CA 90036
 Phone: (323) 934-3828
 Fax: (323) 934-3848
 mw@americancommunities.net

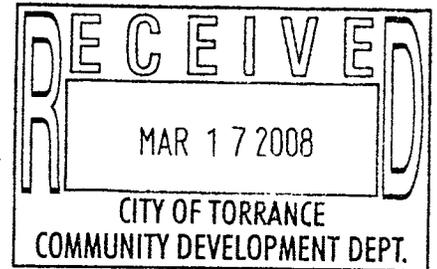
From: Adrienne [mailto:abrauchle@americancommunities.net]
Sent: Monday, March 17, 2008 10:33 AM
To: GLODAN@Torrnet.com
Cc: 'Mark Walther'
Subject: Denial of Appeal of Precise Plan for 109 Via Sevilla

Dear Mr. Lodan:

Per Mark Walther's request, I am forwarding you the attached letter regarding the above referenced matter. Thank you.

Adrienne Brauchle
 American Communities, LLC
 5670 Wilshire Blvd., Suite 2490
 Los Angeles, CA 90036
 Phone: (323)934-3828
 Fax: (323)934-3848

MARK AND MICHELLE WALTHER
902 Calle Miramar
Redondo Beach, CA 90277



Mayor Frank Scotto and City Council Members
City of Torrance City Council
3031 Torrance Blvd.
Torrance, CA 90509-2970

Subject: Denial of Appeal of Precise Plan for 109 Via Sevilla

Dear Mayor Scotto and Council Members:

We wish to express our support of Bob and Pat Hoffman's plans to construct a new home at 109 via Sevilla and request the City deny the Appeal filed by Mr. Hara.

We live at 902 Calle Miramar which is north of and immediately next door to the Hoffmans.

We have recently gone through a similar process at the Torrance Planning Commission for our proposed rebuilding project and, in doing so, understand the process and its complexities. Working with our neighbors as Bob has done, we modified our initial plans to accommodate neighbors concerns. Ultimately, our Precise Plan was approved with no appeal.

Like us, the Hoffmans reached out to their neighbors and modified their home plans significantly to minimize impact to their neighbors. In fact, they are now proposing a greatly reduced, low-impact, one-story home which will enhance the neighborhood and contribute to the gentrification of the area.

We request that the Torrance City Council to Deny Mr. Hara's appeal and allow the Hoffman's to build the home they propose. Thank you.

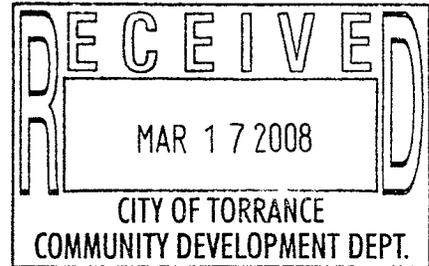
Sincerely,

A handwritten signature in cursive script, appearing to read "Mark and Michelle Walther".

Mark and Michelle Walther

cc: Greg Lodan, Torrance Community Development Department

Mayor Frank Scotto and City Council Members
City of Torrance City Council
3031 Torrance Blvd.
Torrance, CA 90509-2970



Subject: Denial of Appeal of Precise Plan for 109 Via Sevilla

Dear Mayor Scotto and Council Members

This letter is to express our support of Bob and Pat Hoffman's plans to construct a new home at 109 via Sevilla and request that the Torrance City Council deny the appeal submitted by Steve Hara of 309 via Colusa. We are sorry we could not attend the City Council Hearing on March 25, 2008, to express our support to the Hoffman's in person.

We have shared a common fence with the Hoffman's since they moved to their home in March 1999 and our sons are in the same grade at Richardson Middle School. Aside from being good neighbors, the Hoffman's have gone out of their way to share their new home plans with us and our neighbors, inviting us to meet with their Architect several weeks before the first hearing at the Torrance Planning Commission. We know Bob has been active on the Riviera Homeowners Association and has been involved over the years on issues related to the requirements of the Hillside Overlay Ordinance. As such, the Hoffman's have proposed a new home that is sensitive to the Hillside Overlay Ordinance requirements, modest in size and causes the least intrusion on neighbors' homes, including ours.

We know from our experiences with another proposed remodel next to our home that it is possible under the Hillside Overlay Ordinance for neighbors to work together to arrive at reasonable compromises. We feel the Hoffman's have gone out of their way to appease their other neighbors and urge the City Council to Deny Mr. Hara's appeal and allow the Hoffman's to follow through with their proposed new home.

Sincerely,

Todd and Kim Bright
906 Calle Miramar
Redondo Beach, CA 90277

cc: Greg Lodan, Torrance Community Development Department

Santana, Danny

From: bob@3hoffman.com
Sent: Monday, March 17, 2008 12:21 PM
To: Santana, Danny
Subject: Petitions supporting Denial of Appeal of 109 via Sevila (PRE07-00018)
Attachments: Petition to Deny Appeal for 109 via Sevilla (03-17-08).pdf

Danny:

Attached are copies of Petitions supporting denial of Mr. Hara's Appeal to City Council of Planning Commission's November 7, 2007 approval of our Precise Plan of Development (PRE07-00018).

Bob Hoffman

03/17/2008

**Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277**

March 17, 2008

Mr. Gregg D. Logan, AICP
Planning Manager
Community Development Department
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970

**Subject: Petition Requesting Denial of Appeal of Planning Commission Decision
on Precise Plan Application No. PRE07-00018**

Dear Mr. Lodan:

We received the City of Torrance Notice of Public Hearing published March 14, 2008 to consider an appeal of the Planning Commission approval of our Precise Plan of Development for the construction of a single story home located at 109 via Sevilla, Redondo Beach (City of Torrance), California.

Over the past year, we have reached out to our neighbors to discuss our proposed project. Attached is a petition signed by 30 neighbors that live near our home stating they have no objection to our project and requesting that Torrance City Council deny this appeal and allow us to construct our new home. Included with the attached is a City of Torrance map showing the locations of the neighbors that signed the petition.

Sincerely,



Robert D. Hoffman

Attachments

PETITION REQUESTING DENIAL OF APPEAL 2007 - 23

On November 7, 2007, the City of Torrance Planning Commission approved a Precise Plan (PRE007-00017) for proposed construction of a new single story residence located at 109 via Sevilla, Redondo Beach, California. On November 8, 2007, Mr. Steve Hara of 309 via Colusa. filed an Appeal to the City Council of the Planning Commission approval of PRE 07-00018.

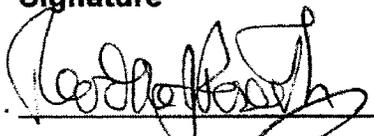
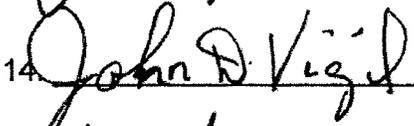
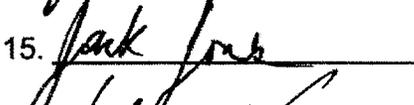
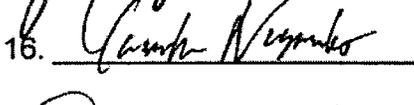
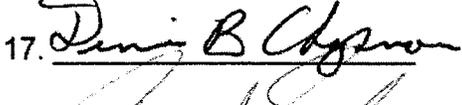
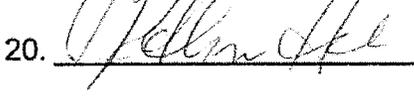
We, the undersigned have no objection to the plan of development for the construction of a new single story residence located at 109 via Sevilla. The undersigned request that the City of Torrance City Council deny Mr. Hara's Appeal and uphold the Planning Commission's decision to approve Precise Plan 07-00017 and allow the construction of a new home at 109 via Sevilla as proposed by Bob and Pat Hoffman.

| Signature | Name | Address |
|------------------------|-------------------------|---------------------------|
| 1. <u>[Signature]</u> | <u>Kim Brngdt</u> | <u>906 Calle Miramar</u> |
| 2. <u>[Signature]</u> | <u>R W DE VRIES</u> | <u>300 Via Colusa</u> |
| 3. <u>[Signature]</u> | <u>Jim Goodrich</u> | <u>116 Via Sevilla</u> |
| 4. <u>[Signature]</u> | <u>Ron Weese</u> | <u>910 Calle Miramar</u> |
| 5. <u>[Signature]</u> | <u>S. H. HOAGUE</u> | <u>905 CALLE MIRAMAR.</u> |
| 6. <u>[Signature]</u> | <u>Gail Man</u> | <u>312 Via Colusa</u> |
| 7. <u>[Signature]</u> | <u>P. Kellner Spray</u> | <u>208 Via Colusa</u> |
| 8. <u>[Signature]</u> | <u>JEAN MORRIS</u> | <u>110 VIA SEVILLA</u> |
| 9. <u>[Signature]</u> | <u>Janell Stone</u> | <u>841 Calle Miramar</u> |
| 10. <u>[Signature]</u> | <u>LYDIA MURRAY</u> | <u>912 CALLE MIRAMAR</u> |

PETITION REQUESTING DENIAL OF APPEAL 2007 - 23

On November 7, 2007, the City of Torrance Planning Commission approved a Precise Plan (PRE007-00017) for proposed construction of a new single story residence located at 109 via Sevilla, Redondo Beach, California. On November 8, 2007, Mr. Steve Hara of 309 via Colusa. filed an Appeal to the City Council of the Planning Commission approval of PRE 07-00018.

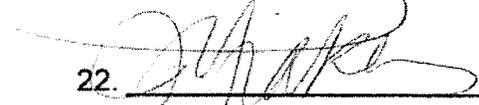
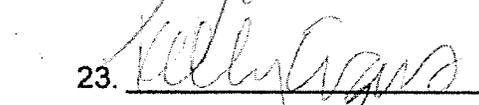
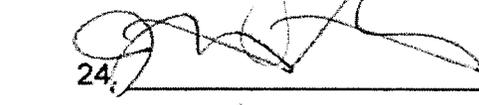
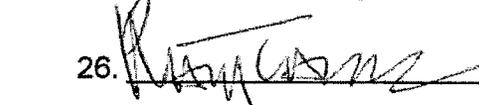
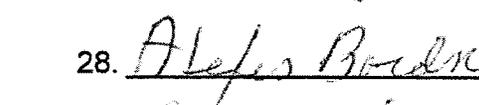
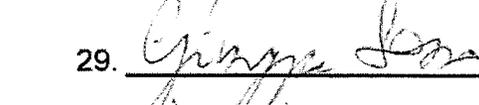
We, the undersigned have no objection to the plan of development for the construction of a new single story residence located at 109 via Sevilla. The undersigned request that the City of Torrance City Council deny Mr. Hara's Appeal and uphold the Planning Commission's decision to approve Precise Plan 07-00017 and allow the construction of a new home at 109 via Colusa as proposed by Bob and Pat Hoffman.

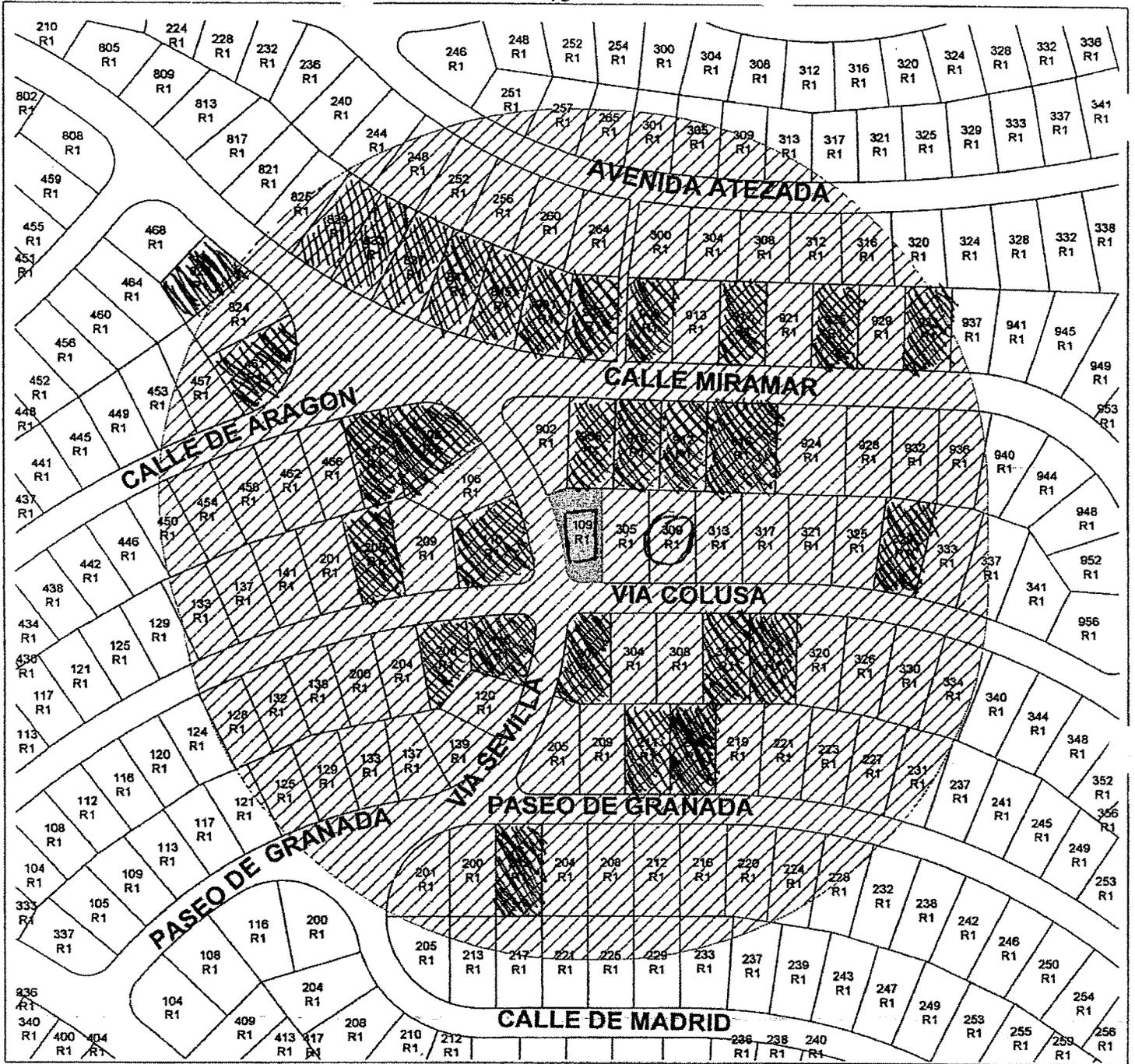
| Signature | Name | Address |
|--|------------------------------|----------------------------|
| 11.  | <u>Theodore J. Rosenthal</u> | <u>316 Via Colusa</u> |
| 12.  | <u>Todd Pond</u> | <u>470 Calle De Aragon</u> |
| 13.  | <u>GEAUCI MAGALHAES</u> | <u>461 CALLE DE ARAGON</u> |
| 14.  | <u>John D. Vigil</u> | <u>837 Calle Miramar</u> |
| 15.  | <u>JACK JAMES</u> | <u>833 CALLE MIRAMAR</u> |
| 16.  | <u>Yasushi Nagasaki</u> | <u>845 Calle Miramar</u> |
| 17.  | <u>DENNIS CHAPMAN</u> | <u>901 CALLE MIRAMAR</u> |
| 18.  | <u>Binger EISELEY</u> | <u>820 CALLE MIRAMAR</u> |
| 19.  | <u>Herman Feilhan</u> | <u>909 Calle Miramar</u> |
| 20.  | <u>Katherine Hanken</u> | <u>916 Calle Miramar</u> |

PETITION REQUESTING DENIAL OF APPEAL 2007 - 23

On November 7, 2007, the City of Torrance Planning Commission approved a Precise Plan (PRE007-00017) for proposed construction of a new single story residence located at 109 via Sevilla, Redondo Beach, California. On November 8, 2007, Mr. Steve Hara of 309 via Colusa. filed an Appeal to the City Council of the Planning Commission approval of PRE 07-00018.

We, the undersigned have no objection to the plan of development for the construction of a new single story residence located at 109 via Sevilla. The undersigned request that the City of Torrance City Council deny Mr. Hara's Appeal and uphold the Planning Commission's decision to approve Precise Plan 07-00017 and allow the construction of a new home at 109 via Colusa as proposed by Bob and Pat Hoffman.

| Signature | Name | Address |
|--|-----------------------|------------------------------|
|  | <u>Bill Aberle</u> | <u>917 Calle Miramar</u> |
|  | <u>Jenny Yiakas</u> | <u>925 Calle Miramar</u> |
|  | <u>Kelly Evans</u> | <u>933 Calle Miramar</u> |
|  | <u>Mike Gurdy</u> | <u>829 Calle Miramar</u> |
|  | <u>Jodi Rhodes</u> | <u>211 Paseo De Granada</u> |
|  | <u>MARY TRAINOR</u> | <u>215 PASSEO DE GRANADA</u> |
|  | <u>Robert Haupt</u> | <u>202 Paseo de Granada</u> |
|  | <u>Alexis Borden</u> | <u>205 Via Colusa</u> |
|  | <u>GIUSEPPE SASSO</u> | <u>102 VIA SEVILLA</u> |
|  | <u>RENATA LAHNER</u> | <u>329 Via Colusa</u> |

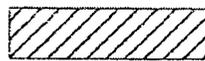


LOCATION AND ZONING MAP

109 Via Sevilla
PRE07-00018



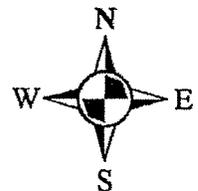
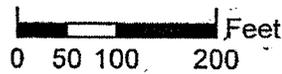
LEGEND



Notification Area



109 Via Sevilla



March 18, 2008

Mayor Frank Scotto and City Council Members
City of Torrance City Council
3031 Torrance Blvd.
Torrance, CA 90509-2970

Subject: Denial of Appeal of Precise Plan for 109 Via Sevilla

Dear Mayor Scotto and Council Members

On March 16, 2007, Bob Hoffman visited our home at 924 Calle Miramar and shared the plans for his proposed new home project and explained what he has done to minimize impacts to his neighbors.

We have no objection to the plan of development for the construction of a new single story residence located at 109 via Sevilla. We request that the City of Torrance City Council deny Mr. Hara's Appeal and uphold the Planning Commission's decision to approve Precise Plan 07-00017 and allow the construction of a new home at 109 via Sevilla as proposed by Bob and Pat Hoffman.

Sincerely,

Marjorie McKarns ^{3/18/08} *Arthur McKarns* ^{3/18/08}

Marjorie McKarns
924 Calle Miramar
Redondo Beach, CA 90277

cc: Greg Lodan, Torrance Community Development Department

Council Meeting of
March 4, 2008

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Community Development - Consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new one-story single family residence in conjunction with a Waiver for reduced setback requirements within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.

PRE07-00018 & WAV07-00018: Tomaro Architecture (Bob & Pat Hoffman)

Expenditure: None

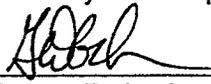
RECOMMENDATION

Recommendation of the Community Development Director that the above-mentioned case be continued to the March 25, 2008 City Council meeting to allow for proper notification of surrounding neighbors.

Staff will re-advertise the item, re-send the required notifications and post a notice on the site.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

EXCERPT OF MINUTES

√ **Minutes Approved**
 ~~Minutes Subject to Approval~~

September 5, 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 7:04 p.m. on Wednesday, September 5, 2007, in the West Annex meeting room at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Chief Deputy City Attorney Acciani.

Chairperson Busch noted that the Commission was meeting in the West Annex meeting room because the Council Chambers was undergoing modifications for the electronic voting system and asked that Fire Marshal Kazandjian monitor the audience to ensure that maximum occupancy for the room was not exceeded.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on August 30, 2007.

11. FORMAL HEARINGS

11A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Louie Tomaro, project architect, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He reported that his main goal in designing the project was to keep a low profile in order to minimize the impact on neighbors and the maximum height of the new residence is only two feet above the existing ridgeline. He noted that the project was constrained by the large storm drain along the side of the property.

Bob Hoffman, 109 Via Sevilla, applicant, discussed outreach efforts. He reported that he invited neighbors to a meeting with his architect to review the plans, however, some were unable to attend and the neighbor immediately east is very opposed to the project and has declined to discuss it with him.

Michael Cotton, 120 Via La Circula, noted that he is a former president of the Riviera Homeowners Association; that he worked with the applicant on a subcommittee formed to study the issue of "mansionization" in the Hillside Overlay area; and that they put together an article for the March 2004 HOA newsletter stressing the need to communicate with neighbors when preparing to submit plans for a remodel. He stated that Mr. Hoffman followed this advice and spent a lot of time and effort trying to talk to his neighbors and came up with a one-story design that is well within guidelines in the Hillside Ordinance. Urging approval of the project, he voiced his opinion that it would have minimal impact on neighbors and that it was the type of project the Commission should encourage. He submitted a copy of the March 2004 HOA newsletter.

Steve Hara, 309 Via Colusa, voiced objections to the proposed project, contending that the only neighbors who signed letters of support are those not affected by it. He reported that he was unable to attend the meeting with Mr. Hoffman's architect, but Mr. Hoffman subsequently visited his home and exclaimed, "Oh, my God," when he saw the view impact and offered to discuss the matter with his architect, but never contacted him again. Submitting photographs to illustrate, he maintained that the project would block the view from his bedroom and decrease the value of his property by 10-15%.

Frank Jacobs, 304 Via Colusa, reported that that proposed project would block his nighttime view of city lights and daytime view of beaches and the Hollywood Riviera, submitting photographs to illustrate. He expressed concerns about the impact on his property value, explaining that an appraiser recently estimated that the view accounts for approximately 10-15% of the market value of his home.

Robert Mills, 308 Via Colusa, maintained that the proposed project would cause him to lose 50% of his ocean/coastline view due to the two-foot increase in the height of the structure, submitting photographs to illustrate. He noted that he paid approximately \$100,000 or 20% more for his home because of the view and that he purchased this property with the understanding that views were protected by the Hillside Ordinance.

Commissioner Browning expressed concerns that Commissioners were not aware of objections to the project because no letters were submitted to the Community Development Department prior to this hearing, therefore, he had not had an opportunity to personally evaluate these claims. He commented on the difficulty of forming an opinion based on photographs.

Mr. Mills recalled that the notification letter did not ask that information be sent in advance of the hearing.

Chairperson Busch confirmed that those who object to a project are not required to submit information in advance, but explained that it's very helpful to know if there are any objections when Commissioners make site visits because it's not possible to visit every home that could potentially be impacted.

Bob de Vries, 300 Via Colusa, stated that the proposed project will rob him of a portion of his view, which he believes to be significant, and submitted photographs to illustrate.

Jo Anne Milligan, 305 Via Colusa, stated that that project would cause her to lose 95-100% of her view and result in a tremendous reduction in the value of her property.

Steve Nordel, 24002 Janet Lane, reported that he does not live within the notification area, but he was present to support Mr. Hoffman, who is a friend and a valuable member of the community. He voiced his opinion that the project was designed to cause the least intrusion on neighbors, noting the one-story design and low-pitched roof, and urged approval as submitted.

Kelly Evans, 933 Calle Miramar, stated that she supports the project and appreciates the applicant's efforts to comply with the Hillside Ordinance by coming up with a single-story design and a façade that blends with the neighborhood.

Albert Ortiz, 620 Palos Verdes Boulevard, urged approval of the project, citing the applicant's efforts to conform to the Hillside Ordinance. He noted that he does not live within the affected area.

Jim Delurgio, 209 Via El Toro, noting that he does not live within the notification area, expressed support for the project. He stated that he doesn't see how the Hoffmans could improve their property in a more responsible manner, pointing out that the project complies with all requirements and includes no Waivers of setbacks or other items Commissioners typically find objectionable.

The resident of 312 Via Colusa (name inaudible/no speaker card) stated that those who support the project are not affected by it and related her belief that it should be denied because it affects the views of at least 4 neighbors.

Mark Walther, 902 Calle Miramar, reported that he is in the process of trying to redevelop his property and the Hoffmans have agreed to support his project if he supports theirs.

Chairperson Busch advised that any private agreement Mr. Walther has with the Hoffmans was not relevant to this discussion.

Mr. Tomaro stated that he has done everything possible to minimize the impact on neighbors and the only remaining thing that could be done would be to slightly reduce the pitch of the roof.

Mr. Hoffman stated that he was disheartened by how the Hillside Overlay process tears neighborhoods apart, noting that he made a concerted effort to share his plans with neighbors. Submitting photographs to illustrate, he reported that Mr. Mills and Ms. Milligan have two-story homes with views over his house that will not be impacted. He stated that the proposed project would impact only a portion of Mr. Hara's

view; that 50% of the view could be recovered by trimming shrubbery; and that Mr. Hara misquoted him and he did not say, "Oh, my God," when he viewed the silhouette from his home.

In response to Commissioner Horwich's inquiry, Mr. Tomaro indicated that he could decrease the height of the project by approximately one foot by reducing the pitch of the roof.

Commissioner Faulk stated that he shared Commissioner Browning's concern about not having an opportunity to personally evaluate claims of view impact and that he favored a continuance or would abstain if the project was voted on this evening.

Chairperson Busch indicated that he also favored a continuance.

Commissioner Horwich stated that he believed the applicant had made a remarkable effort to reach out to his neighbors and doubted that anything could be built on this lot without neighbors having some objections. He stressed the need to consider the property owner's rights as well as the rights of neighbors.

Commissioner Browning expressed support for a continuance and stated that he did not believe lowering the roof would have much effect.

Commissioner Uchima stated that he also favored a continuance and was particularly interested in seeing the impact on Mr. Hara's property. He asked Mr. Hoffman if the photographs submitted by Mr. Hara were representative of the true impact. Mr. Hoffman related his belief that the impact on Mr. Hara's view was not significant.

MOTION: Commissioner Gibson moved to continue the hearing on this matter to September 19, 2007. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Chairperson Busch announced that the hearing would not be re-advertised as it was continued to a date certain and requested that anyone who believes they are impacted by the project, leave contact information with staff.

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EXCERPT OF MINUTES

√ Minutes Approved
 Minutes Subject to Approval

November 7, 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 7:00 p.m. on Wednesday, November 7, 2007 in the Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

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

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on November 2, 2007.

9. CONTINUED HEARINGS

9A. PRE07-00018, WAV07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence in conjunction with a Waiver for the reduction in the front and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.

Recommendation

Denial without prejudice.

Planning Associate Martinez introduced the request.

Bob Hoffman, 109 Via Sevilla, owner of the subject property, reported that he met with neighbors following the September 5, 2007 Planning Commission meeting to discuss their concerns and modified the plans to mitigate the impact on views. He submitted photographs to illustrate.

Louie Tomaro, project architect, detailed the modifications made to the plans, including reducing the height by 1'5", eliminating 247 square feet, and shifting the project to the south. He noted that the project, with an FAR of 0.41, is well under the maximum allowed and the ridge height is only 1' above the existing ridge height. He related his belief that everything possible had been done to mitigate the impact on views short of not building at all.

Referring to the Waiver of the required front yard setback, Commissioner Browning stated that he is generally opposed to driveways that are shorter than the required 20 feet, however, he was inclined to support the Waiver in this case because the driveway would actually be 20 feet long due to the lack of sidewalks in this area.

Robert Mills, 308 Via Colusa, stated that while he recognizes that Mr. Hoffman has made a diligent effort to address neighbors' concerns, the project would still impede views and suggested that the solution might be to go subterranean.

Steve Hara, 309 Via Colusa, reported that the modifications have resulted in very little change; that the only difference is that the project would take away 60% of the view from his bedroom window instead of 98%; and that loss of view would significantly reduce the value of his property. He maintained that the extra square footage the applicant wants could easily be added subterranean.

Kim Bright, 906 Calle Miramar, voiced support for the project, stating that the applicant has worked very hard to minimize the impact on neighbors and she looked forward to having a new house on this property.

Frank Jacobs, 304 Via Colusa, reported that the changes have vastly improved the impact on his view and his only remaining objection was the peak over the entrance in the southwest corner, which he would like to see reduced by approximately 12 inches.

Jo Anne Milligan, 305 Via Colusa, voiced objections to the project, maintaining that it would completely block the view from her back room and reduce the value of her property.

Paul Ilie, 106 Via Sevilla, expressed concerns about the obsession with views in this neighborhood and stressed the need for compromise to allow young families to expand their homes. He reported that he personally was impacted by another project on Via Sevilla that blocked 100% of his view, but withdrew his objection when the blockage was reduced to 50%, and urged other neighbors to be more realistic about view impact.

Returning to the podium, Mr. Hoffman reported that he explored the possibility of going subterranean but ruled it out after discovering that there is a large storm drain along the front of the property. He explained that adding a second story was not feasible because of view impacts, therefore, the only option was to expand to the north, which was complicated by the more restrictive setback requirements for corner lots. He noted that some of the elements in the Hillside Overlay Ordinance are extremely subjective and that the ordinance does not require that a project have zero impact. He pointed out that staff originally recommended approval of the project (September 5, 2007 staff report), but subsequently reversed this position in the current staff report. He noted that Mr. Hara's bedroom was added in 1979 after the Hillside Overlay was adopted, so the view is an "acquired view," which some Commissioners in the past have felt does not warrant the same protection as an original view. He maintained that the primary view from Ms. Milligan's residence is from the second story and not affected by

the project. He stated that he has done everything possible to mitigate the impact on his neighbors.

In response to Commissioner Browning's inquiry, Mr. Tomaro indicated that it would be possible to reduce the height of the peak at the southeast corner by 6 inches to address Mr. Jacobs' concerns.

Commissioner Browning asked if the applicant felt such a reduction would be worthwhile, and Mr. Hoffman estimated that the impact was less than 1% of Mr. Jacobs' overall view.

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

Voicing support for the project, Commissioner Horwich noted that the proposed single-story home is well within guidelines in the Hillside Overlay Ordinance and that the Waiver appears to be harmless. He related his belief that the applicant has made great strides in alleviating the impact on neighbors and doubted that anything more could be done given the size and location of this lot.

Chairperson Busch noted his concurrence with Commissioner Horwich's remarks, stating that he believed the applicant had made every possible effort to minimize the project's impact. He voiced his opinion that the project was in compliance with the Hillside Overlay Ordinance.

Commissioner Uchima stated that although he appreciated the applicant's efforts to work with his neighbors, he observed that the project would block approximately 50% of the ocean view from Mr. Hara's bedroom window, as well as have a significant impact on other views, therefore he could not support it.

Commissioner Weideman indicated that he also would not support the project.

MOTION: Commissioner Browning moved for the approval of PRE07-00018 and WAV07-00018, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by a 5-2 roll call vote, with Commissioners Uchima and Weideman dissenting.

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

###

AGENDA ITEM NO. 12C

TO: Members of the Planning Commission
FROM: Development Review Division
DATE: December 5th, 2007
SUBJECT: PRE07-00018 & WAV07-00018/
Tomaro Architecture (Bob & Pat Hoffman)
LOCATION: 109 Via Sevilla

A public hearing for consideration of a proposal to construct a new one-story single family residence in conjunction with a Waiver for a reduction of the average front, front facing garage, and exterior side yard setback requirements was conducted at the Planning Commission Meeting on November 7, 2007. At that meeting, a motion for approval for PRE07-00018 & WAV07-00018 passed by a vote of 5 to 2. Resolutions for approval of this project were not prepared for the Planning Commission's consideration since staff had recommended denial without prejudice of this project. Resolutions of approval have been provided for the Planning Commission's consideration.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Resolutions

PLANNING COMMISSION RESOLUTION NO. 07-100

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 A NEW ONE-STORY SINGLE FAMILY RESIDENCE IN CONJUNCTION WITH A WAIVER FOR A REDUCTION OF THE AVERAGE FRONT, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

PRE07-00018: TAMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; 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, One new single-family residence 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 continued the matter to September 19, 2007 to properly assess potential impacts; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 17, 2007 at the applicant's request; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 7, 2007 to redesign the project; and

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

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity as conditioned because the new residence will be one-story. Additionally, residences to the south are at a higher elevation and views are not impacted by the proposed residence; and

- 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 applicant has maintained the one-story residence to minimize the impact on any views of the surrounding properties; and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and
- 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; and
- 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. The proposed project will replace a residence built in 1954 and it is in compliance with the R-1 Zone with the exception of the average front, front facing garage and exterior side yard requirements; and
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- 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 applicant is attempting to maintain a contemporary architectural style; and
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home and maintain a single story elevation is to increase the height in areas in which the residence already existed. Additionally, the areas in which the residence did not exist previously, will maintain a lower ridge height than the rest of the residence to reduce view impacts of surrounding properties; and
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards with the exception of the average front, front facing garage and exterior side yards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are other single-family residences in the surrounding area and finally the new residence will upgrade an older home with a new structure; and

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE07-00018, subject to conditions:

| | | |
|----------|----------------|---|
| AYES: | COMMISSIONERS: | BROWNING, FAUK, GIBSON, HORWICH, CHAIRPERSON BUSCH |
| NOES: | COMMISSIONERS: | UCHIMA, WEIDEMAN |
| ABSENT: | COMMISSIONERS: | |
| ABSTAIN: | COMMISSIONERS: | |

NOW, THEREFORE, BE IT RESOLVED that PRE07-00018, filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence in conjunction with a Waiver for a reduction of the average front, front facing garage and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla, 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 07-00018 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 07-00018 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 a height of 16 feet four inches as represented by the elevation of 117.83 and a lowest adjacent grade of 101.5 based on a bench mark elevation of 100.63 located at the southwesterly corner of the property 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 16 feet four inches based on the elevation of 117.83 and a lowest adjacent grade of 101.5 as indicated on the certified silhouette based on the benchmark elevation of 100.63 as shown on the survey map on file in the Community Development Department; (Development Review)
5. That automatic garage roll-up doors shall be provided; (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 the applicant shall correct the site data on the plans to reflect the 7,070 sf parcel area at time of plancheck; (Development Review)
8. 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)

Introduced, approved and adopted this 7th day of November, 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 5th day of December, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-126

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION IN THE AVERAGE FRONT YARD, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW ONE STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 7, 2007 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence in conjunction with the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, Setback Waivers are categorically exempted by the 2007 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15305 (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 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) The project is in compliance with both the R-1 Zoning and Low-Density General Plan Designation for this site; and
- d) That there are unreasonable difficulties resulting from strict enforcement of the average front yard, front facing garage and exterior side yard setbacks because there are unique conditions with the configuration of the lot; and
- e) That reduced rear average front yard, front facing garage and exterior side yard setbacks will not be materially detrimental to the public welfare because it does not present difficulties for fire prevention or other emergency services to access the side portion of the residence or neighboring properties; and
- f) That the reduced average front yard, front facing garage and exterior side yard setbacks will not substantially interfere with the orderly development of the City because the use as a single family residence will not change, the proposed structure is in character with the surrounding properties and it will conform to the General Plan land

use designation. Additionally, the completed project will comply with all other code requirements for a single family residence;

WHEREAS, The Planning Commission by the following roll call vote APPROVED WAV07-00018:

AYES: COMMISSIONERS: BROWNING, FAUK, GIBSON, HORWICH,
CHAIRPERSON BUSCH
NOES: COMMISSIONERS: UCHIMA, WEIDEMAN

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV07-00018 filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a reduction of the front, front facing garage and exterior side yard setback requirements for a single family residence in conjunction with the construction of a new single family residence on property located in the Hillside Overlay District R-1 Zone at 109 Via Sevilla, is APPROVED subject to the following conditions:

1. That the use of the subject property for a one story single family residence shall be subject to all conditions imposed in Waiver 07-00018 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 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 Waiver 07-00018 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 setback of the front facing garage shall not be less than 17 feet with a 19.9 average front yard setback; (Development Review)
4. That the exterior side yard setback shall not be less than 8.5 feet; (Development Review)
5. 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 7th day of November 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 5th day of December, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

Robert and Patricia Hoffman
109 via Sevilla
Redondo Beach, CA 90277

November 7, 2007

NOV 15 2007

Chairperson Steven M. Busch
 City of Torrance Planning Commission
 3031 Torrance Blvd.
 Torrance, CA 90509-2970

Subject: Precise Plan Application for 109 Via Sevilla (PRE07-00018)

I have tremendous respect for City Commissions, Rules and Procedures. I have been open with neighbors on my intentions and went out of my way to engage in discussion early in the process. While this process can be the cause of emotional tension among neighbors, I believe the Hillside Overlay Ordinance actually works if reasonableness and equitable solutions are applied. This Precise Plan results in a 0.41 FAR and a maximum height of 16 feet.

The November 7, 2007 Staff Report and recommendations are in extreme contrast to Staff's original September 5th Report. This current Staff Report did not provide quantifiable information to substantiate its revised recommendation. View impacts are subjective. This Commission should decide this case based on their own observations at the properties and the testimony and information presented at this evening's hearings.

Some elements of the Hillside Overlay Ordinance are extremely definitive, such as the requirement not to exceed a 50 % FAR and maintaining a single story dwelling (Section 91.41.7a & b). Other elements of the Ordinance are extremely subjective, such as ***"the development has been located, planned and designed so as to have the least intrusion on the views, light, air, and privacy of other properties in the vicinity"*** (Section 91.41.6.b). The Ordinance does not require "zero intrusion" on views, but rather "least intrusion". Working with my architect, we did the best we reasonably could to cause least intrusion on neighbor's views.

In July 2007, shortly after the silhouettes were put up, I informed City Staff that there was likely to be objections from some of my neighbors to the east. Based on Staff observations in their September 5, 2007 Report, ***"the proposed development does not appear to have significant impacts on view, light, air or privacy of surrounding properties"***. It appears that Staff perception on view impacts has changed based on subsequent observations following the September 5th Hearing. However, Staff's original September 5th finding ***"That denial of such an application would result in an unreasonable hardship to the applicant"*** should continue to apply.

109 via Sevilla has unique constraints that are cause for hardship consideration, including.

- corner lot with wider set backs on via Sevilla than an internal lot
- Double storm drain makes it difficult to locate a subterranean garage on via Sevilla
- Can not build two stories due to view impacts to neighbors on via Colusa and via Granada
- Limitations on width of home to avoid excessive roof height
- Only place to expand square footage is to build out in the yard to the north

PRE07-00018
 November 7, 2007
 Page 2

OTHER CONSIDERATIONS

- In considering view impact, need to balance all views (including other views that are not impacted) to determine impact significance of views in total.
- Staff's November 7, 2007 Report indicates that the bedroom addition at 309 via Colusa was completed under a "sign-off" process in 1979 (subject to the Hillside Overlay Ordinance) and could be considered by the Planning Commission to be an "Acquired View" (not protected under the Ordinance).
- Property owners at 309 via Colusa intentionally blocked the ocean view from their yard with an 8 foot screening fence.
- Claims of loosing 10 to 15 % of property value if views are impacted are not substantiated in this situation. Views from other parts of homes and second stories remain unaffected. A partial view impact does not result in a 100 % loss of a view premium.
- 309 via Colusa has a significant coastline view to the north, with white water views from Manhattan Beach to Santa Monica (obscured by City Trees which could be trimmed or replaced with cooperation of neighbors).
- 305 via Colusa has a 180 degree view of the ocean and Malibu from a 400 square foot second story room (which the property owner indicated is currently a storage room).

All this aside, I did all I could to accommodate my neighbors. I worked with my architect to revise the design of the home, resulting in living space and roof height reductions. The result was a significant recapture of view for both 305 and 309 via Colusa. The request for the set back waiver was suggested by Mr. Steve Hara as a measure to minimize view impact to his home at 305 via Colusa (sliding the entire house south by 3 feet).

The improved design extends the existing structure about 12 feet into the current yard (reduced from about 28 feet). The house living space was reduced from 2,754 to 2,501 square feet. The building steps back to minimize view impact to 309 via Colusa. The roof height was reduced to be 9 inches above the existing roof ridge. Further revision to the design could potentially result in an increased roof height (widening the home). Further reduction in the square footage of the home would result in a hardship due to design constraints associated with this property.

I appreciate Planning Commissions consideration of this Precise Plan Application.

Sincerely,



Robert D. Hoffman

cc: City of Torrance Planning Commissioners
 Gregg Lodan, City of Torrance Planning Manager

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

11/7/07
Another statement of
No opposition I forgot
to give to you

November 3, 2007



Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. Based on input from neighbors, we have revised the initial design of our home to reduce view impact. We ask you to review the revised design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.41), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project.

Respectfully submitted,

Evelyn A. Wisneski
Signature

Evelyn Wisneski
Printed Name

Signature

Printed Name

120 Via Sevilla
Address

Redondo Beach 90277

11-3-07
Date

AGENDA ITEM NO. 9A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Precise Plan (PRE07-00018) and Waiver (WAV07-00018)/
Tomaro Architecture (Bob & Pat Hoffman)

LOCATION: 109 Via Sevilla

On September 5th, 2007, the Planning Commission reviewed a proposed plan for a new home located at 109 Via Sevilla. The original plan proposed a new one story residence with a master suite, one bedroom, kitchen, dining room, great room, den, two bathrooms, office and garage facing Via Colusa. The applicant went to great lengths to design a project within the constraints of the Hillside Overlay Ordinance. The property was one story in nature, well within the FAR requirement and met all other development standards.

At the hearing a number of neighbors expressed concerns with regards to view impacts related to the proposed structure. The Planning Commission continued PRE07-00018 to the September 19th, 2007 hearing to properly assess potential impacts incurred by neighbors. Five neighboring property owners gave staff their contact information including 300, 304, 305, 308 and 309 Via Colusa in order for staff to review the proposal and assist the applicant in making design changes to the home. The item was subsequently rescheduled to the October 17th, 2007 hearing and then to the November 7th, 2007 hearing to allow more time for a redesign and the construction and certification of a new silhouette. The new silhouette has now been completed and certified and is now ready to be brought back before the Planning Commission.

The revised plans and silhouette indicate that the new residence will be reduced in height by 1 foot five inches. The new height of the proposed home is 16 feet four inches. The applicant has also reduced the overall building length from 93 feet and three and 5/8 inches to 85 feet and three and 5/8 inches. The placement of the residence has also changed. At the suggestion of a neighboring property owner and with the concurrence of staff, the proposed front yard garage setback is now 17 feet, exterior side setback is 8 feet six inches at the closest point. The rear setback is 22 feet seven and 3/4 inches. Torrance Municipal Code requires a 20 foot average front yard setback with a 20 foot setback for front facing garages and 10 feet for exterior side yard setbacks. Staff is incorporating a Waiver for this project for the reduced setback requirements. These modifications have also reduced the overall square footage of the home by 247 square feet to 2,905 square feet including the garage.

An updated project summary follows:

| Statistical Information | Original Proposal | Revised Proposal |
|----------------------------------|--------------------------|-------------------------|
| ◆ Lot Area | 7,070 square feet | 7,070 square feet |
| ◆ New Residence | 2,754 square feet | 2,501 square feet |
| ◆ New Garage | 398 square feet | 404 square feet |
| ◆ Covered Patio | 133 square feet | 219 square feet |
| ◆ Total Floor Area (Inc. Garage) | 3,152 square feet | 2,905 square feet |
| ◆ Floor Area Ratio | 0.45 | 0.41 |
| ◆ Lot Coverage | 46% | 44% |

The applicant was required to revise the silhouette to demonstrate the modified proposal and the potential view impacts. The height and placement of the silhouette has been verified by a licensed engineer (Attachment #2) and a field inspection was made by staff.

Staff has viewed the revised silhouette from the five identified property owners. The neighbors at 300 Via Colusa, 304 Via Colusa and 308 Via Colusa continue to have concern regarding potential view impacts. In the judgment of staff, the proposed residence has been redesigned to significantly reduce impacts to the view of these homes. The property owner at 305 Via Colusa continues to have concern with regards to view impact from the first story of the home which includes two bedrooms and a yard area. The property owner did not express concerns for the second floor area. At 309 Via Colusa staff made observations from a bedroom, which was an addition completed under the sign-off process in 1979. There continues to be impacts to ocean views to the northwest. Staff has concern with the view impacts to 305 and 309 Via Colusa and has determined that while the applicant has made great strides in reducing impacts to the surrounding properties that a further reduction of the home is necessary before the project represents the least intrusion into the view of surrounding properties.

As noted previously, the applicant is requesting a Waiver to encroach into the required average front yard setback, required front facing garage setback and the required exterior side yard. The proposal requests the front facing garage to be setback 17 feet from the front property line with an average of 19.9 feet and portions of the house to be setback 8 feet six inches from the exterior side yard. There are unique conditions with regards to the lot and its configuration which warrant approval of a waiver as it will allow the applicant the flexibility to consider a one story addition to the property and facilitate the reduction of view impacts without being detrimental to surrounding properties. Should the view issues described above be addressed, staff would be supportive of the proposed Waiver request.

The applicant has submitted revised plans for a project that complies with the R-1 standards with the exception of the average front yard setback, setback for a front facing garage and exterior side yard requirements. It maintains height requirements, exceeds the open space requirements and is within the maximum lot coverage and floor area ratio limits for this property. The proposed layout of the new residence however, does not

minimize view impairments to surrounding properties. Therefore, Staff is recommending denial without prejudice of this application.

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: DENIAL WITHOUT PREJUDICE

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

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

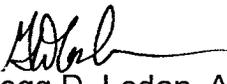
RECOMMENDED CONDITIONS:

Should the Commission consider approval of the subject request, a list of recommended conditions for the project are set forth in Attachment #3.

Prepared by,

 for: Oscar Martinez
 Planning Associate

Respectfully submitted,


 Gregg D. Lodan, AICP
 Planning Manager

Attachments:

1. Revised Resolutions
2. Revised Silhouette Certification
3. List of Recommended Conditions if Approved
4. Correspondence
5. 09/05/07 and 09/19/07 Planning Commission minutes
6. Past Planning Commission Agenda Items
7. Color Photographs Submitted by Neighbor (Limited Distribution)
8. Applicant Letter to Planning Commission (Limited Distribution)
9. Revised Site Plan, Floor Plan, & Elevations

REVISED PLANNING COMMISSION RESOLUTION NO. 07-100

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 A NEW ONE-STORY SINGLE FAMILY RESIDENCE IN CONJUNCTION WITH A WAIVER FOR A REDUCTION OF THE AVERAGE FRONT, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

PRE07-00018: TAMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence in conjunction with a Waiver for a reduction of the average front, front facing garage and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; 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, One new single-family residence 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 continued the matter to September 19, 2007 to properly assess potential impacts; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 17, 2007 at the applicant's request; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 7, 2007 to redesign the project; and

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

- a) That the property is located at 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) The project is in compliance with both the R-1 Zoning and the Low Density General Plan designation for this site; and

- d) That the proposed residence will have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the new residence blocks ocean views of 305 Via Colusa, 309 Via Colusa, and blocks city light views of 304 Via Colusa; and
- e) That the proposed residence 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; and
- f) That the design will have a harmful impact upon the land values and investment of other properties in the vicinity because there will be significant view impacts on surrounding properties; and
- g) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence will block ocean and city light views of neighbors; and

WHEREAS, the Planning Commission by the following roll call votes DENIED WITHOUT PREJUDICE PRE07-00018:

| | |
|----------|----------------|
| AYES: | COMMISSIONERS: |
| NOES: | COMMISSIONERS |
| ABSENT: | COMMISSIONERS: |
| ABSTAIN: | COMMISSIONERS: |

NOW, THEREFORE, BE IT RESOLVED that PRE07-00018, filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence in conjunction with a Waiver for a reduction of the average front, front facing garage and exterior side yard setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla, is hereby DENIED WITHOUT PREJUDICE:

Introduced, approved and adopted this 7th day of November, 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 7th day of November, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-126

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA DENYING WITHOUT PREJUDICE A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION IN THE AVERAGE FRONT YARD, FRONT FACING GARAGE AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW ONE STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 7, 2007 to consider an application for a Waiver filed by Tomaro Architecture (Bob & Pat Hoffman) to allow the reduction of the average front, front facing garage and exterior side yard setback requirements for a one-story residence in conjunction with the construction of a new one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; and;

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

WHEREAS, Setback Waivers are categorically exempted by the 2007 California Environmental Quality Act Guidelines, Article 19, Class 5, Section 15305 (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 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) The project is in compliance with both the R-1 Zoning and the Low Density General Plan designation for this site; and
- d) That reduced front facing garage and exterior side yard setbacks will be materially detrimental to the public welfare because it causes significant impacts on views of surrounding properties; and

WHEREAS, The Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE WAV07-00018:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV07-00018 filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a reduction of the front, front facing garage and exterior side yard setback requirements for a single family residence in conjunction with the construction of a new single family residence on property located in the Hillside Overlay District R-1 Zone at 109 Via Sevilla, is DENIED WITHOUT PREJUDICE:

Introduced, approved and adopted this 7th day of November 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 7th day of November, 2007, by the following role call vote:

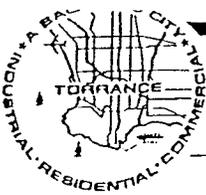
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



Height and Location Certification

OCT 29 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 109 VIA SEVILLA
(address)

on 10-25-07, based on plans submitted to the City of Torrance
(date)

by HOFFMAN / TOMARO on _____ . The survey was taken
(applicant/architect) (date)

from a bench mark located at SOUTHWEST CORNER "LET RCE 308210"
(address)

(attach map) which established a base elevation of 100.63.

The ridge line/highest point of the roof was determined to have an elevation of 117.84.

The plans indicate that the elevation should be 117.83.

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.

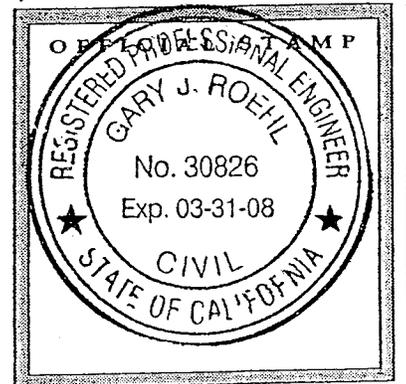
GARY J. ROEHL
NAME (please print)

RCE 308210
LS/RCE#

[Signature]
SIGNATURE

(310) 542-9433
PHONE

10-26-07
DATE



Notes: _____

JOB 06-C 3

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 07-00018 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 07-00018 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 a height of 16 feet four inches as represented by the elevation of 117.83 and a lowest adjacent grade of 101.5 based on a bench mark elevation of 100.63 located at the southwesterly corner of the property 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 16 feet four inches based on the elevation of 117.83 and a lowest adjacent grade of 101.5 as indicated on the certified silhouette based on the benchmark elevation of 100.63 as shown on the survey map on file in the Community Development Department; (Development Review)
5. That automatic garage roll-up doors shall be provided; (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 the applicant shall correct the site data on the plans to reflect the 7,070 sf parcel area at time of plancheck; (Development Review)
8. 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)
9. That the use of the subject property for a one story single family residence shall be subject to all conditions imposed in Waiver 07-00018 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 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;

10. That if this Waiver 07-00018 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;
11. That the setback of the front facing garage shall not be less than 17 feet with a 19.9 average front yard setback; (Development Review)
12. That the exterior side yard setback shall not be less than 8.5 feet; (Development Review)
13. 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.

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

Phone: (310) 378-7108
Fax: (310) 373-8240
E-mail: bobhoffman@att.net

Fax Cover Sheet

TO: **Gregg Lodan**
Danny Santana
Oscar Martinez
City of Torrance Community Development
Fax: (310) 618-5829

FROM: **Bob Hoffman**

DATE: **November 2, 2007**

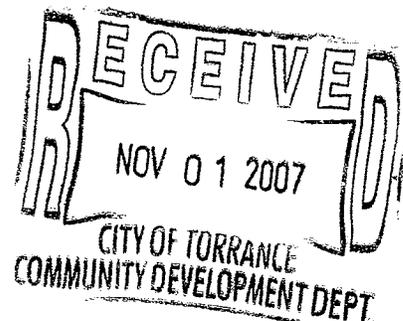
NO. PAGES: **3 (including cover)**

SUBJECT: **No Objection Statements for**
Precise Plan Application PRE07-0018

COMMENTS:

Attached are two "No Objection" Statements for our proposed new construction project at 109 via Sevilla (PRE07-0008) from the following addresses which have a direct view of our property and silhouette of our proposed project.

205 Paseo de Granada
209 Paseo de Granada



**Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277**

October 28, 2007

**Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018**

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. Based on input from neighbors, we have revised the initial design of our home to reduce view impact. We ask you to review the revised design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.41), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project.

Respectfully submitted,

Evelyn A. Wisneski
Signature

Evelyn Wisneski
Printed Name *205 Paseo de Granada*

Signature

Printed Name

205 Paseo de Granada
Address

11-2-07
Date

**Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277**

October 28, 2007

**Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018**

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. Based on input from neighbors, we have revised the initial design of our home to reduce view impact. We ask you to review the revised design and consider completing the bottom portion of this letter to show support for our proposed home.

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Thank you,

Bob and Pat Hoffman

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Respectfully submitted,

Evy A. Wisniewski
Signature

Evelyn Wisniewski
Printed Name

[Signature]
Signature

DEBI THOMAS (Tenant)
Printed Name

209 Paseo de Granada
Address

11-2-07
Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

October 28, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

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Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.41), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project.

Respectfully submitted,

[Handwritten Signature]
Signature

Gail L Munn
Printed Name

[Handwritten Signature]
Signature

Robert Munn
Printed Name

312 Via Colusa Red Beach 90277
Address

10-28-07
Date

11A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Louie Tomaro, project architect, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He reported that his main goal in designing the project was to keep a low profile in order to minimize the impact on neighbors and the maximum height of the new residence is only two feet above the existing ridgeline. He noted that the project was constrained by the large storm drain along the side of the property.

Bob Hoffman, 109 Via Sevilla, applicant, discussed outreach efforts. He reported that he invited neighbors to a meeting with his architect to review the plans, however, some were unable to attend and the neighbor immediately east is very opposed to the project and has declined to discuss it with him.

Michael Cotton, 120 Via La Circula, noted that he is a former president of the Riviera Homeowners Association; that he worked with the applicant on a subcommittee formed to study the issue of "mansionization" in the Hillside Overlay area; and that they put together an article for the March 2004 HOA newsletter stressing the need to communicate with neighbors when preparing to submit plans for a remodel. He stated that Mr. Hoffman followed this advice and spent a lot of time and effort trying to talk to his neighbors and came up with a one-story design that is well within guidelines in the Hillside Ordinance. Urging approval of the project, he voiced his opinion that it would have minimal impact on neighbors and that it was the type of project the Commission should encourage. He submitted a copy of the March 2004 HOA newsletter.

Steve Hara, 309 Via Colusa, voiced objections to the proposed project, contending that the only neighbors who signed letters of support are those not affected by it. He reported that he was unable to attend the meeting with Mr. Hoffman's architect, but Mr. Hoffman subsequently visited his home and exclaimed, "Oh, my God," when he saw the view impact and offered to discuss the matter with his architect, but never contacted him again. Submitting photographs to illustrate, he maintained that the project would block the view from his bedroom and decrease the value of his property by 10-15%.

Frank Jacobs, 304 Via Colusa, reported that that proposed project would block his nighttime view of city lights and daytime view of beaches and the Hollywood Riviera, submitting photographs to illustrate. He expressed concerns about the impact on his

property value, explaining that an appraiser recently estimated that the view accounts for approximately 10-15% of the market value of his home.

Robert Mills, 308 Via Colusa, maintained that the proposed project would cause him to lose 50% of his ocean/coastline view due to the two-foot increase in the height of the structure, submitting photographs to illustrate. He noted that he paid approximately \$100,000 or 20% more for his home because of the view and that he purchased this property with the understanding that views were protected by the Hillside Ordinance.

Commissioner Browning expressed concerns that Commissioners were not aware of objections to the project because no letters were submitted to the Community Development Department prior to this hearing, therefore, he had not had an opportunity to personally evaluate these claims. He commented on the difficulty of forming an opinion based on photographs.

Mr. Mills recalled that the notification letter did not ask that information be sent in advance of the hearing.

Chairperson Busch confirmed that those who object to a project are not required to submit information in advance, but explained that it's very helpful to know if there are any objections when Commissioners make site visits because it's not possible to visit every home that could potentially be impacted.

Bob de Vries, 300 Via Colusa, stated that the proposed project will rob him of a portion of his view, which he believes to be significant, and submitted photographs to illustrate.

Jo Anne Milligan, 305 Via Colusa, stated that that project would cause her to lose 95-100% of her view and result in a tremendous reduction in the value of her property.

Steve Nordel, 24002 Janet Lane, reported that he does not live within the notification area, but he was present to support Mr. Hoffman, who is a friend and a valuable member of the community. He voiced his opinion that the project was designed to cause the least intrusion on neighbors, noting the one-story design and low-pitched roof, and urged approval as submitted.

Kelly Evans, 933 Calle Miramar, stated that she supports the project and appreciates the applicant's efforts to comply with the Hillside Ordinance by coming up with a single-story design and a façade that blends with the neighborhood.

Albert Ortiz, 620 Palos Verdes Boulevard, urged approval of the project, citing the applicant's efforts to conform to the Hillside Ordinance. He noted that he does not live within the affected area.

Jim Delurgio, 209 Via El Toro, noting that he does not live within the notification area, expressed support for the project. He stated that he doesn't see how the Hoffmans could improve their property in a more responsible manner, pointing out that the project complies with all requirements and includes no Waivers of setbacks or other items Commissioners typically find objectionable.

The resident of 312 Via Colusa (name inaudible/no speaker card) stated that those who support the project are not affected by it and related her belief that it should be denied because it affects the views of at least 4 neighbors.

Mark Walther, 902 Calle Miramar, reported that he is in the process of trying to redevelop his property and the Hoffmans have agreed to support his project if he supports theirs.

Chairperson Busch advised that any private agreement Mr. Walther has with the Hoffmans was not relevant to this discussion.

Mr. Tomaro stated that he has done everything possible to minimize the impact on neighbors and the only remaining thing that could be done would be to slightly reduce the pitch of the roof.

Mr. Hoffman stated that he was disheartened by how the Hillside Overlay process tears neighborhoods apart, noting that he made a concerted effort to share his plans with neighbors. Submitting photographs to illustrate, he reported that Mr. Mills and Ms. Milligan have two-story homes with views over his house that will not be impacted. He stated that the proposed project would impact only a portion of Mr. Hara's view; that 50% of the view could be recovered by trimming shrubbery; and that Mr. Hara misquoted him and he did not say, "Oh, my God," when he viewed the silhouette from his home.

In response to Commissioner Horwich's inquiry, Mr. Tomaro indicated that he could decrease the height of the project by approximately one foot by reducing the pitch of the roof.

Commissioner Fauk stated that he shared Commissioner Browning's concern about not having an opportunity to personally evaluate claims of view impact and that he favored a continuance or would abstain if the project was voted on this evening.

Chairperson Busch indicated that he also favored a continuance.

Commissioner Horwich stated that he believed the applicant had made a remarkable effort to reach out to his neighbors and doubted that anything could be built on this lot without neighbors having some objections. He stressed the need to consider the property owner's rights as well as the rights of neighbors.

Commissioner Browning expressed support for a continuance and stated that he did not believe lowering the roof would have much effect.

Commissioner Uchima stated that he also favored a continuance and was particularly interested in seeing the impact on Mr. Hara's property. He asked Mr. Hoffman if the photographs submitted by Mr. Hara were representative of the true impact. Mr. Hoffman related his belief that the impact on Mr. Hara's view was not significant.

MOTION: Commissioner Gibson moved to continue the hearing on this matter to September 19, 2007. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Chairperson Busch announced that the hearing would not be re-advertised as it was continued to a date certain and requested that anyone who believes they are impacted by the project, leave contact information with staff.

9A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.

Item was continued to October 17, 2007.

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 9A, PRE07-00018: Tomaro Architecture, to October 17, 2007.

MOTION: Commissioner Browning moved to continue Agenda Item 9A to October 17, 2007. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Manager Lodan reported that neighbors present at the prior hearing were notified of the continuance and announced that the hearing would not be re-advertised as it was continued to a date certain.

Commissioner Horwich requested that the Commission be provided with the list of neighbors who were notified.

AGENDA ITEM 9A

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT(S): Precise Plan of Development 07-00018
LOCATION: 109 Via Sevilla

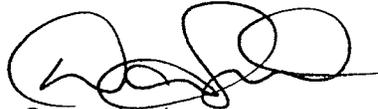
The applicant has requested a continuance to the November 7, 2007 Planning Commission hearing to address neighbor concerns. Staff has no objections to this request.

Prepared by,



Oscar Martinez
Planning Associate

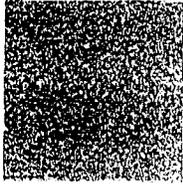
Respectfully submitted,



for: Gregg Lodan
Planning Manager

Attachments:

1. Correspondence from Applicant



TOMARO
ARCHITECTURE
INCORPORATED

October 9, 2007

Gregg Lodan
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90509-2970

Re: Hoffman Residence
109 Via Sevilla

Dear Gregg:

I am asking your consideration to continue the public hearing for the precise plan for the above-referenced project to the November 7th meeting. I am asking for this continuance in order to allow time for us to evaluate the neighbors' issues and to properly address them in the redesign of the project.

Thank you for your consideration.

Sincerely,

Louie M. Tomaro, A. I. A.
Tomaro Architecture, Incorporated

cc: Bob Hoffman

LMT/atm

Architecture

Interior Design

Landscaping
Design

Construction
Administration

1001 Sixth Street
Suite No. 100

Manhattan Beach,
California 90266

Tel: 310.318.8089

Fax: 310.318.9400

www.Tomaro.com

OCT 10 2007

AGENDA ITEM 9A

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT(S): Precise Plan of Development 07-00018
LOCATION: 109 Via Sevilla

The applicant has requested a continuance to the October 17, 2007 Planning Commission hearing to evaluate and address neighbor concerns. Staff has no objections to this request.

Prepared by,



Oscar Martinez
Planning Associate

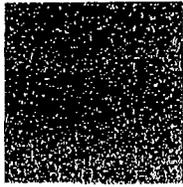
Respectfully submitted,



Gregg Lodan
Planning Manager

Attachments:

1. Correspondence from Applicant
2. List of concerned neighbors (Limited Distribution)



TOMARO
ARCHITECTURE
INCORPORATED

September 12, 2007

Oscar Martinez
Planning Associate
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90509-2970



Re: Hoffman Residence
109 Via Sevilla

Dear Oscar:

I am asking your consideration to continue the public hearing for the precise plan for the above-referenced project to the October 17th meeting. I am asking for this continuance in order to allow time for us to evaluate the neighbors' issues and to properly address them.

Thank you for your consideration.

Sincerely,

Louie M. Tomaro, A. I. A.
Tomaro Architecture, Incorporated

LMT/atm

Architecture

Planning

Landscape
Design

Construction
Administration

1001 Sixth Street
Suite No. 100

Manhattan Beach,
California 90266

Tel: 310.318.8089

Fax: 310.318.9400

www.Tomaro.com

SUPPLEMENTAL #2 TO AGENDA ITEM 11A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): PRE07-00018

LOCATION: 109 Via Sevilla

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

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



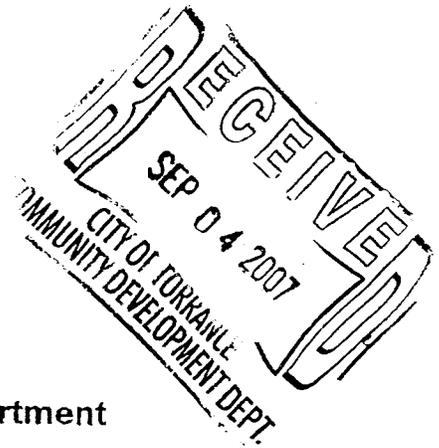
Gregg D. Lodan, AICP
Planning Manager

Attachment:

- 1) Correspondence

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

Phone: (310) 378-7108
Fax: (310) 373-8240
E-mail: bobhoffman@att.net



Fax Cover Sheet

TO: Oscar Martinez (310-618-5829)
City of Torrance
Community Development Department

FROM: Bob Hoffman

DATE: September 4, 2007

NO. PAGES: 3 (including cover)

SUBJECT: Signed statement of "no objection"
Precise Plan Application No. PRE-07-00018

COMMENTS:

Attached is a cover letter to Gregg Logan transmitting a signed "Statement of No Objection" from 116 via Sevilla, Redondo Beach, California.

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

September 4, 2007

Mr. Gregg D. Logan, AICP
Planning Manager
Community Development Department
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970

Subject: **Statements by Neighbors of No Objection to Our Proposed Project
Precise Plan Application No. PRE07-00018**

Dear Mr. Logan:

On August 25, 2007, we received the City of Torrance Notice of Public Hearing before the Planning Commission on September 5, 2007 regarding our Precise Plan of Development for our home re-build project located at 109 via Sevilla, Redondo Beach (City of Torrance), California.

Over the past few months, we have reached out to our neighbors to discuss our proposed project. With a letter dated August 27, 2007, I forwarded seven statements of "no objection" to our proposed project signed by neighbors and residents of the Hillside Overlay District of the Hollywood Riviera. Attached, please find an additional signed statement of "no objection" from 116 via Sevilla, which is located on the southwest corner of via Colusa and via Sevilla, caddy corner from our home and proposed project.

Sincerely,



Robert D. Hoffman

Attachments

**Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277**

August 25, 2007

**Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018**

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

J. Goodrich

Signature

James Goodrich

Printed Name

Signature

Printed Name

116 Via Sevilla

Address

Redondo Beach 90277

9-3-07

Date

Martinez, Oscar

From: Steve Hara [shara@socal.rr.com]
Sent: Tuesday, September 04, 2007 8:27 PM
To: Martinez, Oscar
Subject: FW: 109`Via Sevilla
Attachments: DSC01558.JPG; DSC01590.JPG; DSC01591.JPG

Oscar,
Thank you for spending time with me on such short notice.

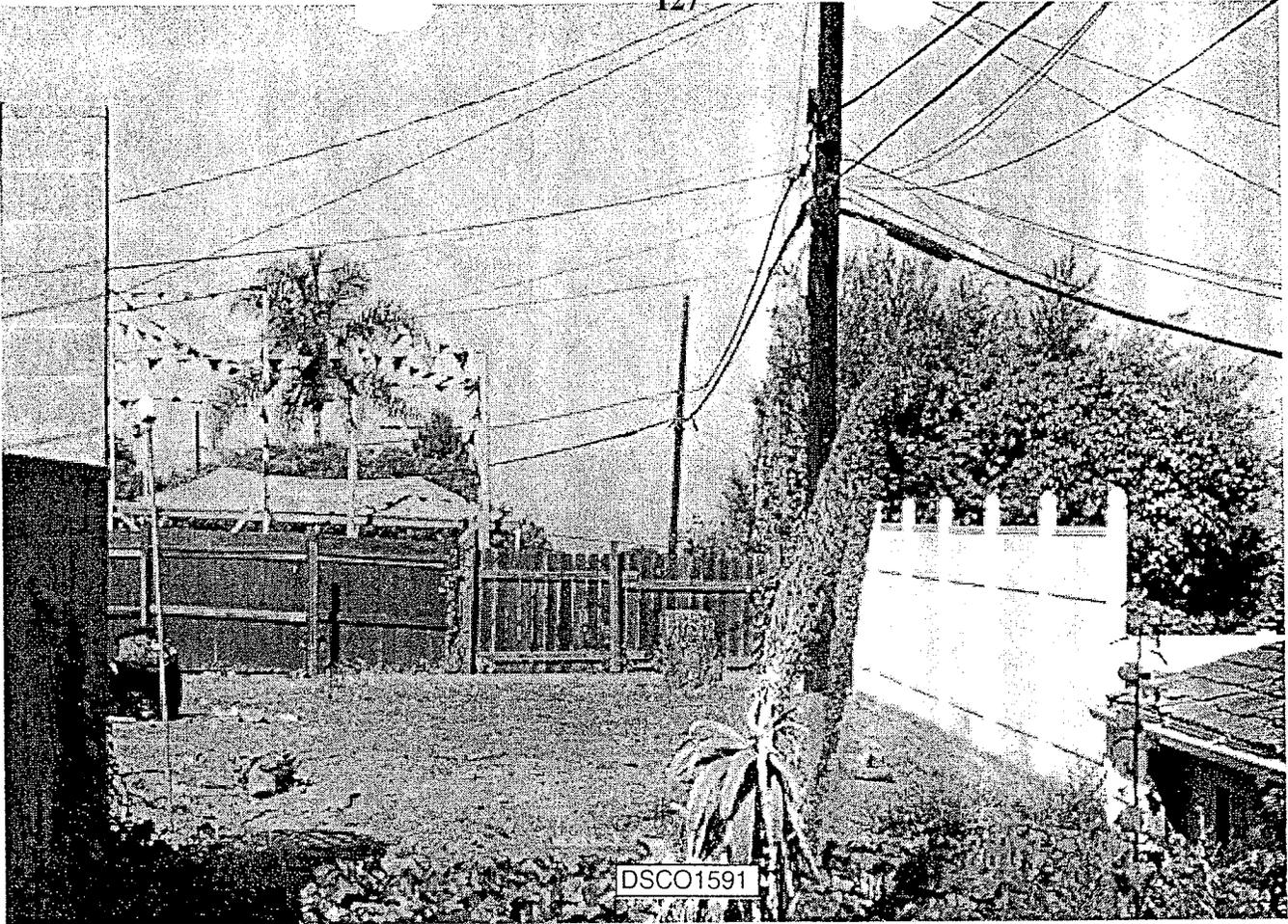
Picture DSCO1558: This shows my view from my bedroom. As you can see the "flags" eliminate most of the ocean view from this 6 ft. window. When Mr. Hoffman came over to invite me for his meeting, (I could not attend because of a wedding) I invited him in to see this. His exact words were, "My God, I had no idea". He told me that he would discuss this with his architect and "that's why the city has a process in place". Mr. Hoffman has never gotten back to me to discuss any alternative solutions.

Picture DSCO1590: This shows my view at sunset. It's a view that we love as I am sure you can appreciate.

Picture DSCO1591: Years ago an architect friend of mine told me that I had to leave 15 feet from my house to the easement. If he was correct, this picture shows that Mr. Hoffman's plans builds his addition right up to what I believe is the easement line. This picture was taken from the easement directly in back of my home and the pink cinderblock to the left of the picture is where the easement starts from my backyard. As you can, see our neighbor, Ms. Milligan has not built to the "easement line".

Although I can't show a picture of this, I have been assured by realtors that this view can impact the value of my home by as much as \$150,000. As I approach retirement from Torrance High School, this money has even a larger impact Bottom line, my wife and I are asking that members of the planning board reject the Hoffman's plan to expand.

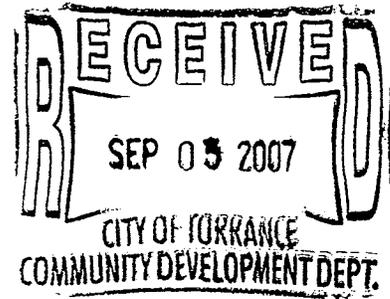




DSCO1591

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

Phone: (310) 378-7108
Fax: (310) 373-8240
E-mail: bobhoffman@att.net



Fax Cover Sheet

TO: Oscar Martinez (310-618-5829)
City of Torrance
Community Development Department

FROM: Bob Hoffman

DATE: September 4, 2007

NO. PAGES: 3 (including cover)

SUBJECT: Signed statement of "no objection"
Precise Plan Application No. PRE-07-00018

COMMENTS:

Attached is a cover letter to Gregg Logan transmitting a signed "Statement of No Objection" from ~~116 via Sevilla~~, Redondo Beach, California.

209 via EL Toro

Up until about one year ago, Mr. Delugio lived at 205 via Colusa. Mr. Delugio also grew up in the Hollywood Riviera.

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

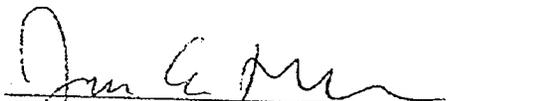
Your support will help in this approval process.

Thank you,

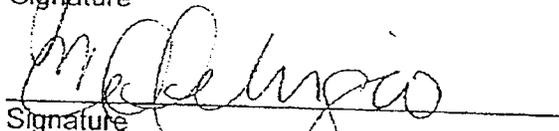
Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,


Signature

James E. Delurgio
Printed Name


Signature

Elizabeth Delurgio
Printed Name

209 Via el Toro, Torrance, CA 90277
Address

9/3/07
Date

Andy and Tiffany Aguirre
340 Via Colusa
Redondo Beach, CA 90277

October 5, 2007

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

Subject: Plans to remodel 109 Via Sevilla

Dear Mr. Lodan:

Let me begin by identifying myself as a resident of the Hollywood Riviera who has been through this very outdated and unfair process. I am submitting this letter in support of Robert and Patricia Hoffman's petition to the City of Torrance Planning Commission to approve their proposed plans to remodel their home at 109 Via Sevilla.

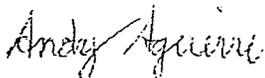
I have taken time to evaluate the blueprints and the silhouettes at 109 Via Sevilla. The proposed project demonstrates a reasonable remodel and due respect to the neighbors. I am not about to get into the subjective arguments about "too big for the neighborhood, "preservation of space, greenery, and views" and "effect on value of the homes". These are all subjective opinions, that people tend to feel they have a right to use as justifiable objections to a long, expensive and well thought out project. **What is proposed is a SINGLE story house replacing a single story house (yes bigger).** The homeowners are trying to utilize **THEIR** property to meet their needs, and yes their desires. I don't see any part of their plans that cause an unfair situation to anybody. Until someone invents invisible houses ANY remodel is going to inevitably affect someone. The effect however includes positive ones as well. A "cute", dated home is being replaced by an updated, aesthetically pleasing home.

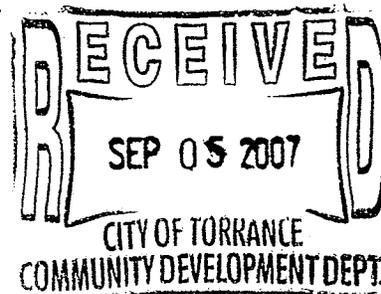
The spirit of the Hillside Overlay and the Planning Commission are well intended, however the results of it are outdated and force homeowners through an unreasonable and expensive process. ANY remodel is going to affect someone. Is this Planning Commission Meeting filled with objectors? I am not trying to make light of any homeowner's objections that have merit. I know from experience that objections are more often than not, motivated by selfish interests. What do I mean by that? Well unless you move into a Master Planned community that will not change because of Covenants, Conditions and Restrictions change is a factor that should be taken into consideration. We are neighbors and should respect others' right to remodel to create their Dream homes.

I hope that each member of the Planning Commission has the courage to make an equitable decision and not simply go through the motions (appeal after appeal) to appease the involved parties. I can tell you that this process causes a homeowner stress, anxiety, added costs and contemplations of moving elsewhere. I suggest we support neighbors like the Hoffmans whose proposed remodel is both reasonable and considerate of neighbors.

I apologize for not being able to attend tonight's meeting, but I can be reached at anytime by phone. If you should have questions please ask Robert Hoffman for contact phone numbers.

Sincerely,


Andy Aguirre
340 Via Colusa



SUPPLEMENTAL #1 TO AGENDA ITEM 11A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): PRE07-00018

LOCATION: 109 Via Sevilla

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

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,

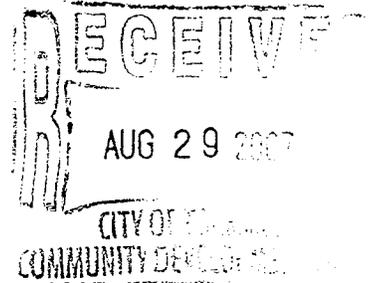


Gregg D. Lodan, AICP
Planning Manager

Attachments:

- 1) Correspondence Dated August 29, 2007

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277



August 27, 2007

Mr. Gregg D. Logan, AICP
Planning Manager
Community Development Department
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970

**Subject: Statements by Neighbors of No Objection to Our Proposed Project
Precise Plan Application No. PRE07-00018**

Dear Mr. Logan:

On August 25, 2007, we received the City of Torrance Notice of Public Hearing before the Planning Commission on September 5, 2007 regarding our Precise Plan of Development for our home re-build project located at 109 via Sevilla, Redondo Beach (City of Torrance), California.

Over the past few months, we have reached out to our neighbors to discuss our proposed project. Attached, please find seven statements of "no objection" to our proposed project signed by neighbors and residents of the Hillside Overlay District of the Hollywood Riviera. The addresses of residents that signed "no objection" statements to our Precise Plan for Development include:

106 Via Sevilla
110 Via Sevilla
906 Calle Miramar
910 Calle Miramar
313 Via Colusa
340 Via Colusa
23644 Susana Avenue

Sincerely,



Robert D. Hoffman

Attachments

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

Paul Ilie

Signature

PAUL ILIE

Printed Name

Signature

Printed Name

106 via Sevilla

Address

26 Aug 07

Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,



Signature

JEAN MORRIS

Printed Name

Signature

Printed Name

110 VIA SEVILLA REDONDO BEACH CA 90277

Address

Aug 25 2007

Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

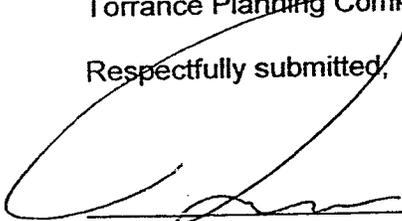
Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,



Signature



Printed Name



Signature

Kim Bright

Printed Name

906 Calle Miramar

Address

8-26-07

Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

[Signature]

Signature

Ronald Weese

Printed Name

[Signature]

Signature

Karen Weese

Printed Name

910 Calle MIRAMAR

Address

8/26/07

Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

[Handwritten Signature]

Signature

JASON PEARCE

Printed Name

Signature

Printed Name

313 VIA COLUSA

Address

08/25/2007

Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precise Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

Andy Aguirre
 Signature

Andy Aguirre
 Printed Name

[Signature]
 Signature

TIFFANY AGUIRRE
 Printed Name

340 Via Colusa Redondo Beach, CA 90277
 Address

8-25-07
 Date

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 25, 2007

Re: 109 via Sevilla, Redondo Beach, California
Precice Plan Application PRE07-00018

Dear Neighbor:

We are in the process of building a new home. We have asked our Architect, Louie Tomaro, to design a single story "Prairie Style" residence on our corner lot. Because we live in a Hillside Overlay area of Torrance, a public hearing before the Torrance Planning Commission is required.

In working with our Architect, we did our best to minimize impact on our neighbors with a design that we believe will complement the neighborhood. We ask you to review the design and consider completing the bottom portion of this letter to show support for our proposed home.

Your support will help in this approval process.

Thank you,

Bob and Pat Hoffman

I (we) have no objection to the use, improvements, square footage, Floor Area Ratio (0.44), grading, or architectural style of the proposed construction. I (we) support the approval by the Torrance Planning Commission of this proposed project

Respectfully submitted,

Brian Campbell
Signature

Brian Campbell
Printed Name

Signature

Printed Name

23644 Susana Ave Torrance 90505
Address

July 26 2007
Date

AGENDA ITEM NO. 11A**CASE TYPE & NUMBER:** Precise Plan of Development - PRE07-00018**NAME:** Tomaro Architecture (Bob & Pat Hoffman)**PURPOSE OF APPLICATION:** Request for approval of a Precise Plan of Development to allow the construction of a new one-story single family residence on property located in the R-1 Zone in the Hillside Overlay District.**LOCATION:** 109 Via Sevilla**ZONING:** R-1, Single Family Residential District / Hillside Overlay District**ADJACENT ZONING AND LAND USE:**

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

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 one-story single-family residence on this property is consistent with Low Density Residential designation.**ENVIRONMENTAL FINDINGS:** Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a 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).**EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:** The lot is rectangular in shape and has a slight downward slope along Via Sevilla. The subject property is developed with an existing 1,568 square foot single-story single family residence with an attached garage originally constructed in 1952 and added onto in 1967.**BACKGROUND AND ANALYSIS:**

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

The rectangular lot is 7,070 square feet in area. The project involves the removal of the current residence on the property. The residence currently has a driveway and garage off

of Via Sevilla which will be rearranged to be accessed off of Via Colusa. The applicant is proposing a 20 foot front yard setback, a 5 foot 8 ¾ inch interior side yard setback, 10 foot exterior side yard setback and an 18.5 foot average rear yard setback. These setbacks either meet or exceed all setback requirements.

The new residence will contain a master suite, one bedroom, kitchen, dining room, great room, den, two bathrooms, and office. The highest ridge of the new residence will be 17 feet nine inches according to the certified silhouette.

The project proposes a lot coverage of 46% and floor area ratio of 0.45. A project summary is provided below:

Statistical Information

| | | |
|----------------------------------|-------------------|-------|
| ◆ Lot Area | 7,070 square feet | |
| ◆ New Residence | 2,754 square feet | |
| ◆ New Garage | 398 square feet | |
| ◆ Covered Patio | 133 square feet | |
| ◆ Total Floor Area (Inc. Garage) | 3,152 square feet | |
| ◆ Floor Area Ratio | 0.45 | |
| ◆ Maximum Floor Area Allowed | 3,535 square feet | @ 0.5 |
| ◆ Lot Coverage | 46% | |
| ◆ Maximum Lot Coverage | 50% | |

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 #4). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment #5). A licensed engineer has verified the height of the silhouette and staff made a field inspection. The applicant has also provided a letter that was delivered to neighbors inviting them to review and comment on the plans (Attachment #6). A signature page of those who attended the meeting is also attached (Attachment #7).

Based on staff observations, the proposed development does not appear to have significant impacts on view, light, air or privacy of surrounding properties. The properties to the south appear to have views to the north but are not impacted by the proposed construction as it is only one story. Properties to the east, west, and north do not appear to have views over the roof of the existing residence. As of the printing of this report, Staff has not received any correspondence from neighboring property owners.

The applicant has submitted plans for a project that complies with the R-1 standards, maintains height requirements, exceeds the open space requirements and is within the

maximum lot coverage and floor area ratio limits for this property. The design of the single-story home with low-pitched hipped roofs helps minimize view impairments of surrounding properties. The residence incorporates material finishes that are compatible with the surrounding homes such as stucco, a fire-free slate roof, wood windows with aluminum clad exterior, and a natural wood finish on the roof overhangs. This project, as conditioned, does not appear to cause any significant intrusion on the view, light, air or privacy of adjacent properties. Staff is recommending approval of this application as conditioned.

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,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Planning Commission Resolution
2. Location and Zoning Map
3. Code Requirements
4. Hillside Ordinance Criteria Response
5. Silhouette Verification
6. Letter to Neighbors
7. Neighbor Signature Page
8. Site Plan, Floor Plans, & Elevations

PLANNING COMMISSION RESOLUTION NO. 07-100

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 A NEW ONE-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 109 VIA SEVILLA.

PRE07-00018: TAMARO ARCHITECTURE (BOB & PAT HOFFMAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Precise Plan of Development filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla; 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, Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a 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 109 Via Sevilla; and
- b) That the property is identified as Lot 12, Block H, Tract 10304 as per map recorded in Parcel Map Book 7513, Page 013 and Parcel 012 in the Office of the County recorder County of Los Angeles, State of California; and
- c) The project is in compliance with both the R-1 Zoning and the Low Density General Plan designation for this site; and
- d) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity as conditioned because the new residence will be one-story. Additionally, residences to the south are at a higher elevation and views are not impacted by the proposed residence; and
- e) 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 applicant has maintained the one-story residence to minimize the impact on any views of the surrounding properties; and

- f) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and
- g) 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; and
- h) 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. The proposed additions will update a residence built in 1954 and it is in compliance with the R-1 Zone; and
- i) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- j) 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 applicant is attempting to maintain a contemporary architectural style; and
- k) That denial of such an application would result in an unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home and maintain a single story elevation is to increase the height in areas in which the residence already existed. Additionally, the areas in which the residence did not exist previously, will maintain a lower ridge height than the rest of the residence to reduce view impacts of surrounding properties; and
- l) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are other single-family residences in the surrounding area and finally the new residence will upgrade an older home with an enhanced structure; and

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE07-00018, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE07-00018, filed by Tomaro Architecture (Bob & Pat Hoffman) to allow a new one-story single family residence on property located

in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla, 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 07-00018 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 07-00018 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 a height of 17 feet nine inches as represented by the elevation of 119.25 and a lowest adjacent grade of 101.5 based on a bench mark elevation of 100.63 located at the southwesterly corner of the property 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 17 feet nine inches based on the elevation of 119.25 and a lowest adjacent grade of 101.5 as indicated on the certified silhouette based on the benchmark elevation of 100.63 as shown on the survey map on file in the Community Development Department; (Development Review)
5. That automatic garage roll-up doors shall be provided; (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 the applicant shall correct the site data on the plans to reflect the 7,070 sf parcel area at time of plancheck; (Development Review)
8. 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)

Introduced, approved and adopted this 5th day of September, 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 5th day of September, 2007, by the following roll call vote:

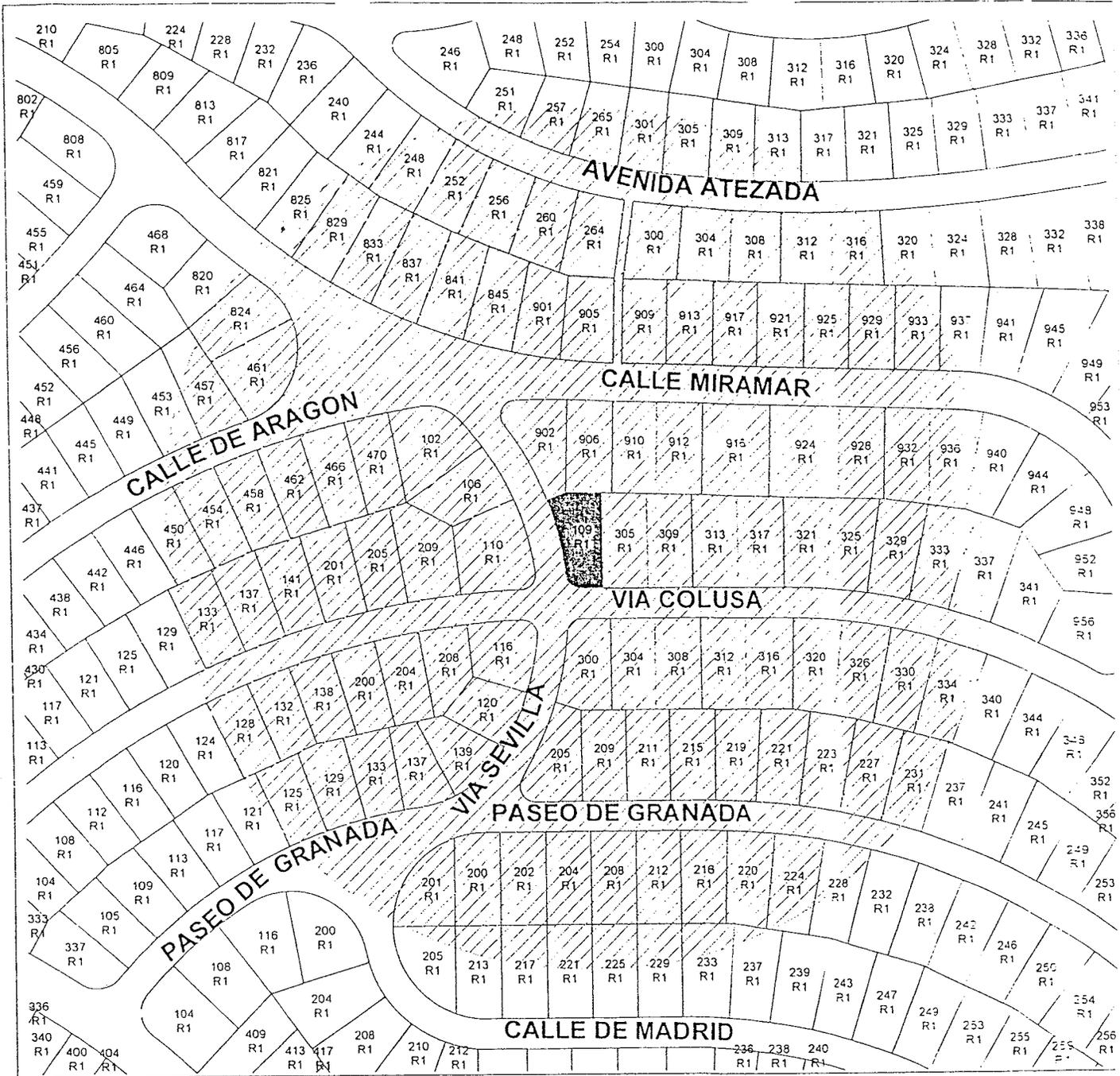
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

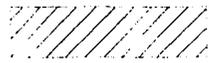


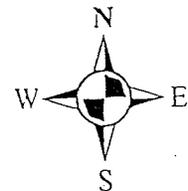
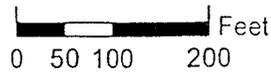
LOCATION AND ZONING MAP

109 Via Sevilla
PRE07-00018



LEGEND

-  Notification Area
-  109 Via Sevilla



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 each room for cable television.

Engineering:

- A C&E Permit is required from the Community Development Department/Engineering Division for any work in the public right-of-way.
- Close abandoned driveway(s) with full height curb and gutter to match existing.
- Install a street tree on Via Colusa and Via Sevilla for every 50' for the width of this lot (City code sec. 74.3.2). Contact the Torrance Public Works Dept. at (310) 781-6900 for the information on the type and size of tree for your area.

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)
- Provide 4" (minimum) contrasting address numerals for residential, condo, etc. uses

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.

HOFFMAN RESIDENCE¹⁴⁹ - 109 VI SEVILLA

JUL 13 2007

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 PROPOSED DEVELOPMENT UTILIZED LOW PROFILE
HIP ROOFS ALONG WITH A 1 STORY PROPOSED
DEVELOPMENT TO MAXIMIZE LIGHT, AIR, AND VIEWS
TO OTHER PROPERTIES IN THE VICINITY - WINDOWS
ARE DIRECTED AWAY FROM ADJACENT PROPERTIES
TO MAXIMIZE PRIVACY

- 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:

DESIGN FEATURES SUCH AS ONE STORY LOW PROFILE
HIP ROOFS WITH A CENTRAL COURTYARD ALLOWS FOR
LOW ROOF LINES TO MAXIMIZE LIGHT, VIEW, AIR,
WHILE THE LOCATION OF THE DEVELOPMENT
HAS MAINTAINED THE PRIVACY FOR EAST
NEIGHBORS AS WELL AS NEIGHBORS ACROSS
THE STREETS

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

HIP ROOFS, 1 STORY ROOFLINE, LOW PITCHED ROOF,
LONG OVERHANGS, AND BUILDING COURTYARDS
HAVE BEEN EMPLOYED TO CREATE AN ATTRACTIVE
AND HARMONIOUS DESIGN WITH OTHER 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:

THIS DEVELOPMENT IS CONSISTANT WITH OTHER
PROPERTIES IN THE VICINITY AS FAR AS SIZE,
HEIGHT AND STYLE AND WILL NOT HAVE A
HARMFUL IMPACT BUT SHOULD ACTUALLY
RAISE THE LAND VALUE IN THE AREA.

- 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):

THIS PROPOSED 1 STORY RESIDENTIAL DEVELOPMENT
IS CONSISTANT WITH OTHER 1 & 2 STORY PROPERTIES
WITHIN THE VICINITY, AND IS REPLACING AN
EXISTING 1 STORY STRUCTURE

- 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 DEVELOPMENT IS PROPOSED IN A RESIDENTIAL
AREA CONSISTING OF 1 & 2 STORY RESIDENTIAL
PROPERTIES. GRANTING THIS APPLICATION WILL
BE CONSISTANT WITH THE TYPE OF DEVELOPMENT
AND WILL NOT HAVE ADVERSE CUMULATIVE IMPACT.

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 EXISTING STRUCTURE IS LESS THAN 1500 SQ. FT. AND EVEN WITH REARRANGING SPACE WITHIN DOES NOT ALLOW FOR ENOUGH AREA, INCREASING THE SIZE OF THE STRUCTURE WILL ONLY INCREASE THE HEIGHT SLIGHTLY

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

IT SHOULD NOT BE EXPECTED THAT 1500 SQ. FT. IS ADEQUATE FOR A FAMILY WITH TODAY'S LIVING STYLE AND IN HOME OFFICES REQUIRED FOR THIS DEVELOPMENT. NOT BEING ABLE TO EXPAND THE SIZE OF THE EXISTING STRUCTURE WOULD BE A HARDSHIP

- 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):

THIS DEVELOPMENT IS CONSISTANT WITH PROPERTIES IN THE VICINITY AND WILL REPLACE THE EXISTING 1 STORY STRUCTURE WITH A NEW 1 STORY STRUCTURE, THE PUBLIC WILL NOT BE IMPACTED



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 109 VIA SEVILLA
(address)

on 7-12-07, based on plans submitted to the City of Torrance
(date)

by TOMARO ARCHITECTS on _____ The survey was taken
(applicant/architect) (date)

from a bench mark located at SOUTHWESTERLY L&T "RCE 30826"
(address)

(attach map) which established a base elevation of 100.63.

The ridge line/highest point of the roof was determined to have an elevation of 119.25.

The plans indicate that the elevation should be 119.25.

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.

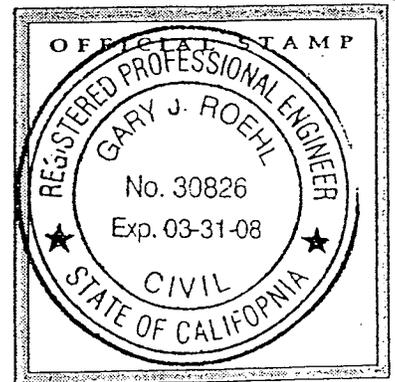
GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

[Signature]
SIGNATURE

(310) 542-9433
PHONE

7-16-07
DATE

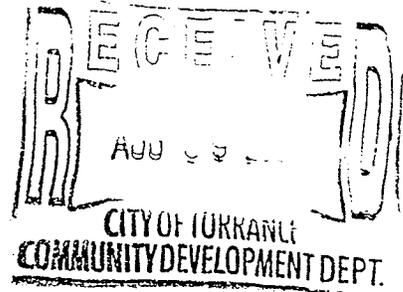


Notes: _____ Job # 06-075

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

August 3, 2007

Mr. Gregg D. Logan, AICP
 Planning Manager
 Community Development Department
 City of Torrance
 3031 Torrance Boulevard
 Torrance, CA 90503-2970



Subject: **Precise Plan Application No. PRE07-00018**

Dear Mr. Logan:

On July 13, 2007, we submitted a Precise Plan Application to the City of Torrance for new construction of single story home in the Hollywood Riviera with a floor-area-ratio of approximately 0.45.

Prior to submittal of the Precise Plan Application, a silhouette was constructed for proposed project (erected July 10, 2007). I personally spoke to neighbors in the immediate vicinity of my home a few days before the silhouette was constructed to let them know of our plans.

On July 15, 2007, I handed out the attached note to several neighbors inviting them to meet at our home with our architect (Louie Tomaro) on July 21, 2007 to review the plans and share any comments they might have. The notices were hand delivered to the following addresses:

| | | |
|----------------|-----------------------|-----------------|
| 300 via Colusa | 902 Calle via Miramar | 106 via Sevilla |
| 304 via Colusa | 906 Calle via Miramar | 110 via Sevilla |
| 305 via Colusa | 910 Calle via Miramar | 116 via Sevilla |
| 306 via Colusa | | |
| 308 via Colusa | | |
| 309 via Colusa | | |

Attached is a list of who attended the meeting with our architect on July 21, 2007 to review drawings and provide comments on our proposed project.

Sincerely,

Robert D. Hoffman

Attachments

July 15, 2007

Dear Neighbor:

We are planning to do a remodel to our home at the corner of via Sevilla and Colusa. The silhouette of our proposed home is for a single story home that will cover less than 50 % of our corner lot.

We would ^{like} you to come to our home next Saturday, July 21st at 10:00 am to see our plans, meet our architect (Louie Tomaro) and share your comments on the home we are planning.

We look forward to meeting you.

Bob and Pat Hoffman

109 via Sevilla
(310) 378-7108

Santana, Danny

From: bob@3hoffman.com
Sent: Thursday, November 01, 2007 10:33 PM
To: Martinez, Oscar
Cc: Lodan, Gregg; Santana, Danny
Subject: Letter to Planning Commissioners
Attachments: Letter to City of Torrance Planning Commissioners (11-2-07).pdf

Attached is a brief letter I'd appreciate if you could provide to each Planning Commissioner.

thanks,

Bob Hoffman

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

Subject: Commissioner Letter

From: "Martinez, Oscar" <OMartinez@TORRNET.COM>

Date: Thu, November 01, 2007 5:40 pm

To: "bob@3hoffman.com" <bob@3hoffman.com>

Cc: "Lodan, Gregg" <GLODAN@Torrnet.com>, "Santana, Danny" <DSantana@TORRNET.COM>

Bob,

Can you please cc Gregg and Danny with that attachment tomorrow as I will not be here. I will have that cd ready for you to pick up with your packet. Thanks.

O Martinez

Bob and Pat Hoffman
109 via Sevilla
Redondo Beach, CA 90277

November 2, 2007

Chairman Martin Busch
Vice Chairman Richard T. Browning
Commission Member Jim Faulk
Commission Member Judy Gibson
Commission Member Harvey Horwich
Commission Member Rat Uchima
Commission Member Kurt Weideman
City of Torrance Planning Commission
3031 Torrance Boulevard
Torrance, CA 90503-2970

Subject: **Precise Plan Application No. PRE07-00018**

Dear Planning Commissioners:

I appreciate the Planning Commission's patience in granting continuances to allow us to have further discussions with our neighbors and work with our architect to revise our plans. We believe our revised design significantly reduces impacts to our neighbors, resulting in the least intrusion on the views, light, air and privacy of other properties in the vicinity. We look forward to presenting our revised plan on November 7, 2007 to the Planning Commission for your consideration.

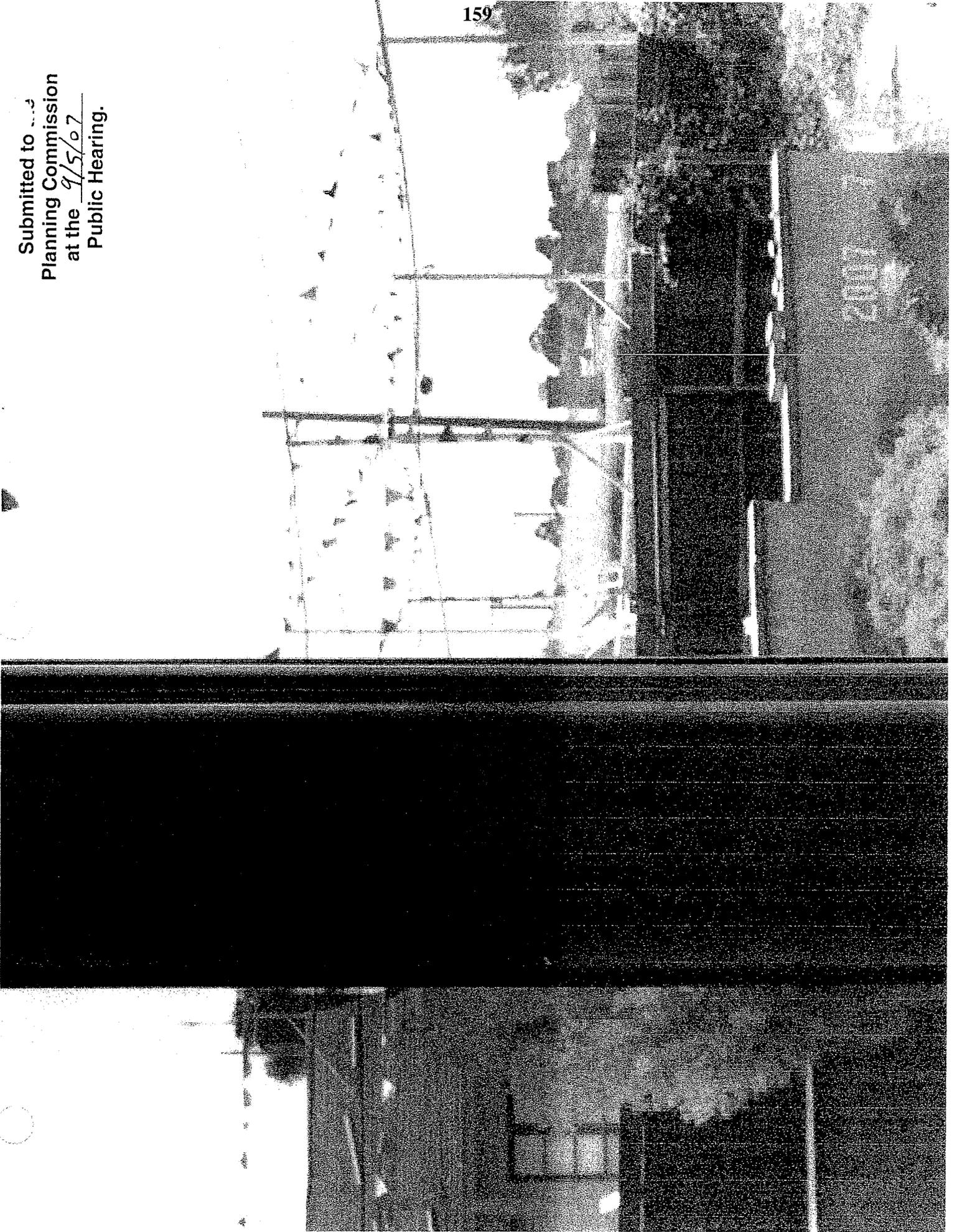
I understand Community Development Staff will be issuing their report on the revised design and you may be visiting our neighbor's properties to gain perspective on our proposed home. I would welcome to opportunity to meet with you to share our perspective as the property owner and Precise Plan Applicant. Please feel free to call me at my home (310-378-7108) or cell (310-874-2638) or e-mail me at bob@3hoffman.com to schedule a convenient time to meet at our home.

Thank you,

Sincerely,

Bob Hoffman

Submitted to
Planning Commission
at the 9/5/07
Public Hearing.

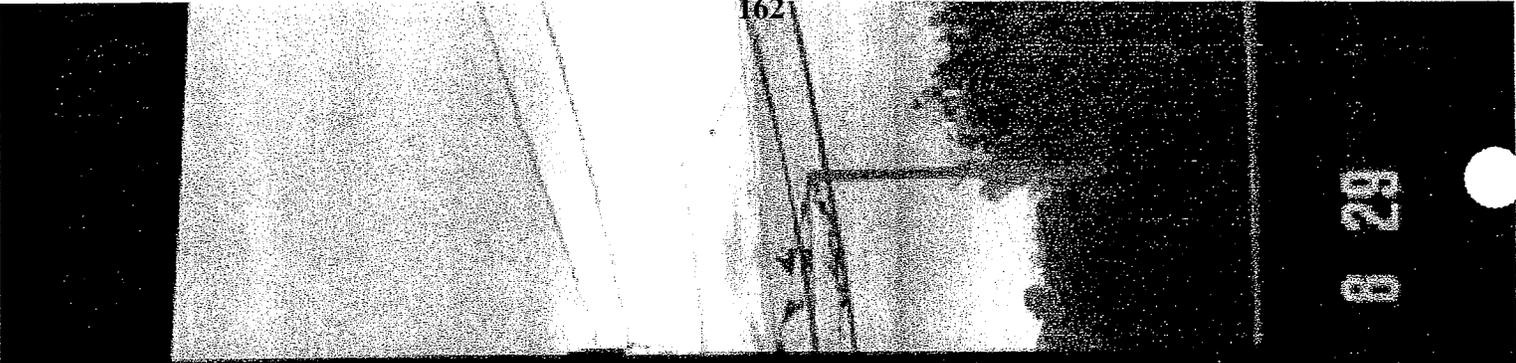




2007 0 29



2007 8 28

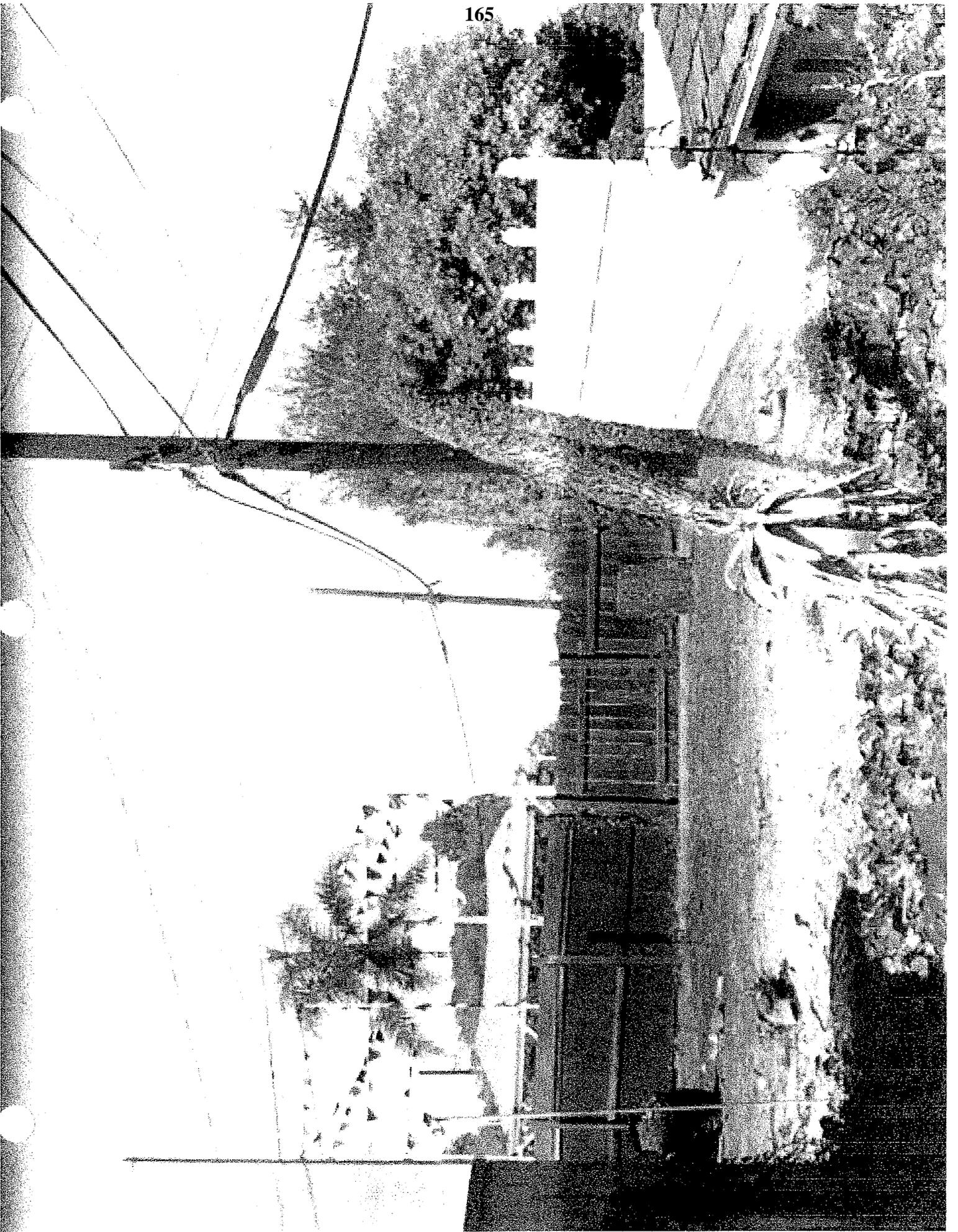


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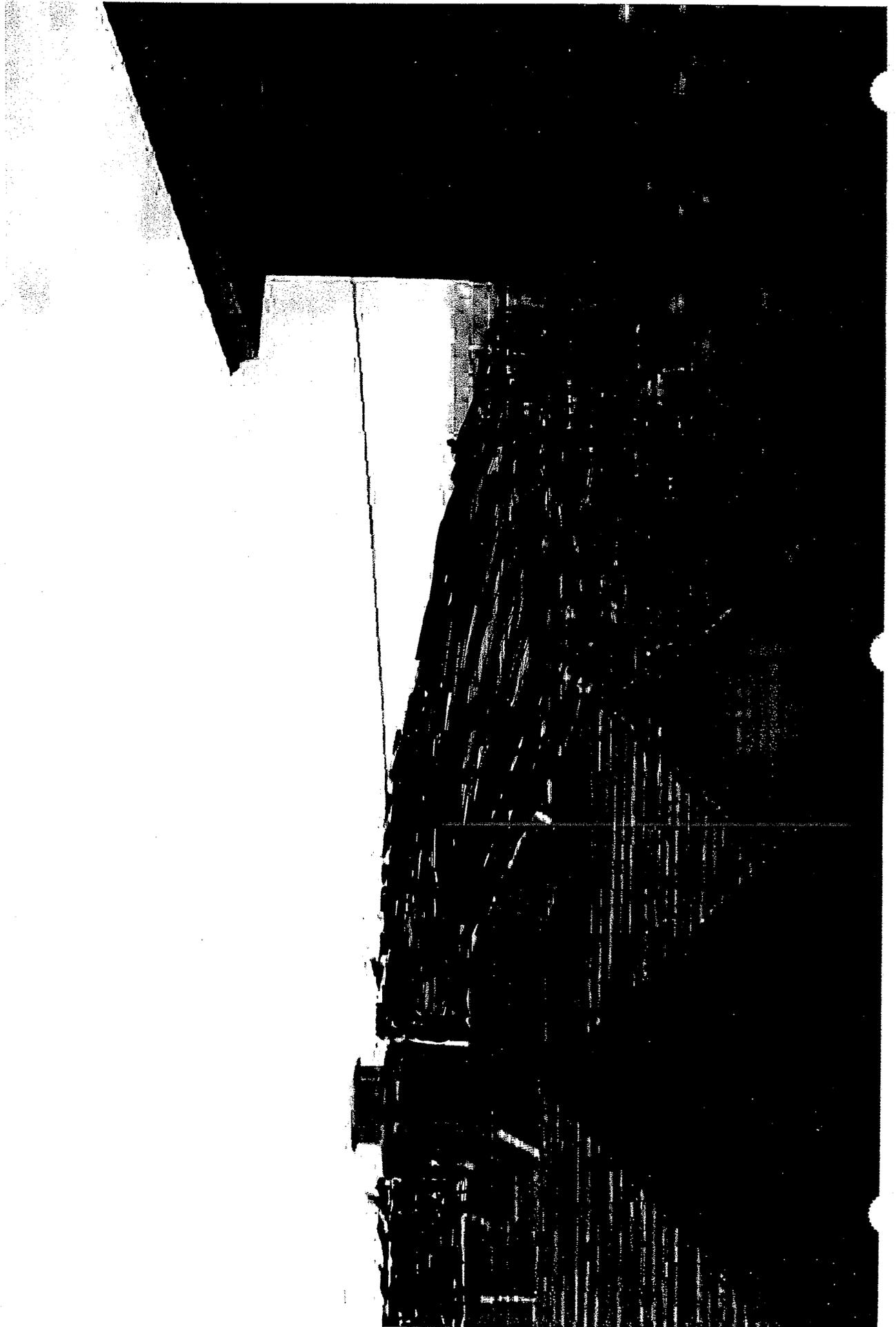
2007 7 10



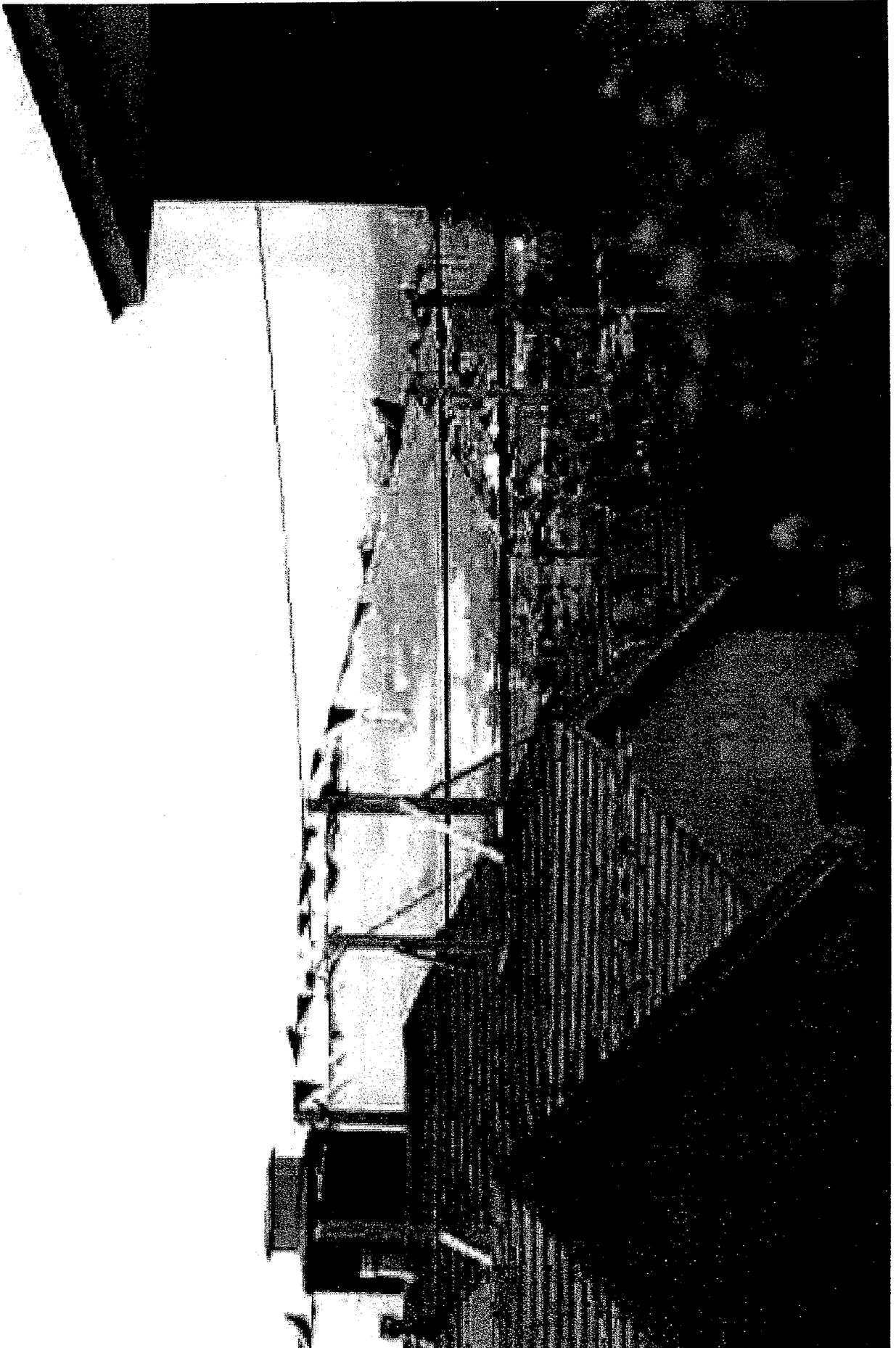


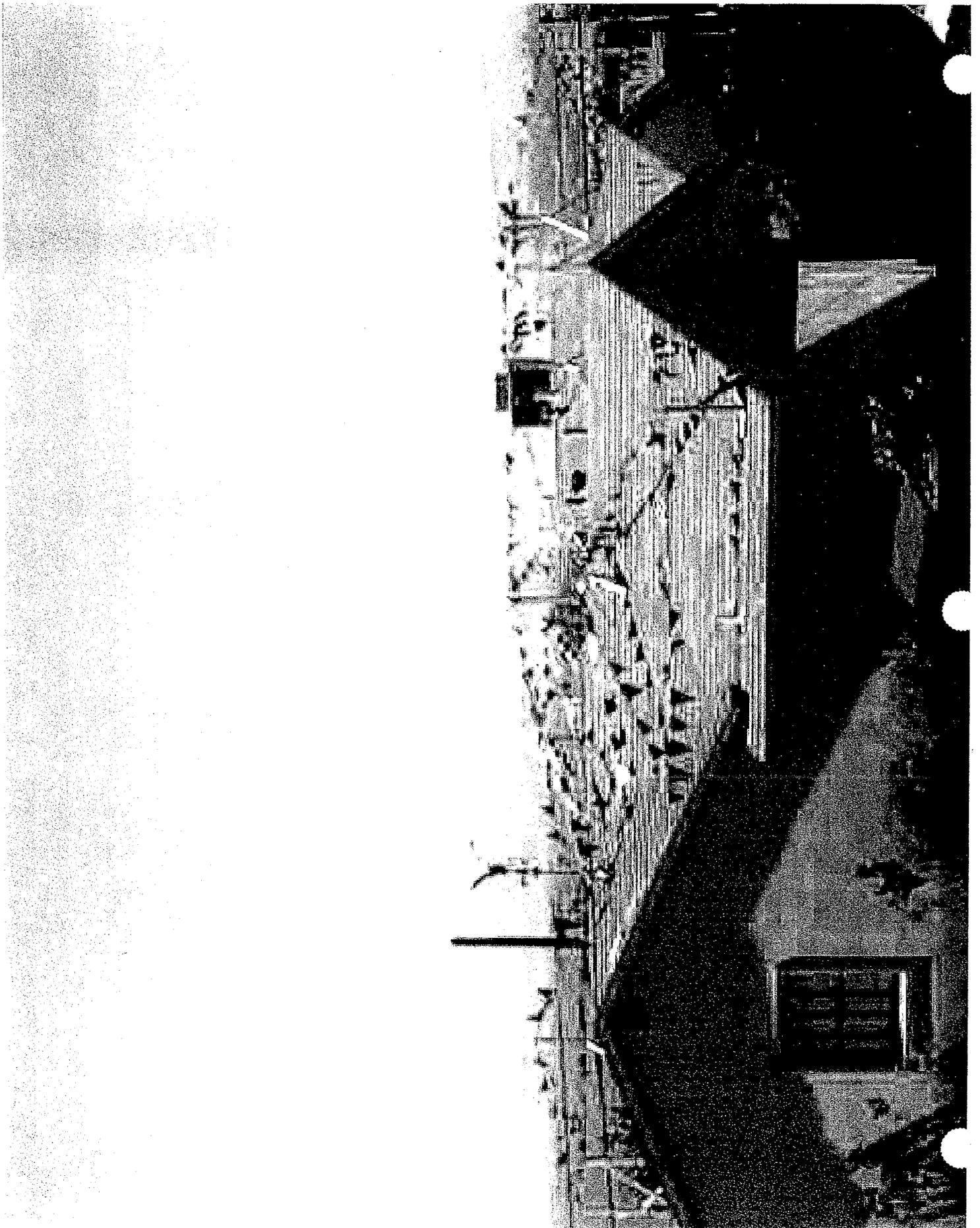
304 VIA COLUSA

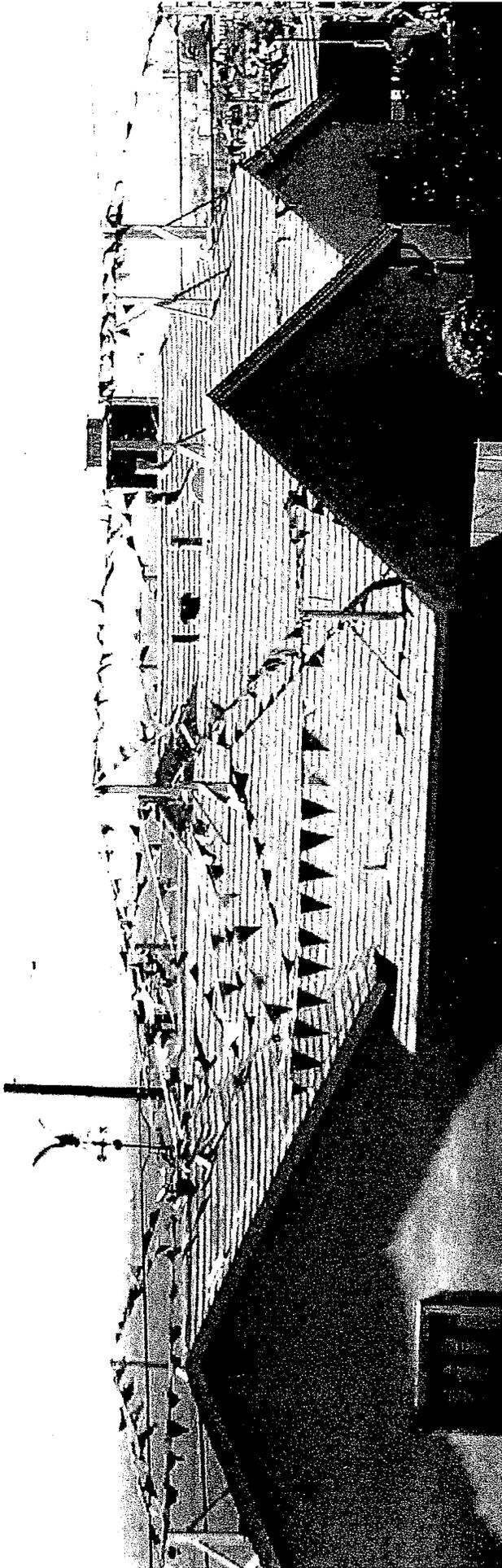
Submitted to the
Planning Commission
at the 9/5/07
Public Hearing.

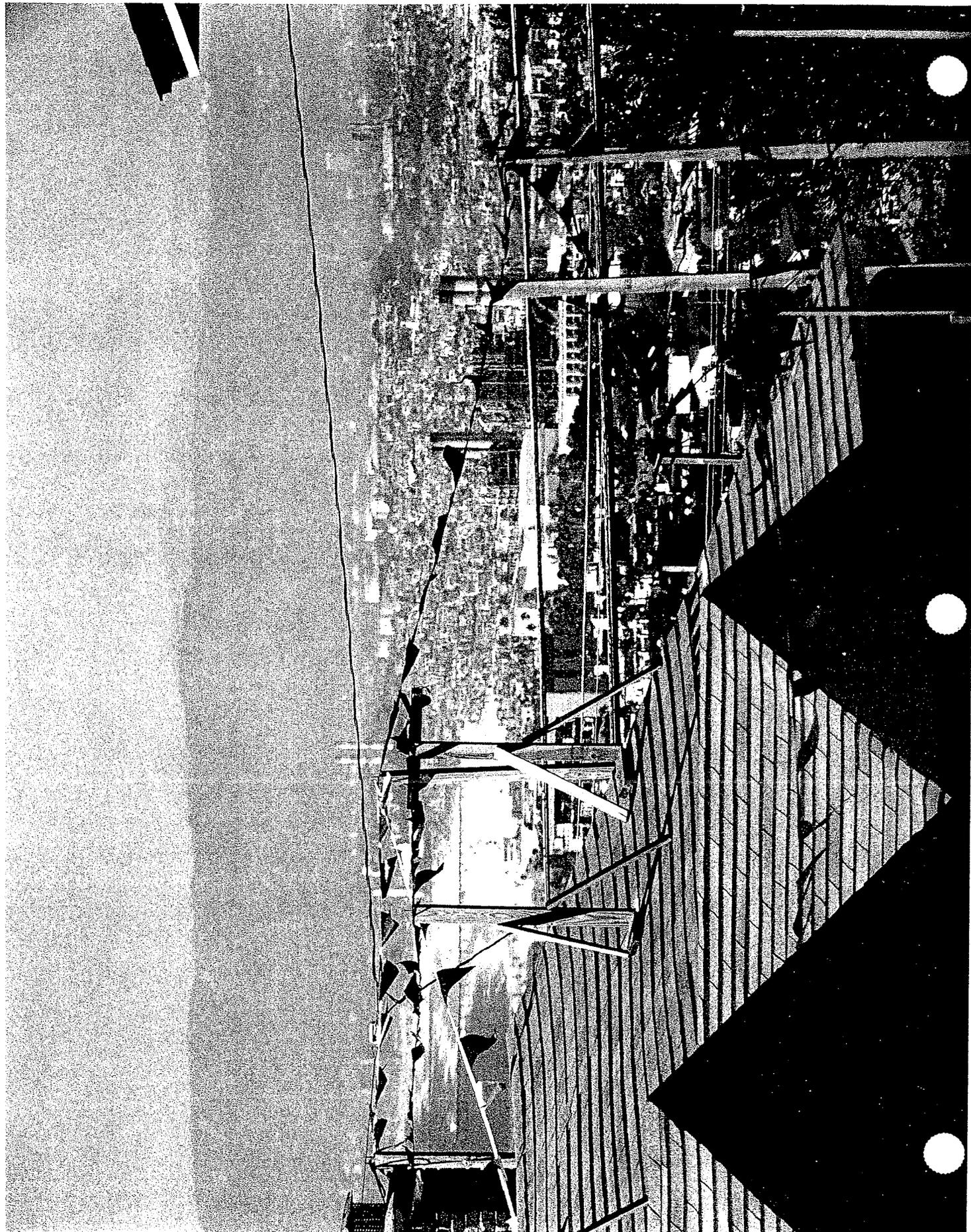


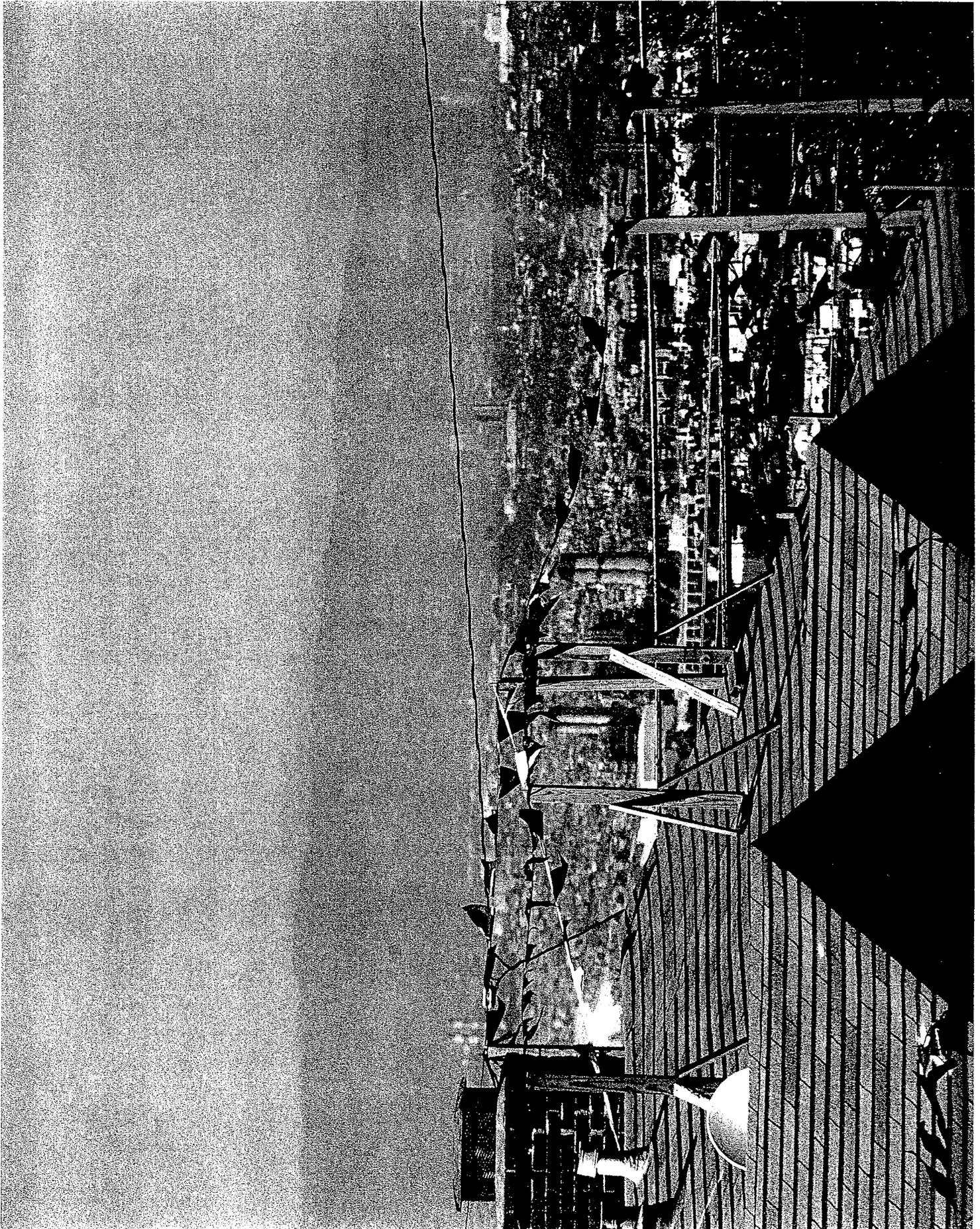
304 V. COLUSA

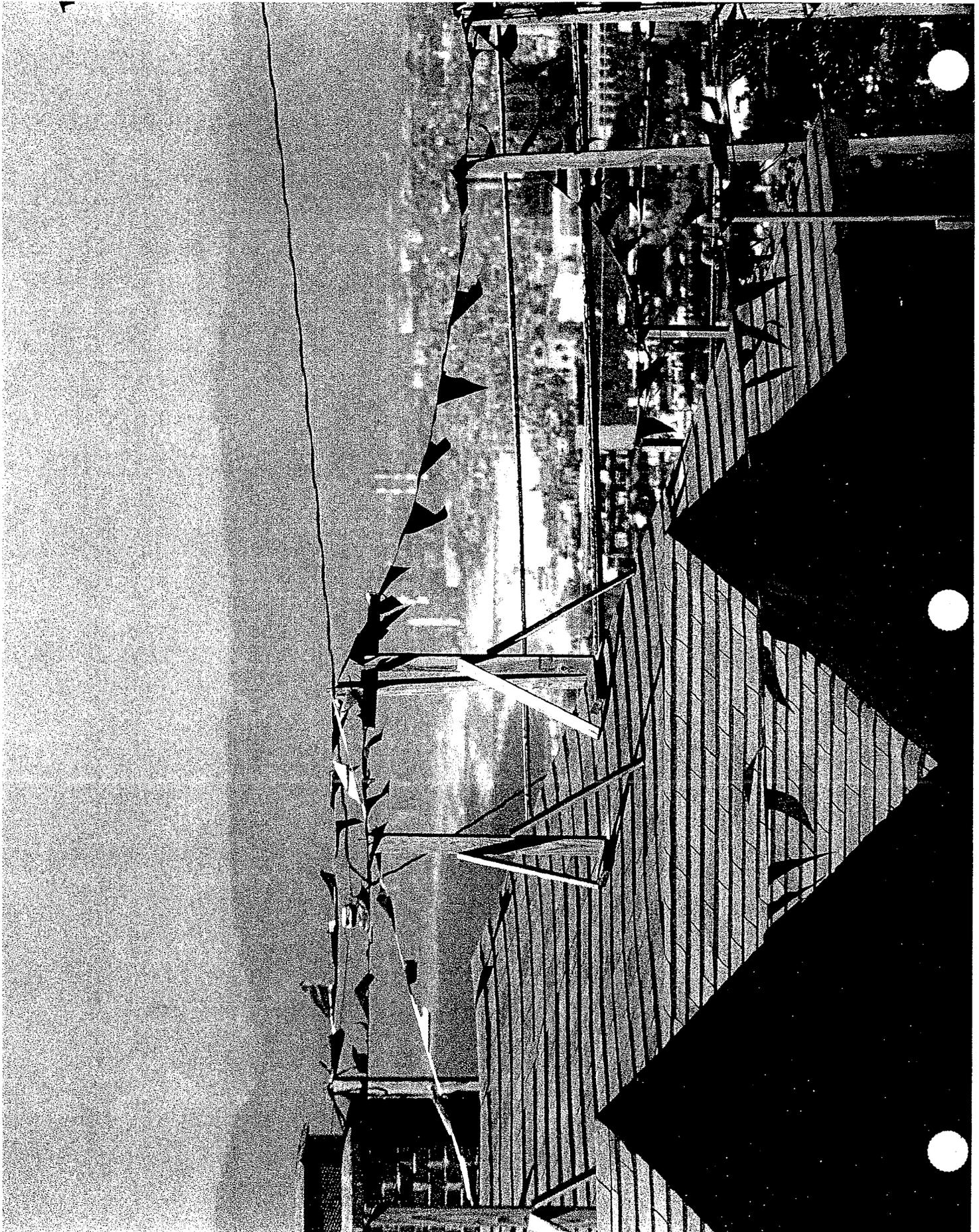


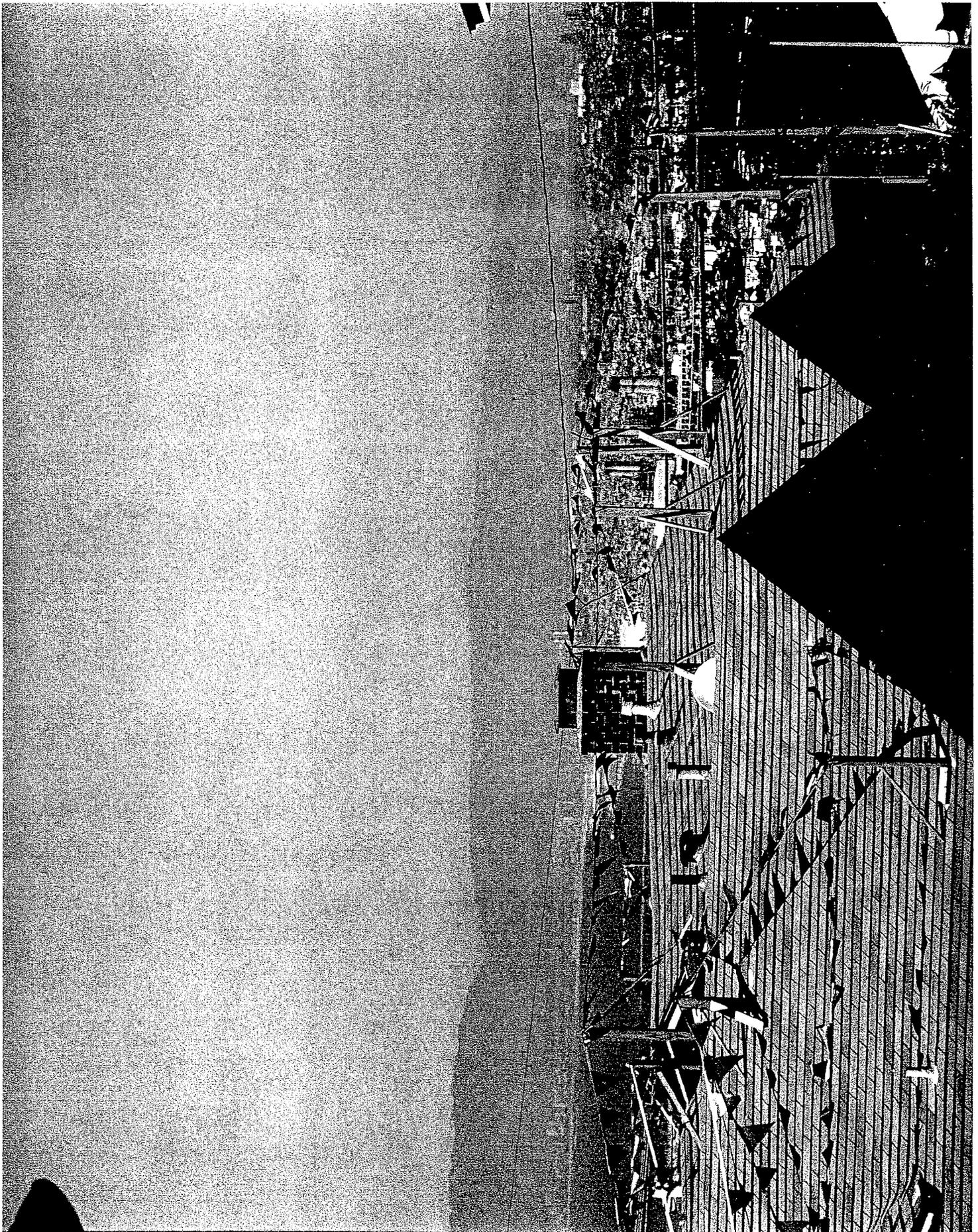


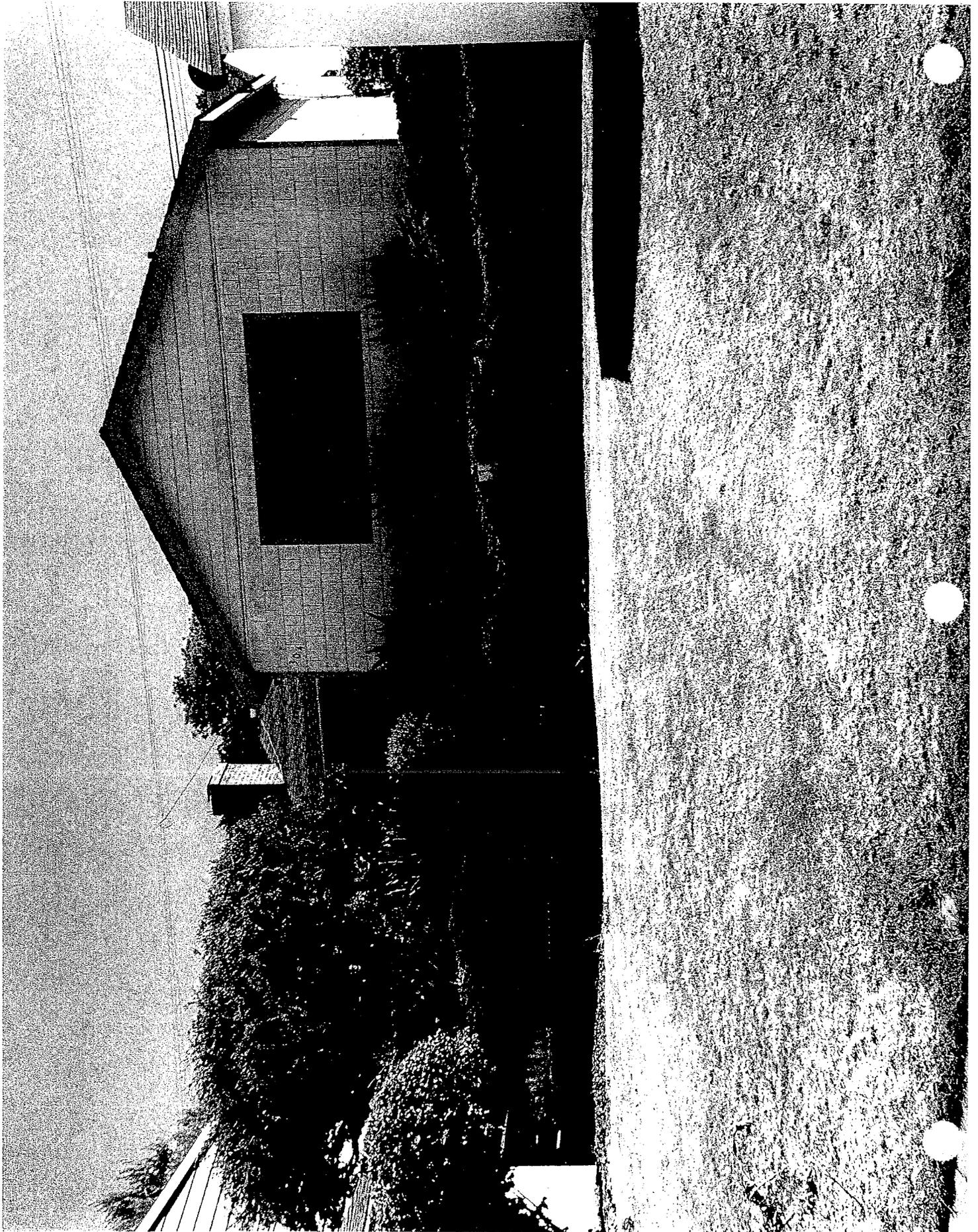




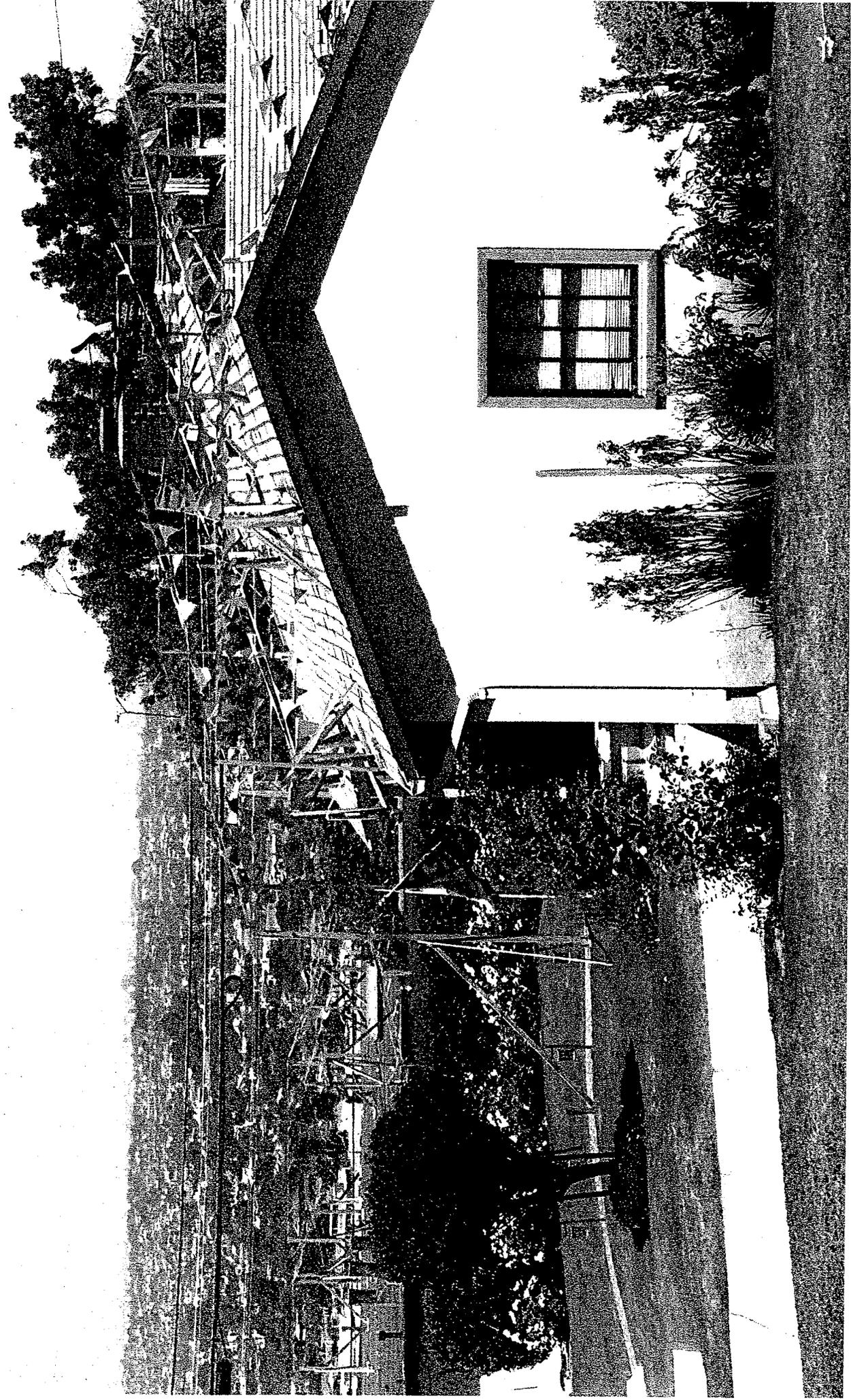


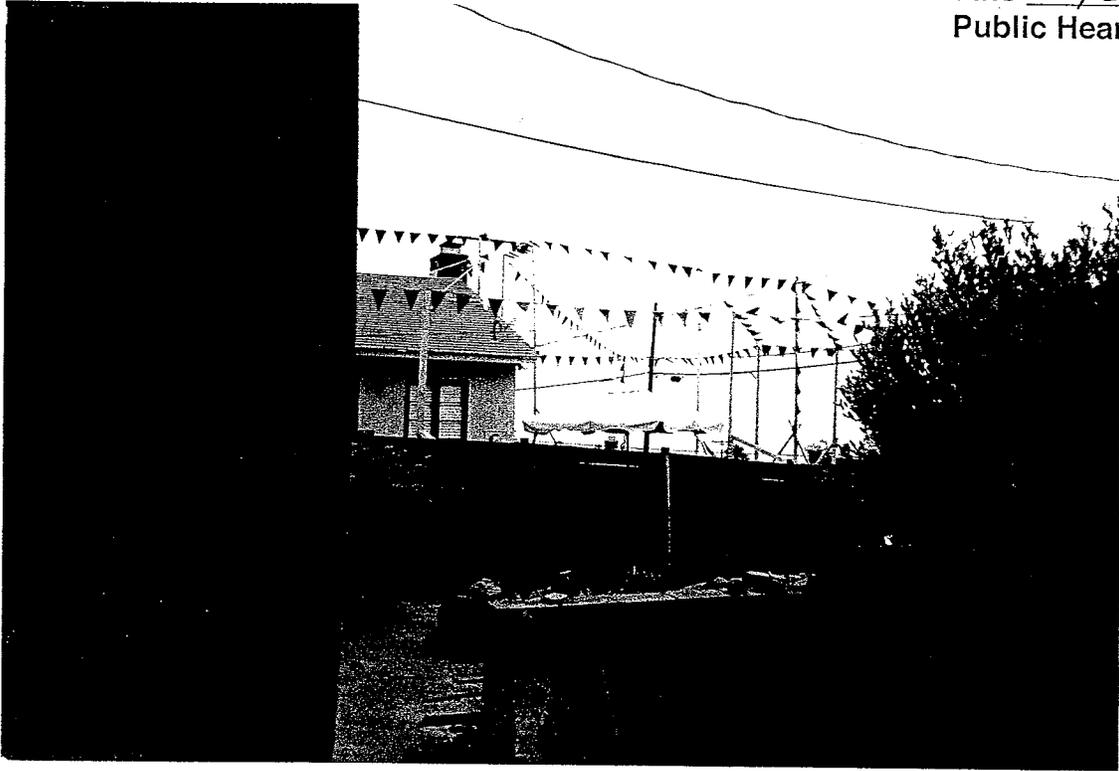






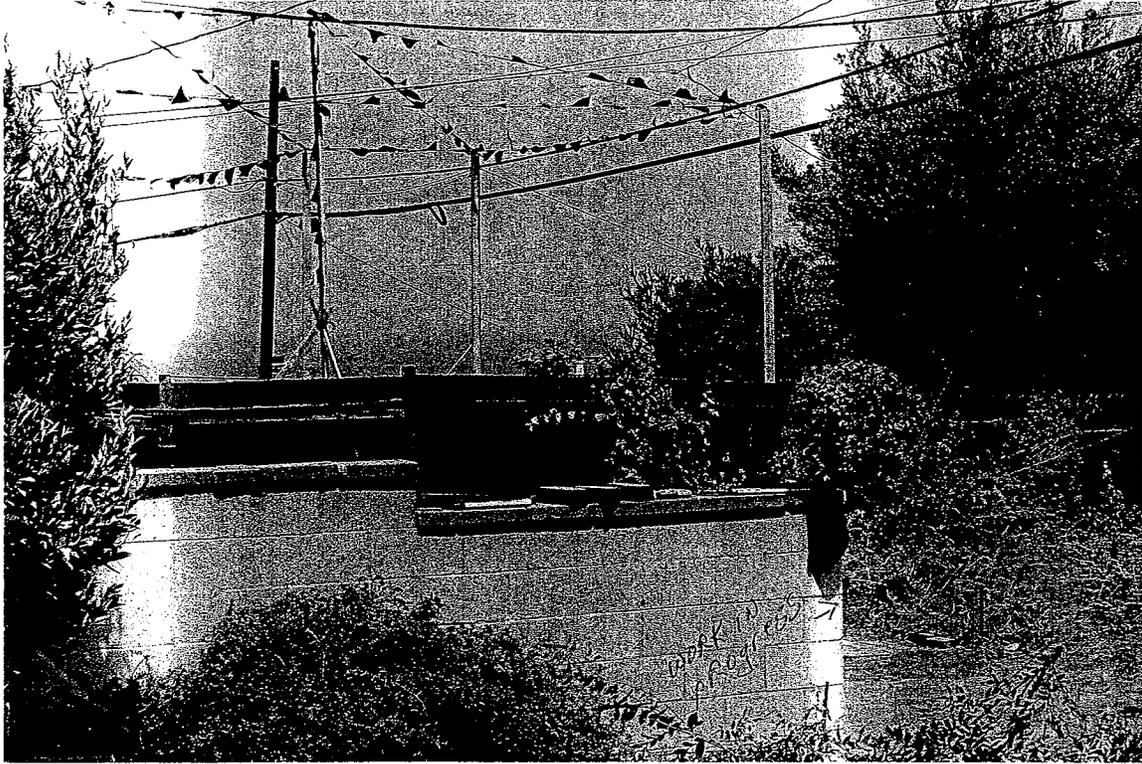
Submitted to the
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at the 4/5/09
Public Hearing.





305 VIA COLUSA

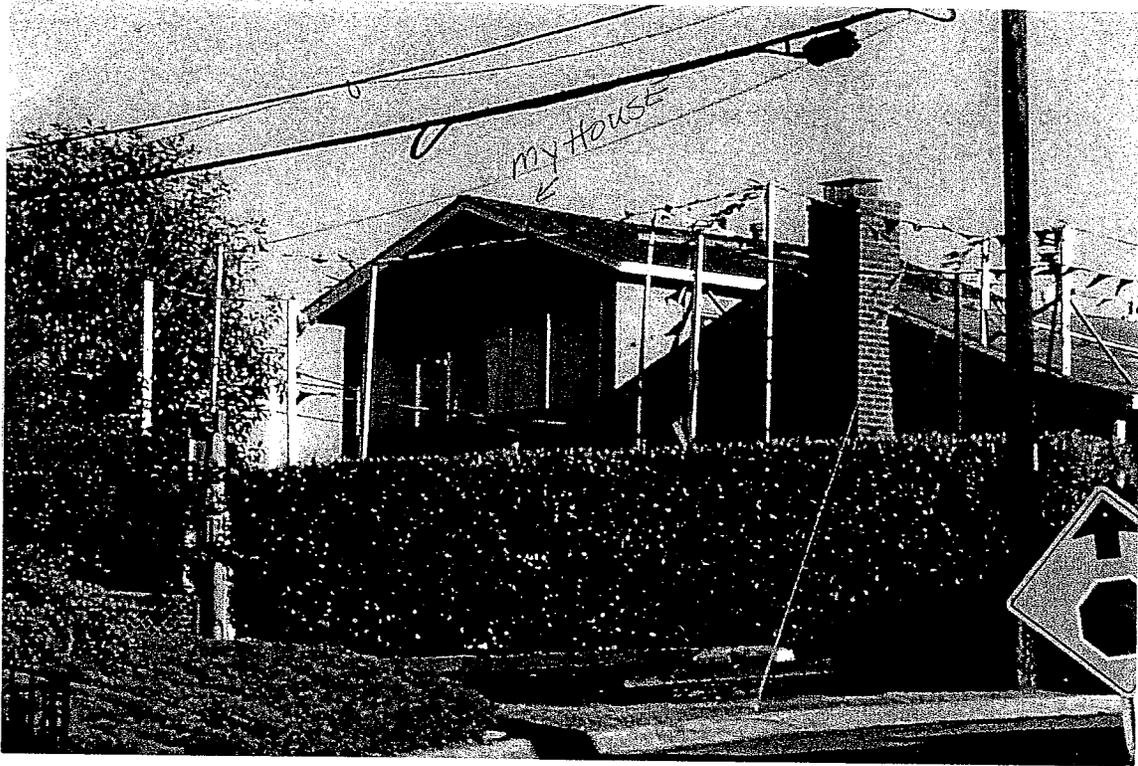




305 VIA COLUSA



VIEW FROM 2nd FLOOR

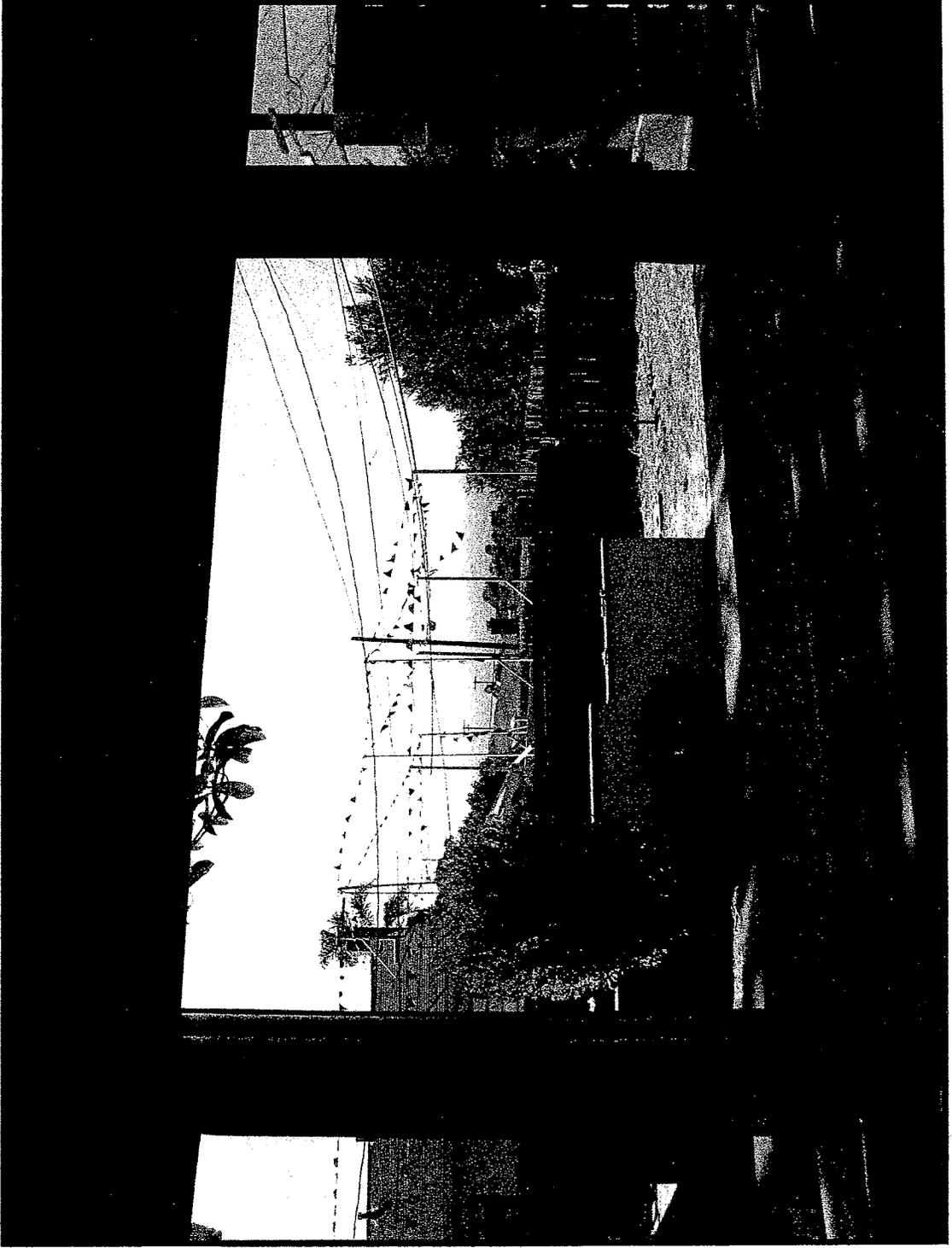


305 VIA COLUSA

Submitted the
Planning Commission
at the 11/7/07
Public Hearing.

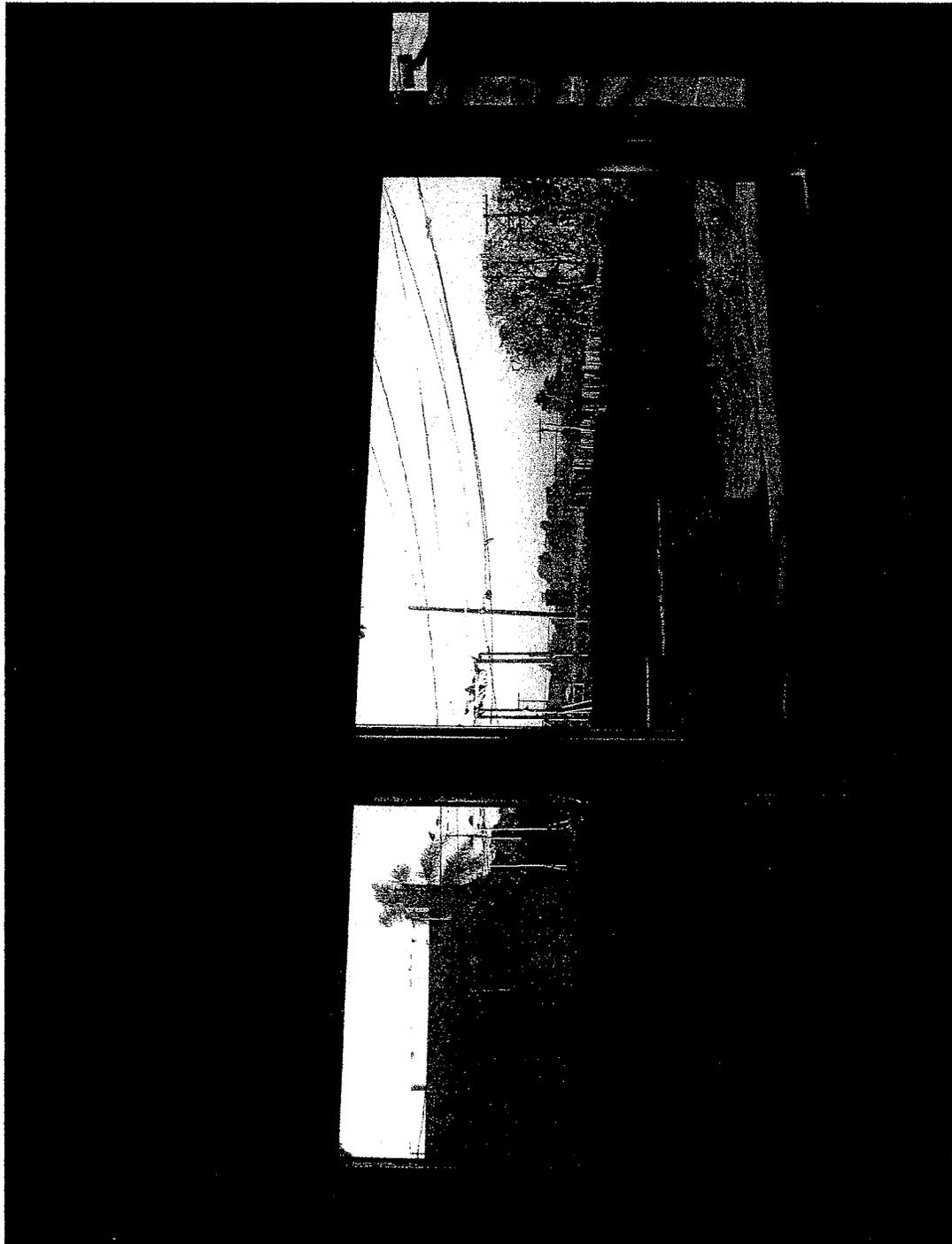
309 Via Colusa

Original Design, City Photo, 09-10-07



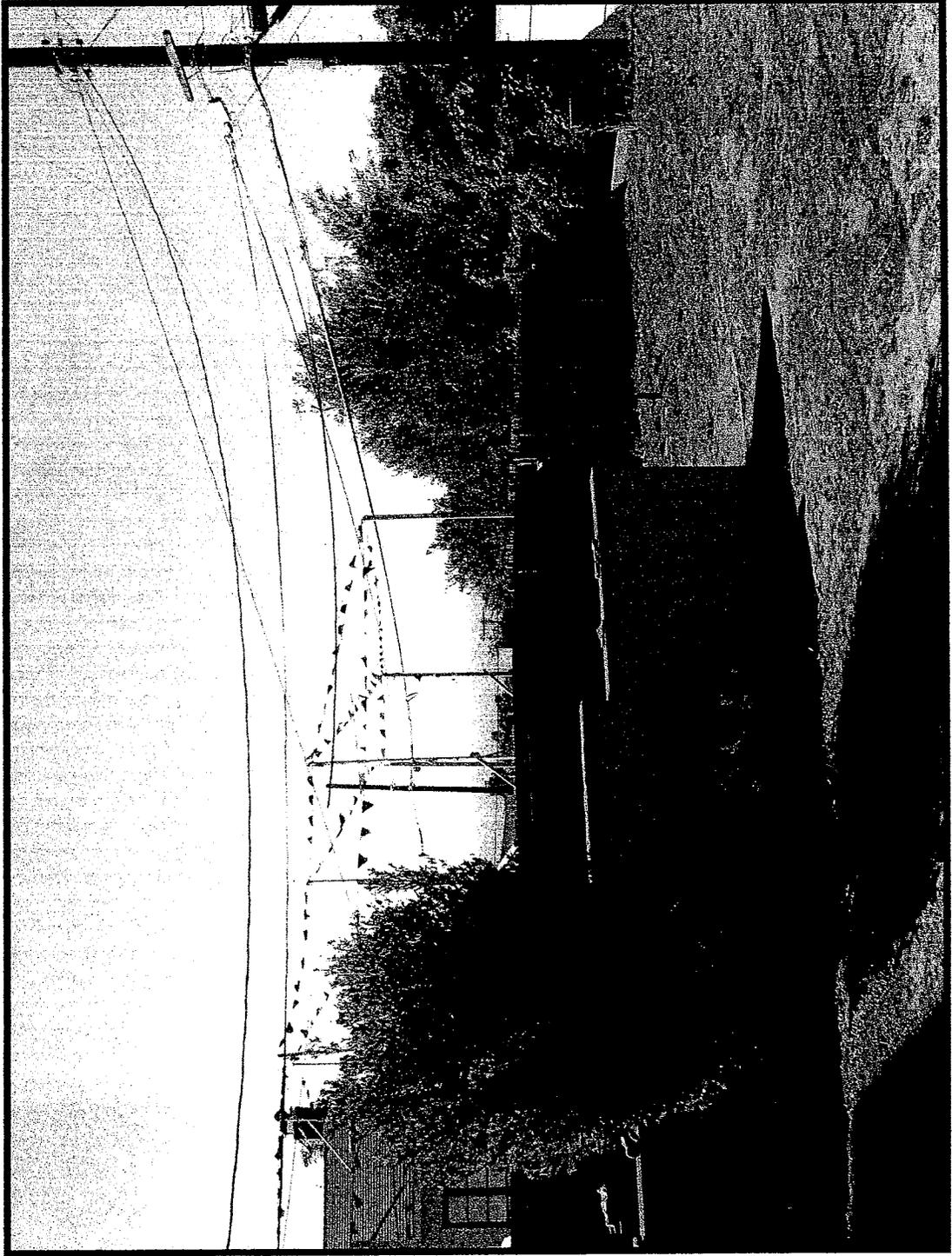
309 Via Colusa

Improved Design, City Photo, 10-31-07



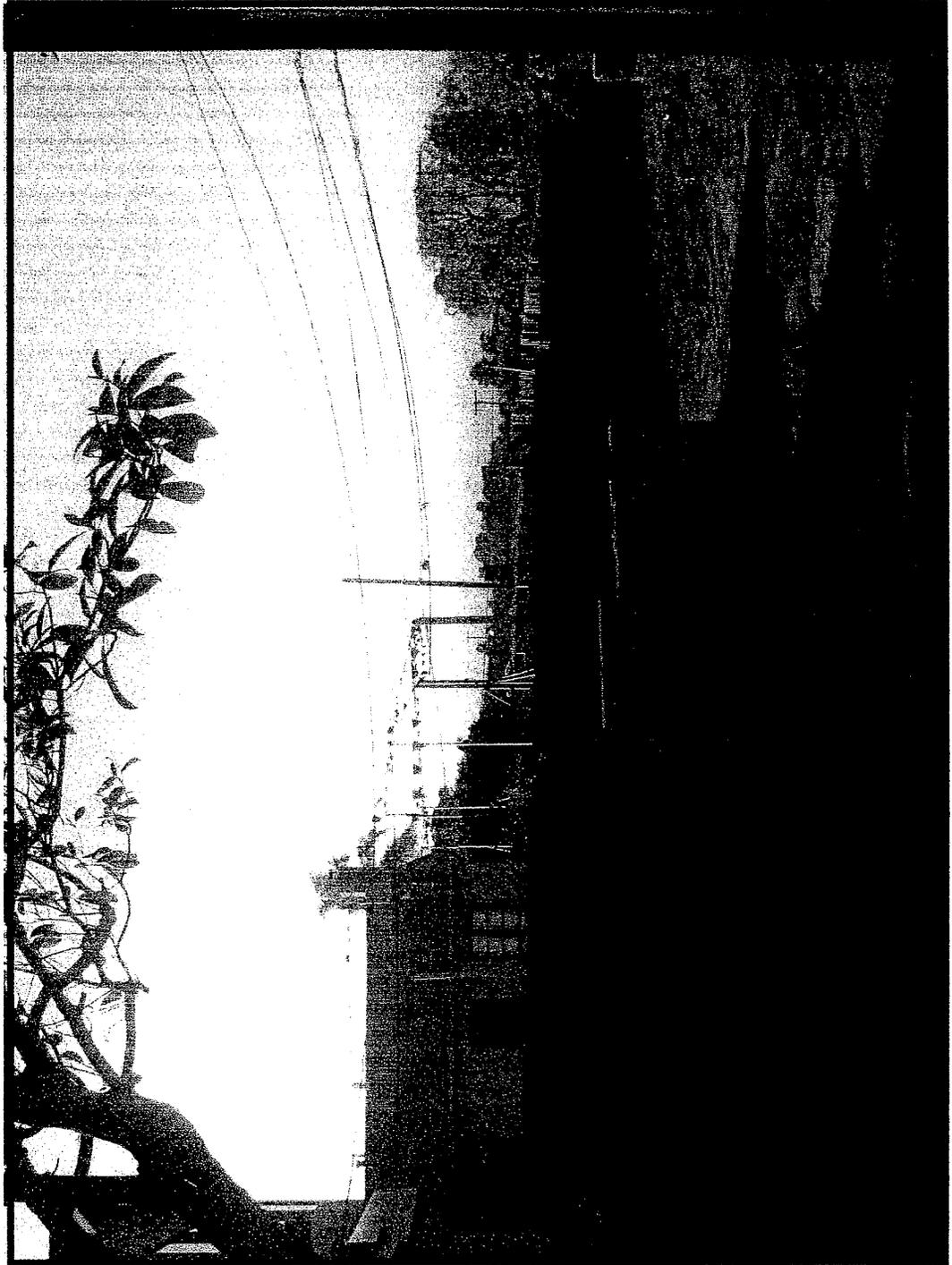
305 Via Colusa

Original Design, City Photo, 09-10-07



305 Via Colusa

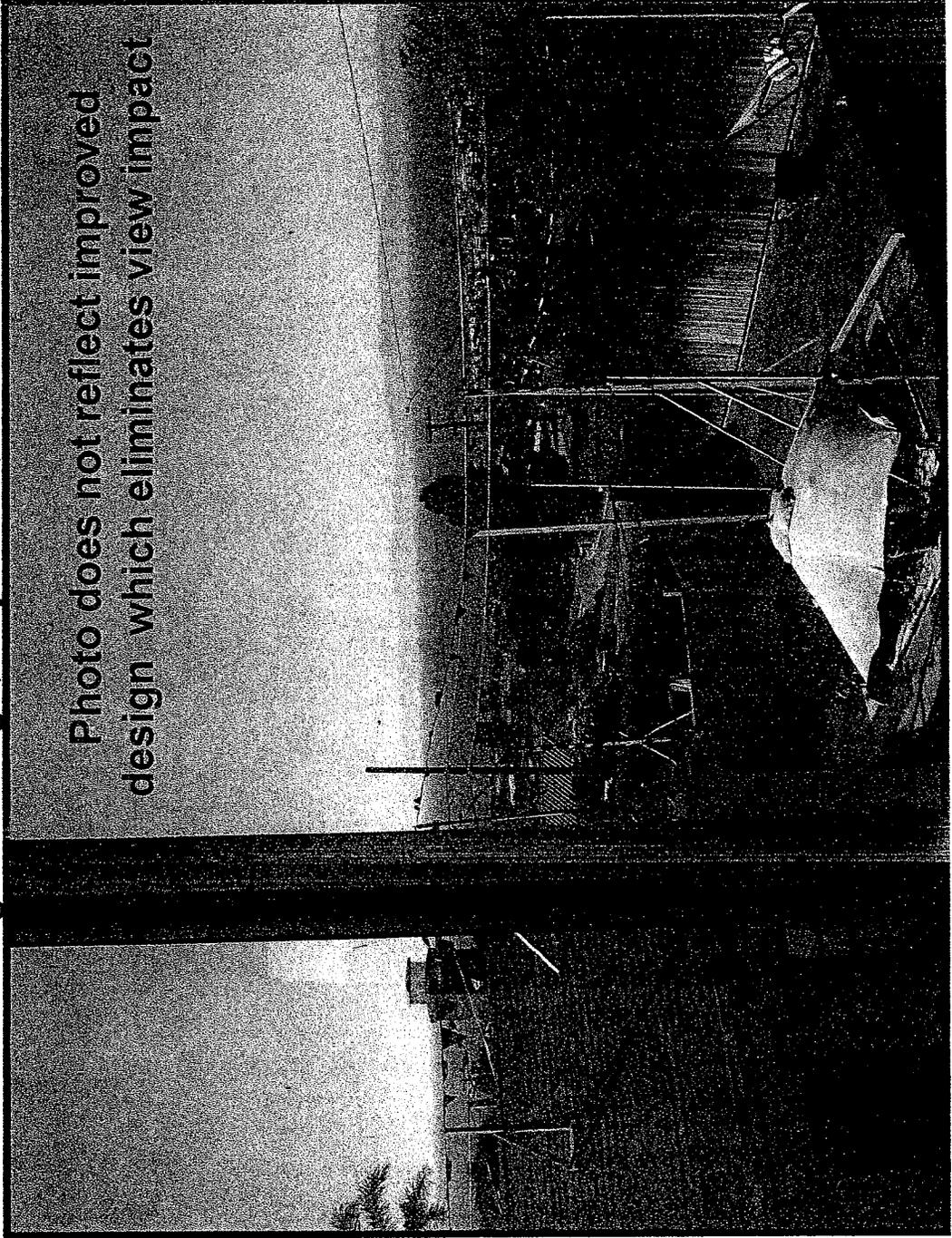
Improved Design, City Photo, 10-31-07



305 Via Colusa

Ocean View from 2nd Floor

Original Design, City Photo, 09-10-07



Robert and Patricia Hoffman
109 via Sevilla
Redondo Beach, CA 90277

Attachment H

November 7, 2007

Chairperson Steven M. Busch
 City of Torrance Planning Commission
 3031 Torrance Blvd.
 Torrance, CA 90509-2970

Subject: Precise Plan Application for 109 Via Sevilla (PRE07-00018)

I have tremendous respect for City Commissions, Rules and Procedures. I have been open with neighbors on my intentions and went out of my way to engage in discussion early in the process. While this process can be the cause of emotional tension among neighbors, I believe the Hillside Overlay Ordinance actually works if reasonableness and equitable solutions are applied. This Precise Plan results in a 0.41 FAR and a maximum height of 16 feet.

The November 7, 2007 Staff Report and recommendations are in extreme contrast to Staff's original September 5th Report. This current Staff Report did not provide quantifiable information to substantiate its revised recommendation. View impacts are subjective. This Commission should decide this case based on their own observations at the properties and the testimony and information presented at this evening's hearings.

Some elements of the Hillside Overlay Ordinance are extremely definitive, such as the requirement not to exceed a 50 % FAR and maintaining a single story dwelling (Section 91.41.7a & b). Other elements of the Ordinance are extremely subjective, such as ***"the development has been located, planned and designed so as to have the least intrusion on the views, light, air, and privacy of other properties in the vicinity"*** (Section 91.41.6.b). The Ordinance does not require "zero intrusion" on views, but rather "least intrusion". Working with my architect, we did the best we reasonably could to cause least intrusion on neighbor's views.

In July 2007, shortly after the silhouettes were put up, I informed City Staff that there was likely to be objections from some of my neighbors to the east. Based on Staff observations in their September 5, 2007 Report, ***"the proposed development does not appear to have significant impacts on view, light, air or privacy of surrounding properties"***. It appears that Staff perception on view impacts has changed based on subsequent observations following the September 5th Hearing. However, Staff's original September 5th finding ***"That denial of such an application would result in an unreasonable hardship to the applicant"*** should continue to apply.

109 via Sevilla has unique constraints that are cause for hardship consideration, including.

- corner lot with wider set backs on via Sevilla than an internal lot
- Double storm drain makes it difficult to locate a subterranean garage on via Sevilla
- Can not build two stories due to view impacts to neighbors on via Colusa and via Granada
- Limitations on width of home to avoid excessive roof height
- Only place to expand square footage is to build out in the yard to the north

PRE07-00018
November 7, 2007
Page 2

OTHER CONSIDERATIONS

- In considering view impact, need to balance all views (including other views that are not impacted) to determine impact significance of views in total.
- Staff's November 7, 2007 Report indicates that the bedroom addition at 309 via Colusa was completed under a "sign-off" process in 1979 (subject to the Hillside Overlay Ordinance) and could be considered by the Planning Commission to be an "Acquired View" (not protected under the Ordinance).
- Property owners at 309 via Colusa intentionally blocked the ocean view from their yard with an 8 foot screening fence.
- Claims of loosing 10 to 15 % of property value if views are impacted are not substantiated in this situation. Views from other parts of homes and second stories remain unaffected. A partial view impact does not result in a 100 % loss of a view premium.
- 309 via Colusa has a significant coastline view to the north, with white water views from Manhattan Beach to Santa Monica (obscured by City Trees which could be trimmed or replaced with cooperation of neighbors).
- 305 via Colusa has a 180 degree view of the ocean and Malibu from a 400 square foot second story room (which the property owner indicated is currently a storage room).

All this aside, I did all I could to accommodate my neighbors. I worked with my architect to revise the design of the home, resulting in living space and roof height reductions. The result was a significant recapture of view for both 305 and 309 via Colusa. The request for the set back waiver was suggested by Mr. Steve Hara as a measure to minimize view impact to his home at 305 via Colusa (sliding the entire house south by 3 feet).

The improved design extends the existing structure about 12 feet into the current yard (reduced from about 28 feet). The house living space was reduced from 2,754 to 2,501 square feet. The building steps back to minimize view impact to 309 via Colusa. The roof height was reduced to be 9 inches above the existing roof ridge. Further revision to the design could potentially result in an increased roof height (widening the home). Further reduction in the square footage of the home would result in a hardship due to design constraints associated with this property.

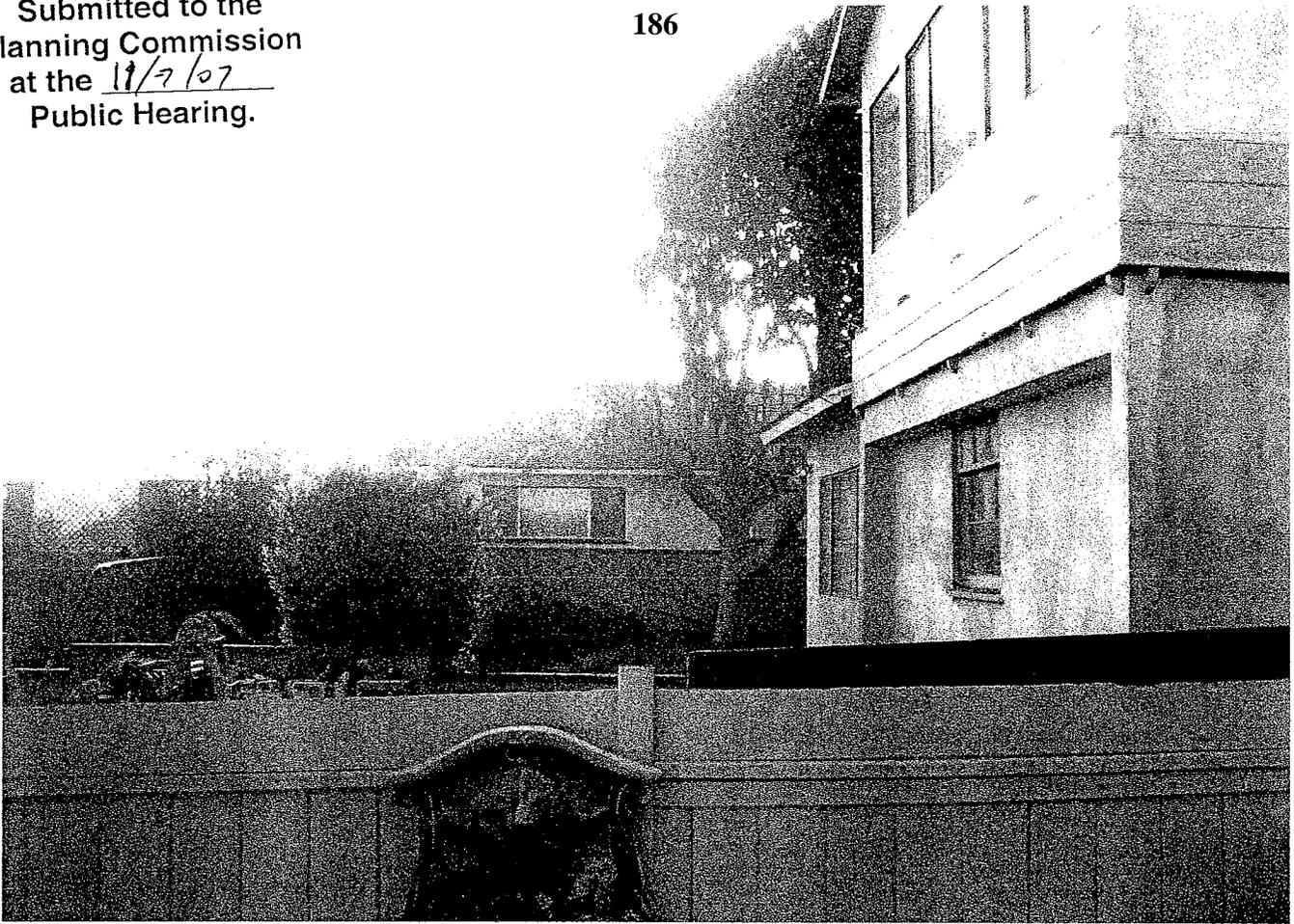
I appreciate Planning Commissions consideration of this Precise Plan Application.

Sincerely,



Robert D. Hoffman

cc: City of Torrance Planning Commissioners
Gregg Lodan, City of Torrance Planning Manager



E1
LOOKING
FROM
109 VII
SEVILK



LOOKIN
WEST
FROM
313 V
10WS

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

March 14,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 14 March 2008


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 MAR 20 AM 10:05

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 3-70
NOTICE OF PUBLIC HEARING

Where City

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., March 25, 2008, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE07-00018 & WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN): City Council

consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new one-story single family residence in conjunction with a Waiver for a reduction of the average front, front facing garage, and exterior side yard setback requirements within the Hillside Overlay District of the R-1 Zone at 109 Via Sevilla.

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

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

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

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

SUE HERBERS
CITY CLERK

Pub.: March 14, 2008.

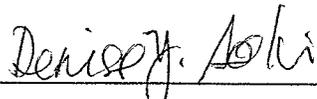
PROOF OF SERVICE BY MAIL

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 March 13, 2008, I caused to be mailed 132 copies of the within notification for City Council PRE07-00018 & WAV07-00018: TOMARO ARCHITECTURE (BOB & PAT HOFFMAN) 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 March 13, 2008 at Torrance, California.



(signature)

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

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Publish: March 14, 2008

**SUE HERBERS
CITY CLERK**

MAYOR'S SCRIPT**AGENDA ITEM 13**

MAYOR: NOW IS THE TIME AND PLACE FOR THE PUBLIC HEARING ON AGENDA ITEM 13__ A RECOMMENDATION OF THE PLANNING COMMISSION AND THAT THE CITY COUNCIL DENY THE APPEAL AND APPROVE A PRECISE PLAN OF DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A NEW ONE-STORY SINGLE FAMILY RESIDENCE IN CONJUCTION WITH A WAIVER TO ALLOW A REDUCTION IN SETBACK REQUIREMENTS. IT IS FURTHER RECOMMENDED THAT RESOLUTIONS OF APPROVAL BE ADOPTED. IT IS THE RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR THAT THE CITY COUNCIL GRANT THE APPEAL AND DENY THE PROJECT.

MAYOR: HAS THIS MATTER BEEN PROPERLY ADVERTISED?

(City Clerk's response)

MAYOR: IS THERE A STAFF PRESENTATION?

(COMMUNITY DEVELOPMENT DEPARTMENT
PRESENTATION)

MAYOR: DOES THE COUNCIL HAVE ANY QUESTIONS OF
STAFF?

(QUESTIONS, IF ANY)

MAYOR: IS THERE ANYONE IN THE AUDIENCE WHO WISHES
TO BE HEARD ON THIS MATTER?

(Audience input if any. Also note for the record any
written correspondence from the public.)

MAYOR: IF NO ONE FURTHER WISHES TO BE HEARD, I WILL
ENTERTAIN A MOTION TO CLOSE THE PUBLIC
HEARING.

(Public hearing closed)

MAYOR: DOES THE COUNCIL WISH TO TAKE ACTION ON THIS
MATTER?

(Motion to concur with the recommendation of the
Community Development Director)

