

Council Meeting of  
**May 20, 2008**

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

**PUBLIC HEARING**

Members of the Council:

**Subject: Community Development – Consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District, in the R-1 Zone at 260 Calle De Madrid.**

**PRE06-00036: Miles Pritzkat (Mike and Kim Origel)**

**RECOMMENDATION**

Recommendation of the Community Development Director and the Planning Commission that the City Council deny the appeal and adopt a Resolution approving a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District, in the R-1 Zone at 260 Calle De Madrid.

**Funding:** Not applicable

**BACKGROUND**

The applicant is requesting approval of a Precise Plan of Development to allow the construction of a new two-story single family residence. This item was originally heard and approved by the Planning Commission on February 5, 2003 but the approval (PRE02-00027) expired as the building permit application was withdrawn by the applicant. This new request was approved at the Planning Commission Meeting on December 19<sup>th</sup>, 2007. At such meeting, a motion for approval for PRE06-00036 passed by a vote of 4-3. On January 3<sup>rd</sup>, 2008, the property owners at 347 Calle De Andalucia appealed the decision citing concerns with air, light and privacy impacts from the proposed structure.

**Prior Hearings and Publications**

A Planning Commission Public Hearing was scheduled for February 21, 2007. On February 9, 2007, 132 notices were mailed to property owners within a 500 foot radius. The case was continued to March 7, 2007 and then indefinitely to allow adequate time to address the concerns about the project. A Planning Commission Public Hearing was subsequently scheduled for December 19<sup>th</sup>, 2007. On December 6, 2007, 127 notices were mailed to property owners within a 500 foot radius. On May 8, 2008, 124 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on May 9, 2008.

### **Environmental Findings**

Construction of 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).

### **ANALYSIS**

The property is an interior rectangular lot that is 6,560 square feet in area, and it is located within the Hillside Overlay District, in the R-1 Zone. The existing lot is currently developed with a 1,277 square foot one-story single family residence and a 367 square foot attached two-car garage. The applicant is proposing the construction of a new two-story single family residence with an attached two-car garage. The total area for the project will be 3,488 sf. The project was modified from its original design in order to address neighbors concerns. The following table compares the original proposal and the revised project which was approved by the Planning Commission:

<b>Statistical Information</b>	<b>Original Proposal</b>	<b>Approved Project</b>
◆ Lot Area	6,560 square feet	6,560 square feet
◆ First Floor Living Area	1,744 square feet	1,525 square feet
◆ Second Floor Living Area	1,593 square feet	1,518 square feet
◆ Garage	522 square feet	445 square feet
◆ Total Floor Area (Inc. Garage)	3,859 square feet	3,488 square feet
◆ Lot Coverage	37%	33%
◆ Floor Area Ratio	0.588	0.531

The previous design impacted the adjacent property at 256 Calle De Madrid in terms of air, light and privacy. In order to reduce such impacts, the architect made modifications to the project including a reduction of the Floor Area Ratio from 0.588 to 0.531 (area reduced from the original proposal of 3,859 sf to 3,488 sf.) The new house will be two feet six inches narrower; thus, greater side yard setbacks will be provided. In addition, the rear yard setback has been increased from 33'-6¼" to 36'-0½" in order to further minimize any privacy concerns. Staff notes that the applicants previously relocated a west facing balcony to the south in response to privacy impacts to westerly neighbors. Based on Staff observations of the new silhouette and analysis of the revised plans, the proposed project does not appear to impact the neighboring property at 256 Calle De Madrid.

Correspondence was received from the property owners at 347 Calle De Andalucia regarding air, light and privacy impacts from the proposed structure. The proposed rear yard setback is 36 feet six and one half inch at the closest point. Second story windows facing the rear yard on the southerly and easterly portions of the residence are proposed to have sill heights at five feet from the finished floor. Additionally, these windows are for a closet and a bathroom. A proposed balcony will be located on the westerly portion of the residence approximately 25 feet away from the easterly property line. For these reasons, and based on site observations, Staff has determined that the plan does not impact privacy. Due to the distance of the proposed project from 347 Calle De Andalucia, air and light are also not impacted. Correspondence was also received from the property owners at 263 Calle de Madrid regarding view and light impacts from the project. The property owner has identified impacts to sky and tree views. This property is located across the street from the

project; however, it does not enjoy unusual views afforded by a unique topography such as ocean, mountain or city lights.

Based on staff observations of the house and the silhouette, there do not appear to be impacts to the view, light, air or privacy of surrounding properties by the proposed new construction. The square footage of the proposed house is divided between both stories, so that the applicant is able to preserve useable yard area that would not be available if the square footage were added to the first story only. The applicant has prepared a plan that complies with the R-1 standards, meets the open space requirements and is within the allowable lot coverage and floor area ratio. The proposed additions will enhance the value of the property while complying with the Zone and General Plan designation. For these reasons, Staff recommends denial of this appeal and approval of this project.

### **PLANNING COMMISSION RECOMMENDATION**

As previously noted, this item was originally heard and approved by the Planning Commission on February 5, 2003 but the approval (PRE02-00027) expired as the building permit application was withdrawn by the applicant. The same project was resubmitted in October 2006 under PRE06-00036 and the hearing was continued from February 21, 2007 and subsequently from March 7, 2007 to allow adequate time for the applicant to address the concerns about the project. After the project was modified, it was heard at the December 19, 2007 Planning Commission hearing. At this hearing, neighbors at 347 and 339 Calle De Andalucia as well as 263 Calle De Madrid stated that they remained opposed to the project and felt that they were still impacted by it. The project architect mentioned that the revised project provides a much larger than required rear yard setback to mitigate the impact on neighbors and pointed out that everything possible has been done to preserve the views and privacy of the surrounding properties. A condition was added that the sill height of the west facing windows in the master bedroom and master bath shall be raised to address privacy concerns with the bathroom window to be made of obscure glass. A motion for approval of the revised project passed by a vote of 4-3.

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

- Attachments:
- A. Resolution
  - B. Location and Zoning Map
  - C. Letter of Appeal
  - D. Planning Commission hearing Minutes Excerpts 12/19/07 & 03/07/07
  - E. Correspondence received after Planning Commission Hearing
  - F. Previous Planning Commission Staff Reports
  - G. Proofs of Publication and Notification
  - H. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
  - I. Mayor's Script (Limited Distribution)



**RESOLUTION NO. - \_\_\_\_\_**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 260 CALLE DE MADRID.

**PRE06-00036 - Miles Pritzkat (Mike and Kim Origel)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 21, 2007 to consider an application for a Precise Plan of Development filed by Miles Pritzkat to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle De Madrid;

**WHEREAS**, the Planning Commission of the City of Torrance continued the Precise Plan of Development request; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on December 19, 2007 to consider an application for a revised Precise Plan of Development filed by Miles Pritzkat to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle De Madrid;

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

**WHEREAS**, on January 3<sup>rd</sup>, 2008 Laura Medina filed an appeal for consideration of the Planning Commission approval of the Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle De Madrid; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on May 20, 2008 to consider an application for a Precise Plan of Development filed by Miles Pritzkat to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle De Madrid; 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 1, Article 41 of the Torrance Municipal Code; and

**WHEREAS**, the project is determined to be Categorically Exempt from CEQA (California Environmental Quality Act) pursuant to the CEQA Guidelines Article 19 Class 3, section 15303; and

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

determine as follows:

- a) That the property for which this Precise Plan of Development is approved is located at 260 Calle De Madrid;
- b) That the property for which this Precise Plan of Development is approved is described as Lot 48, Block C, Tract 10306;
- c) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because as conditioned the westerly neighbors light impact will be minimized. Additionally, the residence to the north does not currently have any views over the existing subject property, the neighbors to the west, east and south have views in the southerly directions;
- 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 as conditioned a reduction in the second story floor area will minimize any impacts to light on the westerly property and the second story window in the bathroom will be opaque. The residence complies with the R-1 standards and it does not appear to block any significant views;
- 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.
- f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences.
- g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property. The proposed new residence will replace a residence built in 1948 and it will be in compliance with the R-1 Zone and the Hillside Overlay District.
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed new construction conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance. Additionally, homes in the surrounding neighborhood have two stories.
- 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 in order to preserve a rear yard;
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the proposed structure meets all code requirements and as conditioned it will have less than significant impacts on the surrounding properties;
- 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. The proposed residence will

cause no additional hazards, and there are no anticipated view impacts on neighboring properties. The structure is in need of an update and the additions and exterior remodel will be a positive contribution to the neighborhood;

- l) That denial of this request to increase the interior floor area of the building to more than 50% of the lot area would constitute an unreasonable hardship because the proposed residence as conditioned does not appear to have an adverse impact on view, light, air and privacy of the surrounding properties and the proposed residence will comply with code required side yard setbacks, height restrictions and preserve the useable open space in the rear yard;
- m) That granting this request to increase the interior floor area of the building to more than 50% of the lot area would not be detrimental to the public welfare and to other properties in the vicinity because the proposed design will be in harmony with the surrounding properties and as conditioned it does not appear to cause any adverse impacts to view light, air or privacy. There are other two-story structures on the block therefore; the proposed residence will be in character with other residences on surrounding properties.

**NOW, THEREFORE, BE IT RESOLVED** that PRE06-00036, filed by Miles Pritzkat (Mike and Kim Origel) to allow the construction of a new two-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle De Madrid, on file in the Planning Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That design and construction of the new two-story single-family residence shall be subject to all conditions imposed in Planning Commission Case PRE 06-00036 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 Planning 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, drawings, specifications, applications or other documents presented by the applicants to the Planning Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period of time as provided for in Section 92.27.2;
3. That the maximum elevation of the proposed residence at the highest point of the roof shall not exceed 26 feet 5 inches as represented by the survey elevation of 120.90 measured from the lowest adjacent grade of 94.5 and based on the benchmark elevation of 99.81 located at the northeast property corner as shown on the official survey map on file in the Planning Department; (Development Review)
4. That the height of the structure shall not exceed 26 feet 5 inches in height as measured from the lowest adjacent grade of 94.5 indicated on the plans to 120.90 and based on a bench mark elevation of 99.45 and shall be certified by a licensed surveyor/engineer prior to requesting framing or roof-sheathing inspection; (Development Review)

5. That automatic electric roll-up garage doors shall be installed; (Development Review)
6. That the within 30 days of the final public hearing, the applicant shall remove the silhouette of the proposed structure to the satisfaction of the Community Development Director; (Development Review)
7. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
8. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)
9. That the applicant shall conform to all conditions previously approved in PRE02-00027; (Development Review)
10. That the applicants shall provide minimum 4" high address numerals that are clearly visible;(Environmental)
11. 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.
12. That the sill height of the west facing windows in the master bedroom and master bath shall be raised to address privacy concerns with the bathroom window to be made of obscure glass to the satisfaction of the Community Development Department (Added by the Planning Commission)

Introduced, approved and adopted this 20th day of May 2008.

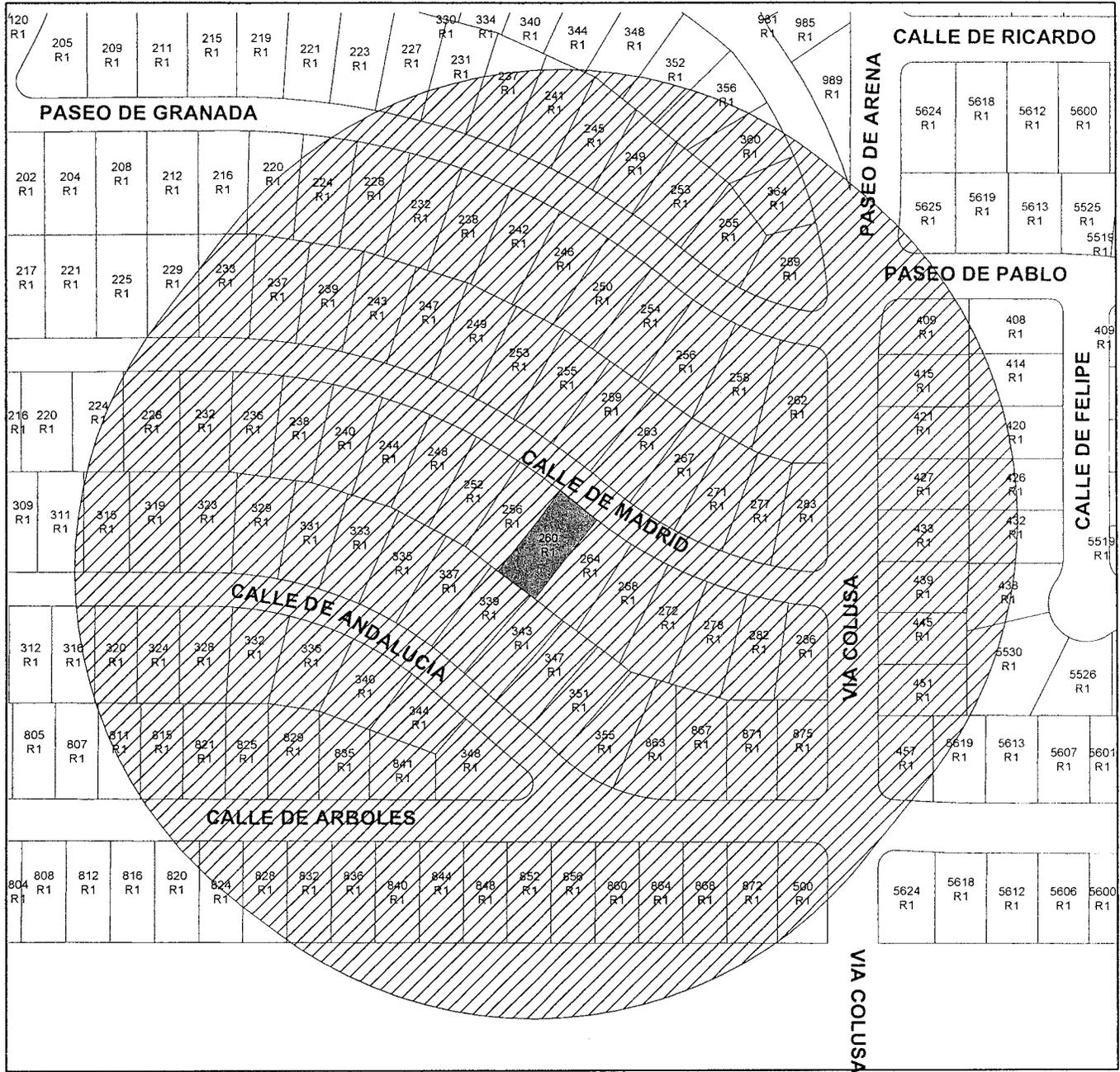
\_\_\_\_\_  
MAYOR, of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

APPROVED AS TO FORM:  
JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



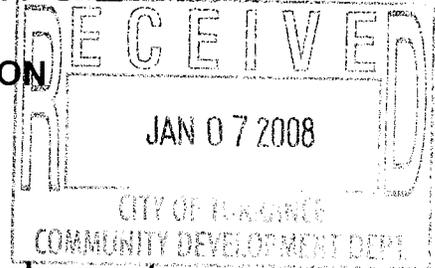
**LOCATION AND ZONING MAP**

260 Calle de Madrid  
PRE06-00036

**LEGEND**

- 260 Calle de Madrid
- 500-foot Notification

0 55 110 220 Feet

**CITY OF TORRANCE****INTEROFFICE COMMUNICATION****DATE: January 3, 2008**

**TO:** Jeffery Gibson, Community Development

**FROM:** City Clerk's Office

**SUBJECT:** Appeal 2008-01

Attached is Appeal 2008-01 received in this office on January 3, 2008 from Laura and Mike Medina, 347 Calle de Andalucia, Torrance, CA 90277. This appeal is of the Planning Commission's approval on December 19, 2007 regarding PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL) located at 260 Calle de Madrid, Torrance, CA 90277. See attached and all prior planning letters and photos from 2/07 and 12/07.

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

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

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

A handwritten signature in black ink, appearing to read "Sue Herbers", written over a horizontal line.

Sue Herbers  
City Clerk

cc: City Council  
Building and Safety



# CITY OF TORRANCE

## APPEAL FORM

**AN APPEAL TO:**

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

**RETURN TO:**

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

*\$160*  
*to City of Torrance*

**RE:** PRE 06-00036 Pritzkat  
 (Case Number and Name)

Address/Location of Subject Property 260 Calle de Madrid  
 (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 _____                    |

2008 JAN -3 PM 2:56  
 CITY OF TORRANCE  
 CITY CLERK'S OFFICE

RECEIVED

**Date of decision:** 12-19-07      **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.*

See Attached and all prior planning letters  
and photos from 2/07 and 12/07.

Name of Appellant Laura & Mike Medina

Address of Appellant 347 Calle de Andalucia

Telephone Number (310) 465 0124

Signature *Laura Medina*

Appeal Fee paid \$ <u>160.00</u>	For office use only Date <u>1/03/08</u>	Received by <u><i>[Signature]</i></u>
<b>Notice to:</b> Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

**9A. PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL)**

Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid.

**Recommendation**

Approval.

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

Miles Pritzkat, project architect, voiced his agreement with the recommended conditions of approval. He noted that there was some confusion over the previous silhouette because the contractor constructed it to reflect the edge of the roofline, which made it appear more massive, and it has since been revised to reflect the modifications made to address neighbors' concerns, including a reduction in the Floor Area Ratio (FAR) from 0.59 to 0.53. He reported that discussed the revisions with the Jensens, 256 Calle de Madrid, Ms. Dowd, 263 Calle de Madrid, and Ms. Medina, 347 Calle de Andalucia, and that the Caspers, 343 Calle de Andalucia, requested that trees/shrubbery be planted to preserve their privacy and the applicant has agreed to do so.

In response to Commissioner Browning's inquiry, Mr. Pritzkat indicated that he had no objection to raising the sill height of west-facing windows in the master bedroom and bath.

John Crookston, 236 Calle de Madrid, voiced support for the project, stating that its height and size were consistent with new homes in the area.

Laura Medina, 347 Calle de Andalucia, reported that she remains opposed to the project due to the adverse impact on light, air and privacy of her property. She noted that the property owners were directed by the Commission to discuss the project with neighbors on Calle de Andalucia, but they have not done so and have not responded to any of her letters. She stated that the project towers over her property and looks like a three-story home due to the difference in elevation and urged that the applicants be required to dig down into the grade if they want a two-story home. She contended that the project would cause a reduction in the value of her property.

Commissioner Weideman noted that the project has been shifted 2 ½ feet away from Ms. Medina's property. Ms. Medina stated that this revision has resulted in no improvement.

Katy Maloney, 339 Calle de Andalucia, stated that she has never met the property owners or seen or discussed their plans even though she lives directly behind the subject property. She noted that she had to share plans with neighbors and obtain their signatures for a small remodel on her property and questioned why the applicants have not been required to do so. She reported that her neighbors had to dig down into

the grade at great expense when they remodeled their home due to complaints from neighbors on Calle de Madrid.

In response to Commissioner Weideman's inquiry, Ms. Maloney reported that the revisions have resulted in no improvement.

Commissioner Faulk recalled that there is a great deal of foliage between Ms. Maloney's home and the proposed project. Ms. Maloney reported that she could still see the silhouette above the foliage.

Matt Dowd, 263 Calle de Madrid, stated that the proposed project would completely take away his view of the golf course and the Palos Verdes hills and cause him to lose approximately 2 ½ hours of sunlight a day.

Commissioner Faulk related his understanding that large trees at the rear of the subject property already block Mr. Dowd's view of Palos Verdes and doubted that sunlight to his property would be affected by a project that is across the street. Mr. Dowd reported that he enjoys a wonderful view of Palos Verdes from his front porch.

Returning to the podium, Mr. Pritzkat pointed out that the project provides a much larger than required rear yard setback to mitigate the impact on neighbors and related his belief that everything possible had been done to preserve the views and privacy of surrounding properties.

Commissioner Weideman recalled that the Commission had stressed the need to communicate with neighbors when revising the plans and expressed concerns about the lack of communication with neighbors to the rear of the project.

Mr. Pritzkat responded that he didn't know he was supposed to speak with all of the neighbors to the rear and had only spoken to those he knew had concerns.

In response to Commissioner Browning's inquiry, Mr. Pritzkat reported that the difference in elevation between the subject property and homes on Calle de Andalucia is approximately six feet; voiced his opinion that the impact on air, light and privacy would be similar or worse with a single-story home as opposed to the proposed two-story project due to the decrease in setbacks; and confirmed that the balcony on the south side would have a solid wall.

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

Commissioner Browning stated that he had been concerned about the privacy impact to the property to the west, but believed raising the sill height of the master bedroom and bath windows would address that issue.

**MOTION:** Commissioner Faulk moved for the approval of PRE06-00036, as conditioned, including all findings of fact set forth by staff, adding a condition that sill heights of the west-facing windows in the master bedroom and bath shall be raised to address privacy impact to the satisfaction of the Community Development Director, with the bathroom window to be made of obscured glass. The motion was seconded by

Commissioner Browning and passed by a 4-3 roll call vote, with Commissioners Weideman, Horwich and Chairperson Busch dissenting.

Sr. Planning Associate Santana read aloud the number and title of Planning Commissioner Resolution No. 07-027.

**MOTION:** Commissioner Faulk moved for the adoption of Planning Commission Resolution No. 07-027 as amended. The motion was seconded by Commissioner Browning and passed by a 5-2 roll call vote, with Commissioner Weideman and Chairperson Busch dissenting.

March 7, 2007

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION****9. CONTINUED HEARINGS****9B. PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL)**

Planning Commission consideration for approval of a previously approved Precise Plan of Development (PRE02-00027) for a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid.

**Recommendation**

Approval.

Planning Associate Hurd-Ravich introduced the request.

Miles Pritzkat, project architect, voiced his agreement with the recommended conditions of approval and noted that the proposed plans are the same as those approved in February 2003.

Robert Jensen, 256 Calle de Madrid, stated that he withdrew his objections to the project in 2003 after the second-floor balcony was relocated to address privacy issues, but the new silhouette is much closer to his home and does not comply with the required rear yard setback.

Laura Medina, 347 Calle de Andalucia, voiced objections to the proposed project, citing the impact on her privacy, and submitted photographs to illustrate. She stated that the silhouette completely dominates the view from the rear of her house and backyard and that the project will tower over her home due to the difference in elevation.

Mike Origel, 260 Calle de Madrid, explained that the proposed project is exactly the same as the previously approved project, an approval which has expired, and that he was puzzled as to why neighbors perceive it to be different.

Chairperson Faulk questioned whether Mr. Origel had discussed the project with his neighbors, and Mr. Origel responded that he thought there would be no opposition because neighbors' concerns were resolved when the project was approved three years ago.

Michelle Casper, 343 Calle de Andalucia, stated that Mr. Origel agreed at the February 2003 meeting to plant large trees at the southwest corner to preserve her privacy and she wanted to make sure that these trees will still be part of the landscaping.

Mr. Jensen, echoed by Ms. Medina, recalled that the silhouette for the 2003 project looked very different from the current silhouette.

Sue Sweet  
Recording Secretary

Planning Commission  
March 7, 2007

Planning Manager Lodan suggested the possibility that the difference might be because the new silhouette includes eaves and overhangs, while the earlier one did not.

Mr. Pritzkat reported that the same silhouette plan was given to the contractor and a change in vegetation was the only thing that he could think of that could account for the difference in perception. He pointed out that windows were located to ensure that neighbors' privacy would be protected, explaining that the only rear-facing windows are French doors in the master bedroom and a high window in a closet.

Commissioner Browning noted that while a silhouette must reflect the exact height of a project and this measurement is certified, it is not always possible to place posts to reflect the exact footprint, and that might be why Mr. Jensen noticed the discrepancy in the side yard setback.

Commissioner Browning voiced objections to the project's Floor Area Ratio, which at .59, exceeds the .50 standard by square footage roughly the size of a three-car garage.

Commissioner Busch stated that he believed the project was too large and the FAR was too high, noting that he was not a member of the Commission in 2003 when the previous project was approved.

The public hearing was reopened, and Mr. Pritzkat requested a continuance so that he could address commissioners' concerns.

**MOTION:** Commissioner Horwich moved to continue PRE06-00036 indefinitely. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioner Uchima).

## 18. ADJOURNMENT

At 9:18 p.m., the meeting was adjourned to Wednesday, March 21, 2007, at 7:00 p.m.

Approved as Submitted April 18, 2007 s/ Sue Herbers, City Clerk
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May 5, 2008

City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503

Regarding Case:

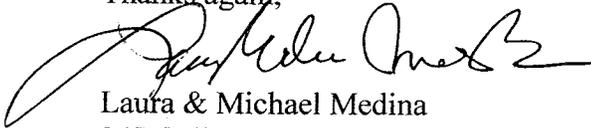
PRE06-00036 located at 260 Calle de Madrid, Redondo Beach, CA 90277

Dear City Council,

Thanks for considering our appeal of the approved project at 260 Calle de Madrid. This project began back in 2003 and somehow the Planning Commission approved a .59 FAR home at that time, even though it completely goes against the building restrictions of the Hillside Overlay. Fortunately, the homeowners never built it and had to go before Planning again and many of us who live near the home voice our objections. At that time, we had no idea what the building restrictions were at that time. Most people who live in the Hollywood Rivera do not know them. Only after spending hours of research, can we even begin to find out what the Hillside Overlay means and what the specifics of it are. The burden of fighting these extra large projects are on the surrounding neighbors, not the homeowners who want to build.

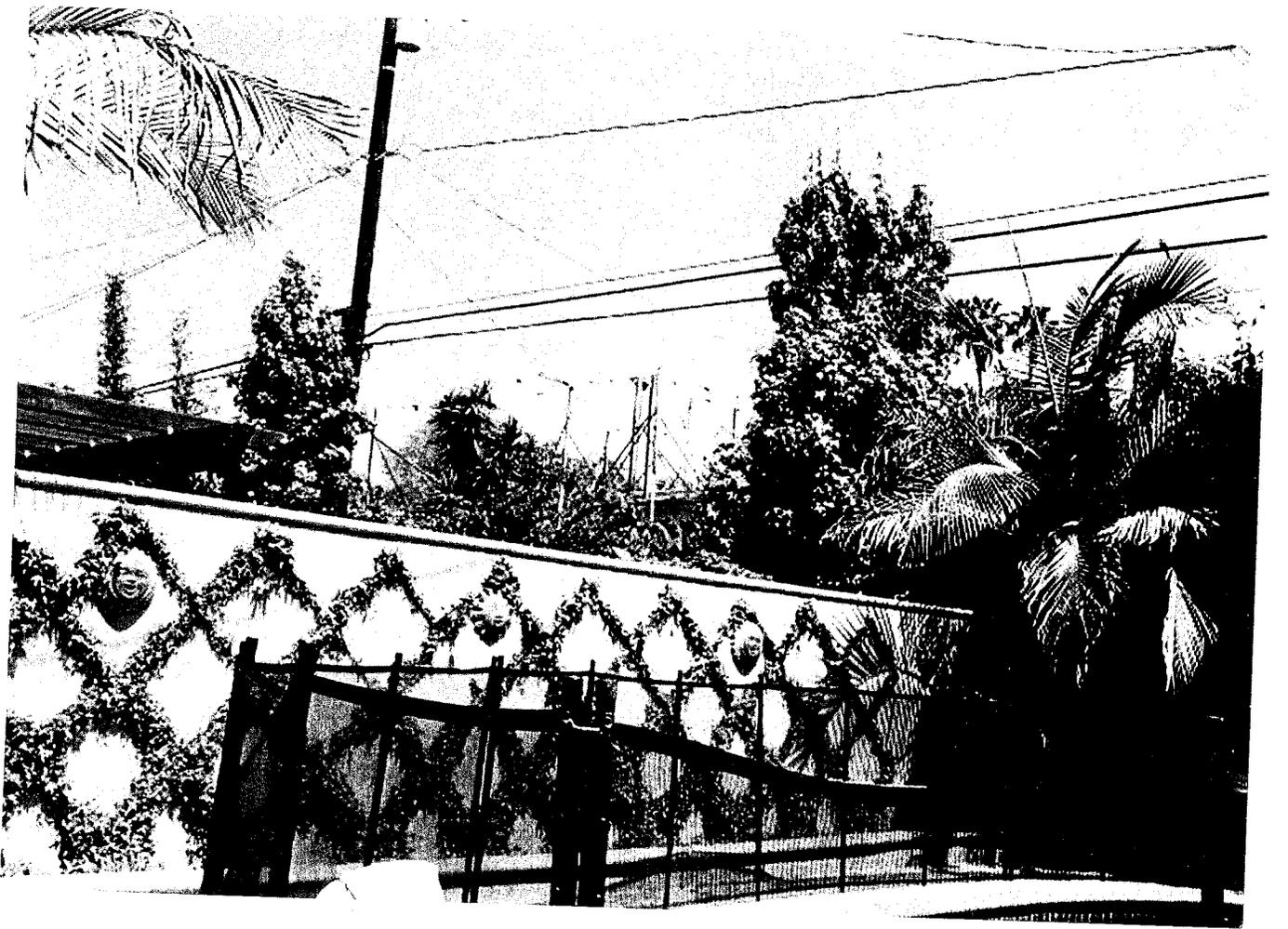
In 2007, Planning subsequently got the homeowners at 260 Calle de Madrid to reduce down to .53 Far and approved it even though the objections of many of us were voiced. We hope you will go back through the file history and see our objections, see the photos, and consider the fact that these homeowners never communicated with any of us to the rear of the subject property, as well as a few on both sides of them. Especially difficult to believe is that they ignored two letters we sent asking them to contact us (copy of one such letter is attached).

Thanks again,



Laura & Michael Medina  
347 Calle de Andalucia  
RB, CA 90277  
310-465-0124





May 5, 2008

City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503  
Regarding Case: PRE06-00036 located at 260 Calle de Madrid

Dear City Council,

We respectfully ask that you review the petition #PRE06-00036 of Miles Pritzkat (Michael and Kim Origel) and deny its narrow approval for a new two-story single-family residence located in the Hillside Overlay District.

There are several reasons we are requesting your review and rejection of the project in its current form.

- › It exceeds the FAR building code at .53.
- › It is in direct conflict with the Hillside Overlay Ordinance as it interferes with view, light, air and privacy.
- › On Calle de Madrid every other recent project has been required to "dig down" before going up, therefore setting a precedent on building a home within the Hillside Overlay district, particularly on Calle de Madrid.
- › There has been a severe lack of communication regarding the project, which has created unnecessary confusion and frustration with the neighbors impacted by the project.

Enclosed please find photos of the impact this project will have on our view from our living room as well as the loss of afternoon light and any view we currently have of the sunset. Additionally I have included photos of the two major remodels that have taken place in the last five years on Calle de Madrid. One is a two-story project and the other is a single story project. Both have one thing in common – they dug down to compensate for the loss of hillside view across the street. We are only asking the same consideration already granted in every other rebuild on the South side of Calle de Madrid. There is a clear precedent that has been established as evidenced by the projects that have taken place on our street.

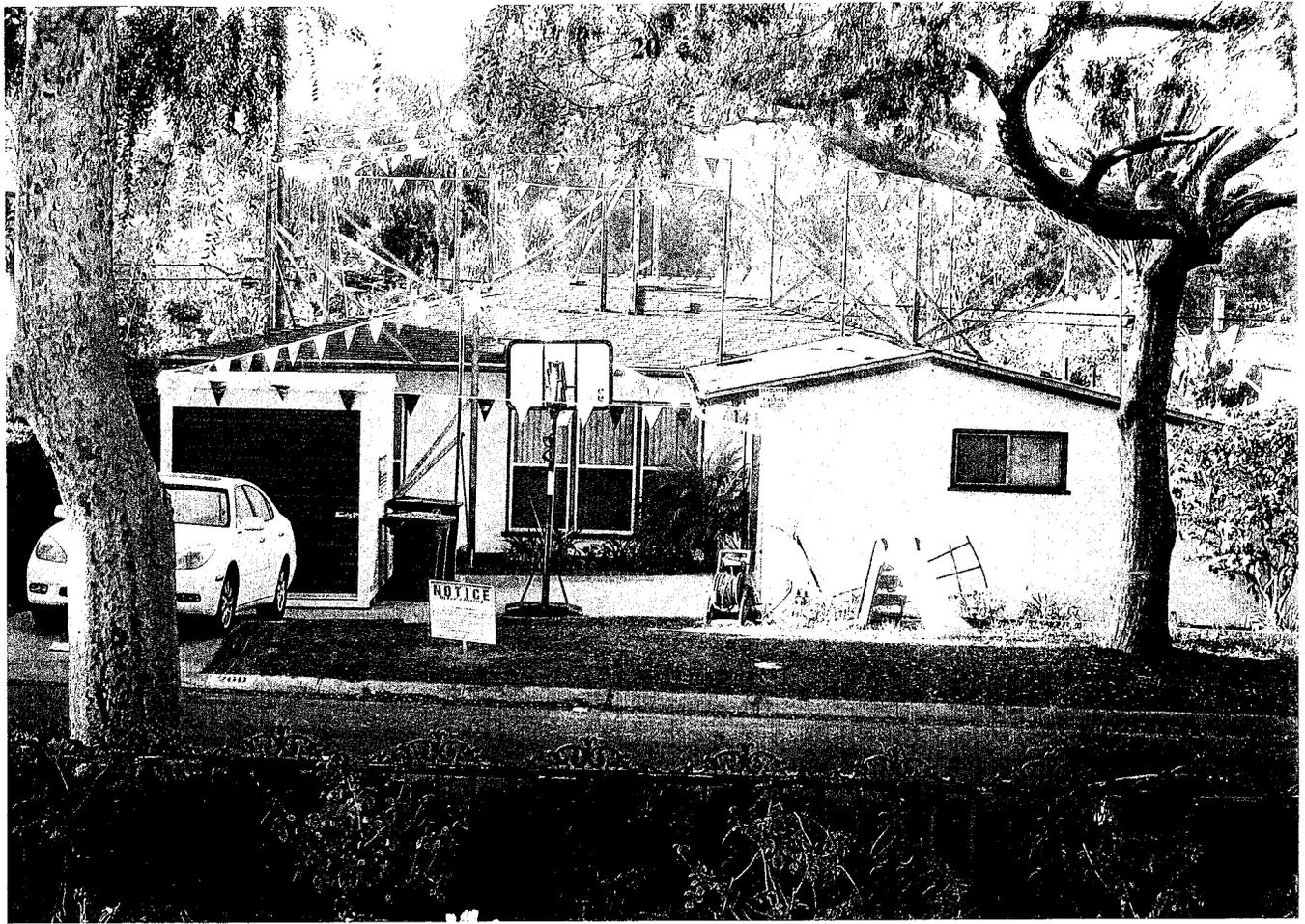
Equally as disturbing is the lack of communication on the part of the Origel's to come to a cooperative solution regarding the height of the current project. Multiple attempts have been made to discuss options to the proposed project and there has been no effort or response on their part to reach a collective resolution. There are a number of reasonable solutions that could have been made preventing this monumental waste of city resources.

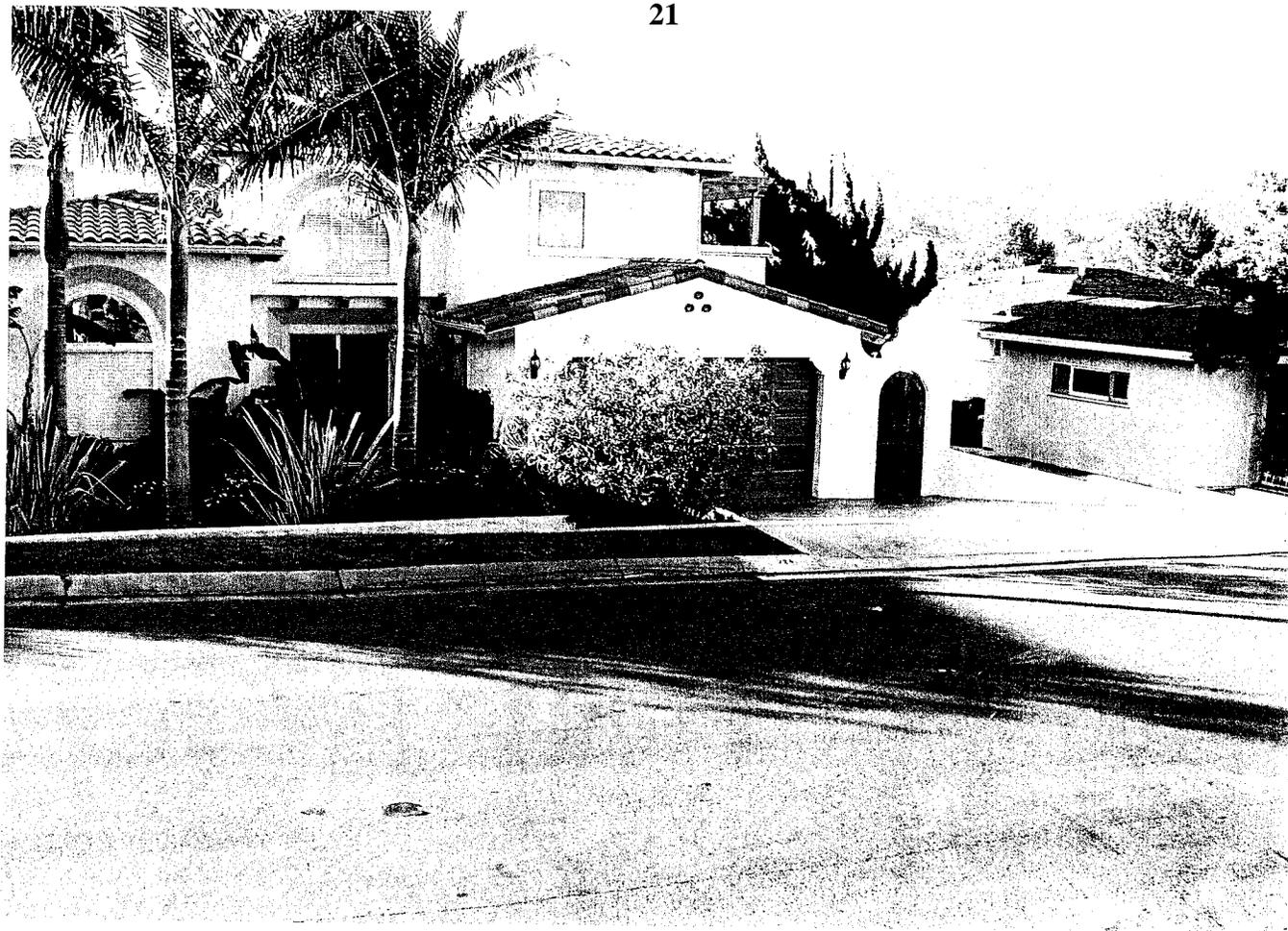
We strongly urge you to grant us the same standard that has already been established and reject this project in its current form.

Appreciatively,



Matt & Paula Dowd  
263 Calle de Madrid  
Redondo Beach, CA 90277





1/3/07

Dear City of Torrance City Council,

I am writing to appeal the planning commission hearing dated 12/19/07 regarding PRE06-00036 Pritzkat. This case has been going on in our neighborhood since 2003. There were many problems with this case from the start of it in 2003 leading all the way to the slim approval December 19, 2007. To begin with, it was determined that the initial silhouette put up in 2003 was not the same as the silhouette put up in 2006 and 2007, although it was supposed to represent the exact same project. The old project did not look anything like the subsequent project. However, I still objected to it back in 2003. The effect of this project will leave our family with a feeling of living in a fishbowl, with this giant structure constantly looking down over our once-private backyard/swimming pool area. **Every time** we have friends come over to visit, they go to the rear of the house and say, "oh #S%^#" when they see the silhouette of what may be soon built. We couldn't agree more, from the first day I first saw the flags go up; I have had an extremely sad feeling for the projected loss of our property enjoyment. This should not be allowed in the Hillside Overlay, (why do we have laws that are not upheld?) Many of the neighbors agreed that the two silhouettes from the 2003 and the 2006/2007 project looked completely different, and it was found that they were installed differently. The planning commission approved the project in 2003 but the homeowners never continued with the construction and the permit was cancelled. The planning commission heard the case again in 2007 (March) and did not allow the project because it had too much FAR. How could the same project be allowed in 2003 and disapproved in March 2007, and how could it possibly be fair back in 2003 when it was so underrepresented by the silhouette, which could explain the lack of opposition back then? And how could so many more neighbors object to the project in March 2007 that did not complain in 2003. (In spite of the fact that the planning meeting in March 2007 had NO WRITTEN NOTICE, because the one we were notified of was cancelled (Feb. 21, 2007).

The meeting in March 2007 ended with a strong statement from the committee urging the homeowners to come speak with the neighbors to the rear, on Calle de Andalucia. They never came to talk to us. How could this be tolerated? Only one member of the planning committee came out to see the project from our points of view. The fact that the vote was so close, 3 votes no to 4 votes yes... continues to suggest to me and others that this case should not be allowed. It is not in compliance with the terms of the Hillside Overlay, violating light, air and privacy for many of us around this project. I wrote kind, neighborly letters to the homeowners right after they put the flags up in 2006 and asked them to come over and talk about the situation, they ignored both my attempts at discussing the project.

We have given many examples of nearby two-story homes that have dug down prior to construction, which would be a win-win for everyone, we would have more privacy, air and light and the homeowners would be able to build their two-story dream home. The homeowners have said that they do not want to spend **any** extra money on something like this, which is further evidence of their unwillingness to make anyone happy except themselves.

Thanks for your consideration,

*Sana Medina*

310-465-0134

May 5, 2008

City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503

Regarding Case:  
PRE06-00036 located at 260 Calle de Madrid, Redondo Beach, CA 90277

The attached petition objecting to the narrowly approved project at 260 Calle de Madrid is signed by the resident's at:

271 Calle de Madrid  
268 Calle de Madrid  
264 Calle de Madrid  
267 Calle de Madrid  
277 Calle de Madrid

In addition, separate letters of objection are being sent from the resident's at:

347 Calle de Andalucia  
256 Calle de Madrid  
343 Calle de Andalucia  
339 Calle de Andalucia  
261 Calle de Madrid

These are all the properties in direct vicinity of the subject property at 260 Calle de Madrid.

Thanks for your consideration,

"The Neighbors" of 260 Calle de Madrid

May 3, 2008

City of Torrance  
 Torrance City Council  
 3031 Torrance Blvd.  
 Torrance, CA 90503

Regarding Case:  
 PRE06-00036 located at 260 Calle de Madrid, Redondo Beach, CA 90277

Dear City Council,

We are writing to object to this project in its' existing form. There are several reasons we object:

- #1. The dwelling goes against the permitted residential development within the Hillside Overlay Zone... it exceeds .50 FAR.
- #2. The dwelling exceeds one story, which has an adverse impact upon views (both Palos Verdes and blue sky views), light, air and privacy of surrounding properties both on Calle de Madrid and Calle de Andalucia.
- #3 The design is not in harmony with other properties in the vicinity.
- #4 There have been several two-story homes that have been required to dig down before building which has resulted in much better neighborhood appearance and happiness. For example; the Kaiser home located at 335 Calle De Andalucia (dug down 5 feet), 309 Calle de Andalucia (dug way down). 228 Calle de Madrid and 224 Calle de Madrid (dug way down).

This should be a requirement for the proposed project as well.

Thanks for your consideration,

Names	Address
JOE L. MANUEL	271 CALLE DE MADRID RB CA 90277
Deanna Wendt	268 Calle de Madrid RB CA 90277
A. J. Smith	268 Calle de Madrid RB. 90277
Junko Tokuda	264 Calle de Madrid RB 90277
Richard Tokuda	264 Calle de Madrid RB 90277
MICHAEL JAFANI	264 267 CALLE DE MADRID RB
Maryszen Cardenas	277 Calle de Madrid RB 90277

May 5, 2008

City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503

Regarding Case:

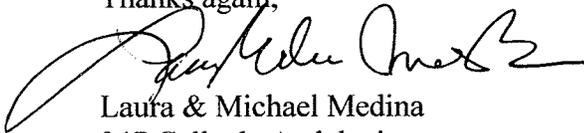
PRE06-00036 located at 260 Calle de Madrid, Redondo Beach, CA 90277

Dear City Council,

Thanks for considering our appeal of the approved project at 260 Calle de Madrid. This project began back in 2003 and somehow the Planning Commission approved a .59 FAR home at that time, even though it completely goes against the building restrictions of the Hillside Overlay. Fortunately, the homeowners never built it and had to go before Planning again and many of us who live near the home voice our objections. At that time, we had no idea what the building restrictions were at that time. Most people who live in the Hollywood Rivera do not know them. Only after spending hours of research, can we even begin to find out what the Hillside Overlay means and what the specifics of it are. The burden of fighting these extra large projects are on the surrounding neighbors, not the homeowners who want to build.

In 2007, Planning subsequently got the homeowners at 260 Calle de Madrid to reduce down to .53 Far and approved it even though the objections of many of us were voiced. We hope you will go back through the file history and see our objections, see the photos, and consider the fact that these homeowners never communicated with any of us to the rear of the subject property, as well as a few on both sides of them. Especially difficult to believe is that they ignored two letters we sent asking them to contact us (copy of one such letter is attached).

Thanks again,



Laura & Michael Medina  
347 Calle de Andalucia  
RB, CA 90277  
310-465-0124

Dear Kim and Mike,

I left a note on your door about three weeks ago or so asking you to call me when you are around, but haven't heard from you. I wanted to take a minute to express my thoughts about your remodel in a **kind and neighborly way- it is not my intention to be mean spirited or make a neighbor an enemy!** It seems like for months now you put your flags and sticks up showing your proposed second story addition and from the very first day I have been truly devastated. The structure appears like a giant building overlooking our entire backyard and entire rear side of our home. The main reason for this is because the lots on Calle De Madrid already sit much higher than the lots on Calle De Andalucia. As a result, the two story structure you propose appears to us like a three story structure, blocking light, sky and PRIVACY. In the nearly eight years that we have lived at 347 Calle De Andalucia we have enjoyed a large backyard with a pool and spa that we really do live in all spring, summer and fall, and those occasionally glorious warm winter days. The privacy we enjoy will be completely ruined by your home overlooking our backyard and home. Honestly, if your home were there in its size represented by the flags we probably would have never even bought our home because we wouldn't want to sit out in the backyard by the pool with a home looking right down on us (our property value will go down for sure). We are also in the Hillside Overlay just like you are. This was designed to protect light, air, privacy and views and we really hope the city will do the right thing and either require you to dig down (a lot) before you build [like Kim and Eileen Kaiser (335 Calle De Andalucia) were forced to do on our street a few years ago and other Calle De Madrid residents, like Q and Monica Farr] or alter your plans so as not to impact our privacy. We invite and encourage you to come over to our house and see your proposed project from our vantage point! One of us is almost always home!

In 1977, a special overlay district was created in the hillside area of the city. The Hillside Overlay was designed to acknowledge the particular development difficulties due to the topography of the area. Development in the hillside is subject to special review criteria based on view, light, air, and privacy concerns.

Thanks for your consideration,

Laura and Mike Medina  
 347 Calle De Andalucia  
 Redondo Beach, CA 90277  
 Home: 310-465-0124

Copy only  
 This is to show my attempts at communicating with them prior to Planning meetings and I was completely ignored by them.  
~~Signature~~  
 Laura Medina

From 347 Calle de Andalucía  
Medina home



**SECTION 91.41.6. PLANNING AND DESIGN.**

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

**SECTION 91.41.7. PERMITTED DEVELOPMENT - RESIDENTIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay Zone is for the purpose of constructing, remodeling or enlarging a dwelling, provided the following requirements are met:

- a) The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage, whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located;
- b) The dwelling (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided further that no portion of the roof of the dwelling (or in the case of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof or protrude through the roof (except for ordinary plumbing or heater vents) nor extend above the roof eave line; provided further that a chimney will be permitted if the portion extending above the roof eave line is no larger than the minimum dimensions required by the Torrance Building Code.
- c) Except as provided in this subsection, no portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed the height of the lowest portion of the remainder of the dwelling, or fourteen (14) feet measured from the ground at finished grade, but not including any berm,

whichever is less. In the case of a down-sloping lot, no portion of the dwelling shall exceed fourteen (14) feet in height, measured from the top of the curb at the center point of the front property line. Vents and a chimney, as provided in subsection b) of this section, shall not be considered in the height measurements.

d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

**SECTION 91.41.10. LIMITATION ON INCREASES IN HEIGHT.**

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

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;

b) If such lack of feasibility is proved:

1) Denial of such application would result in an unreasonable hardship to the applicant; and

2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity.

**SECTION 91.41.11. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE.**

a) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:

1) Denial of such application would constitute an unreasonable hardship to the applicant; and

2) Granting of such application would not be materially detrimental to the public welfare, and to other property in the vicinity.

b) For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted, or are permitted with a Conditional Use Permit.

**SECTION 91.41.12. WAIVERS.**

Waivers may be granted pursuant to the provisions of Chapter 4, Article 2, of this Division; provided, however, that the building height requirements of this Article may be changed only pursuant to a Precise Plan. Where both a Waiver and a Precise Plan are necessary, both may be processed as a single matter.

May 2, 2008

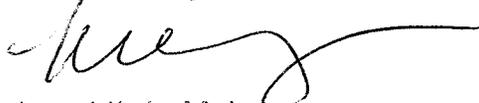
City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503

Regarding Case:  
PRE06-00036 located at 260 Calle de Madrid

Dear City Council,

We are writing to object to the project. We live directly behind the home at 260 Calle de Madrid. The dwelling goes against the permitted residential development within the Hillside Overlay Zone. The project calls for a two story, which has an adverse affect on the view, light, air and privacy of our property. In addition, the design is not in harmony with other properties surrounding it. The property will have a negative impact upon the value and investment we have made to our own property as we will lose privacy in our backyard and the blue sky we currently have. Our understanding is that a lot of our neighbors with two story homes were required to dig down before building which has clearly helped with the size and appearance of the home. For example, the Kaisers live two doors down at 335 Calle de Andalucia. They had to dig down five feet. Shouldn't this be considered for the Calle de Madrid project too?

Thank you for your review,



Rob and Katy Maloney  
339 Calle de Andalucia  
Redondo Beach, CA 90277

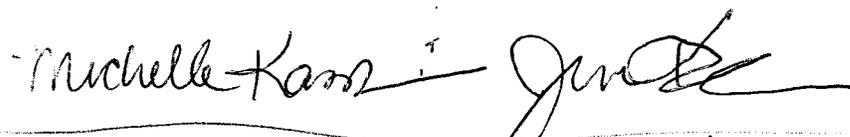
City of Torrance  
Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503

Regarding Case:  
PRE06-00036 located at 260 Calle de Madrid

Dear City Council,

We are writing to object to the project. This project impacts us in many ways. First the dwelling goes against the permitted residential development within the Hillside Overlay Zone... it exceeds .50 FAR. Second, the dwelling exceeds one story, which has an adverse impact upon the view (blue sky view), light, air and privacy of our property. Third, the design is not in harmony with other properties in the vicinity. We believe the project will have a harmful impact upon the value and investment we have in our own property with the loss of privacy and blue sky view we currently enjoy. Finally, there have been several two story homes that have been required to dig down before building which has resulted in much better neighborhood appearance and happiness. For example, the Kaiser home located at 335 Calle De Andalucia was built only with a requirement to dig down five feet so as not to have such a negative impact on views, privacy etc... This should be a requirement for the proposed project as well.

Thanks for your consideration,



Michelle Kasper, James Kasper

343 Calle de Andaluca

Redondo Beach, CA 90277

# Push for smart growth

City must find happy medium for neighborhoods.

The last thing that any lover of the city of Los Angeles should want to see is the uniformity that characterizes so many suburbs surrounding the city.

In some cookie-cutter neighborhoods in planned communities, residents are prohibited from deviating too far from the acceptable aesthetic mean — from paint color to fence placement.

L.A. is the exact opposite of the suburban sameness. The city revels in a juxtaposition of architectural styles and designs that makes its neighborhoods quirky, distinctive and charming.

On one street alone a tudor-style cottage might sit next to a mid-century marvel of modernity, which is next to a turn-of-the-century California craftsman, which is across the street from a traditional stuccoed bungalow virtually untouched from its 1950 construction.

"It's the neighborhoods of L.A. that make it special," City Councilman Tom LaBonge said this week. "We could lose the neighborhoods if we don't protect their character."

But there have to be some rules — even in a thriving city that celebrates individual tastes and designs. Otherwise, there would be 10-foot-tall fences, moats around properties and neon-flashing statuary. You know there would.

And to that extent, restrictions on monster homes in the city's single-family neighborhoods are a reasonable undertaking of the Los Angeles City Council — no matter how it might affect the property-tax revenue that flows into city coffers. Preserving L.A.'s neighborhoods requires a balance of good neighborliness with property owners' rights to build a bigger home.

Indeed, the City Council's proposed limits are part of a worthwhile public conversation about what's good for the city and its people.

The proposal would allow a

4,100-square-foot home on a 6,000-square-foot lot. That's a good-size home, and it might be appropriate in some neighborhoods, but not in others.

And allowing an exemption for a new

home that has a smaller top floor might discourage the boxy shapes of some reconstructions that have driven so many neighbors crazy. Sensible rules that balance competing interests are imperative as the city becomes more dense — both by design and necessity. There are appropriate ways and locations to build bigger homes closer together.

But putting supersized houses on modest lots isn't about making space for more people — just for more stuff.

The City Council should move ahead with the ordinance limiting supersized homes to supersized lots. It isn't about encouraging homogeneity, but about truly smart growth in L.A.'s neighborhoods.

The quality of life for the residents of the city is what really matters.

## ISSUE

Should the city of Los Angeles strengthen its residential building codes to keep neighborhoods livable, avoid conflicts between residents and prevent supersized homes going up on modest-sized lots?

May 5, 2008

City of Torrance  
 Torrance City Council  
 3031 Torrance Blvd.  
 Torrance, CA 90503  
 Regarding Case: PRE06-00036 located at 260 Calle de Madrid

Dear City Council,

We respectfully ask that you review the petition #PRE06-00036 of Miles Pritzkat (Michael and Kim Origel) and deny its narrow approval for a new two-story single-family residence located in the Hillside Overlay District.

There are several reasons we are requesting your review and rejection of the project in its current form.

- › It exceeds the FAR building code at .53.
- › It is in direct conflict with the Hillside Overlay Ordinance as it interferes with view, light, air and privacy.
- › On Calle de Madrid every other recent project has been required to "dig down" before going up, therefore setting a precedent on building a home within the Hillside Overlay district, particularly on Calle de Madrid.
- › There has been a severe lack of communication regarding the project, which has created unnecessary confusion and frustration with the neighbors impacted by the project.

Enclosed please find photos of the impact this project will have on our view from our living room as well as the loss of afternoon light and any view we currently have of the sunset. Additionally I have included photos of the two major remodels that have taken place in the last five years on Calle de Madrid. One is a two-story project and the other is a single story project. Both have one thing in common – they dug down to compensate for the loss of hillside view across the street. We are only asking the same consideration already granted in every other rebuild on the South side of Calle de Madrid. There is a clear precedent that has been established as evidenced by the projects that have taken place on our street.

Equally as disturbing is the lack of communication on the part of the Origel's to come to a cooperative solution regarding the height of the current project. Multiple attempts have been made to discuss options to the proposed project and there has been no effort or response on their part to reach a collective resolution. There are a number of reasonable solutions that could have been made preventing this monumental waste of city resources.

We strongly urge you to grant us the same standard that has already been established and reject this project in its current form.

Appreciatively,



Matt & Paula Dowd  
 263 Calle de Madrid  
 Redondo Beach, CA 90277

MAY 2008

34

Robert + June Jensen  
256 - Calle de Madrid  
Redondo Bch CA 90277  
310 - 375 - 0336

City of Torrance Council  
Regarding Case PRE 06-0036  
at 260 Calle de Madrid  
Redondo Bch CA 90277

Dear City Council

We Bob + June Jensen have very much appreciated the visits, active observations + Decisions to our home due to construction plans on our next door neighbors home. There after at the planning Commission meeting Sept 2008, they told the Home Owners at 260 Calle de Madrid to scratch the Project unless they would make mutual meetings + Considerations with All Neighbors effected.

For us, the Architect has done that - For others concerned, their Request to meet + share problems has been denied. Many neighbors are left, very upset, Rightfully requesting your help. Being that we were first Home Owners on Madrid to lose our view and

Private, on Calle de Madrid in 1784,  
Due to a 2nd Story Built on Andalusia,  
We know the Permanence, done before  
Andalusia was included in the Hillside  
Overlay and the Fact that changes were  
positively made since for the Community  
Benefit. We ask that these concerns  
be heard and considered with your  
Serious Recommendations.

In Best Regards,

Aune L. Jensen

Robert S. Jensen

December 16, 2007

Dear City of Torrance Planning Commission,

I am writing in regards to the upcoming hearing **PRE06-00036** petition of Miles Pritzkat (Origels). Just like the prior two planning meetings for this project, I continue to object to it based on the lose of air, light, and privacy this giant two-story project will impose on our property, at 347 Calle de Andalucia.

Regarding the planning meeting from Wednesday March 7<sup>th</sup>, 2007, first let me say that there was NO NOTICE sent out to the neighbors regarding the *new date* of the meeting (the original meeting we got notice for was cancelled). I happened to know of the new date because I went to the effort of calling and asking. However, in talking with some other neighbors, they did not know it was changed to March 7th. How can you have a meeting with NO NOTICE? This is **Problem #1**.

**Problem #2:** The committee and the owners "claimed" there was no objection to the project proposed back in 2003, this is simply not true. I for one wrote a letter stating my objection back then and my next door neighbor got up and spoke her opposition at the meeting back in 2003. Anyway, the past is the past and let's move on as if this is a whole new request.

**Problem #3:** At the meeting on March 7<sup>th</sup>, 2007, the owners "claimed" that they talked to various neighbors and found no objection. I wrote the owners on two separate occasions asking in a kind, neighborly way to please call me and come see their project from my vantage point and they completely ignored my requests and never contacted me! I even sent them 6 photos from my vantage point. It is now ten months after the meeting and they have not come to talk to me, in fact, to make matters worse, their architect, Mr. Pritzkat came by for a quick look and made me aware they redrew their plans with no major difference from the rear... talk about throwing fire on the flame! These people are completely smug in their attitude towards their neighbors, they even told Matt Dowd across the street from them that "the issue is with the width not the height". Matt voiced his concern at the March 2007 meeting regarding their height blocking his view. To Matt, they said that they are certain the project will pass in its current height and could care less about any impact on their neighbors.

**Problem #4:** From last March's meeting, only one member of the planning commission came to my house, Mr. Jim Faulk. Why only one member, where is everyone else who gets to cast a vote?

**Problem #5** Why do I keep hearing that the project was approved in 2003 and it is "the exact same project" now and the planning commission now says it is too big (too much FAR... whatever that means). I can tell you that the flags and sticks represent a much larger project than it represented last time. ALL my neighbors agree. What is the discrepancy?

**Problem #6:** It makes no sense to me how these homeowners do not have to come around to show plans and get signatures from everyone in a radius around their home. If homeowners with small, one story projects have to do that (we did in 2004), why then don't the larger, even more-intrusive projects do not? A complete lack of common sense

if you ask me! It should not be up to the neighbors to do all the work of finding out what is going on with these huge two-story projects. The Planning Commission is approving way too much if you ask me. Our beautiful neighborhood has changed so much in the last few years it is turning into a Manhattan Beach McMansion type place and I do not like it. Why does it seem that the Hillside Overlay Ordinance does not mean anything to the Planning Commission???

THE HILLSIDE OVERLAY AREA

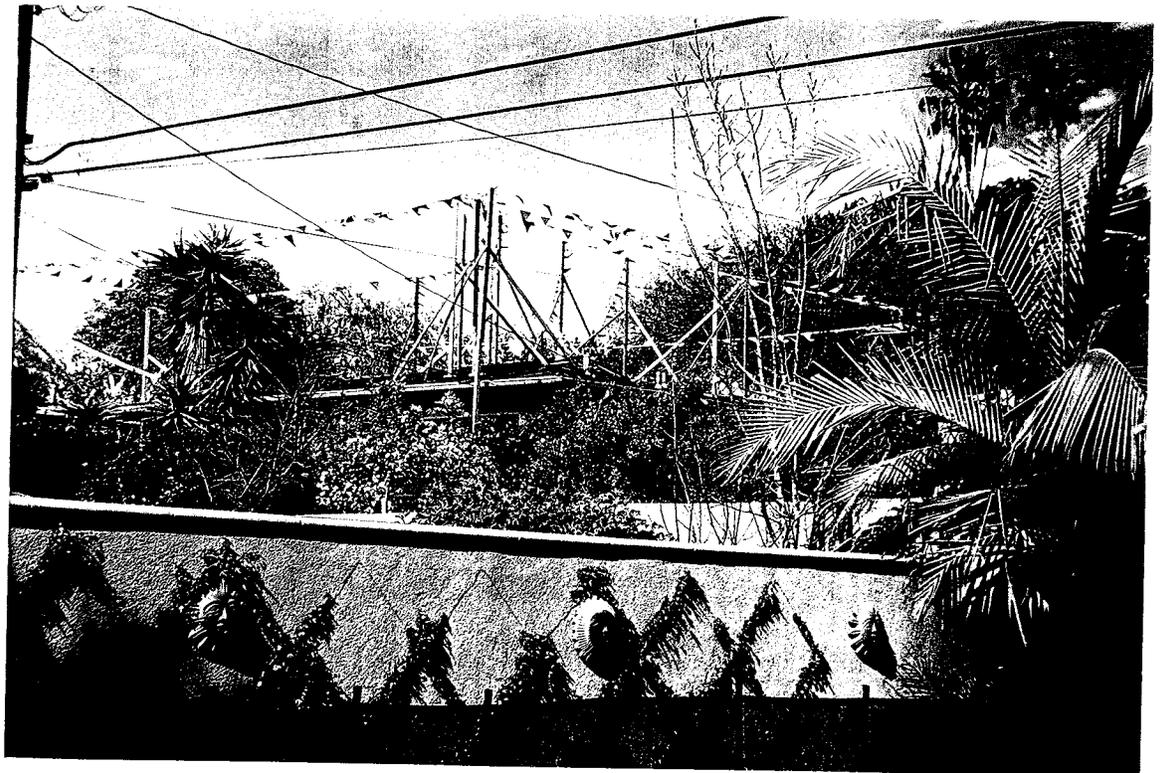
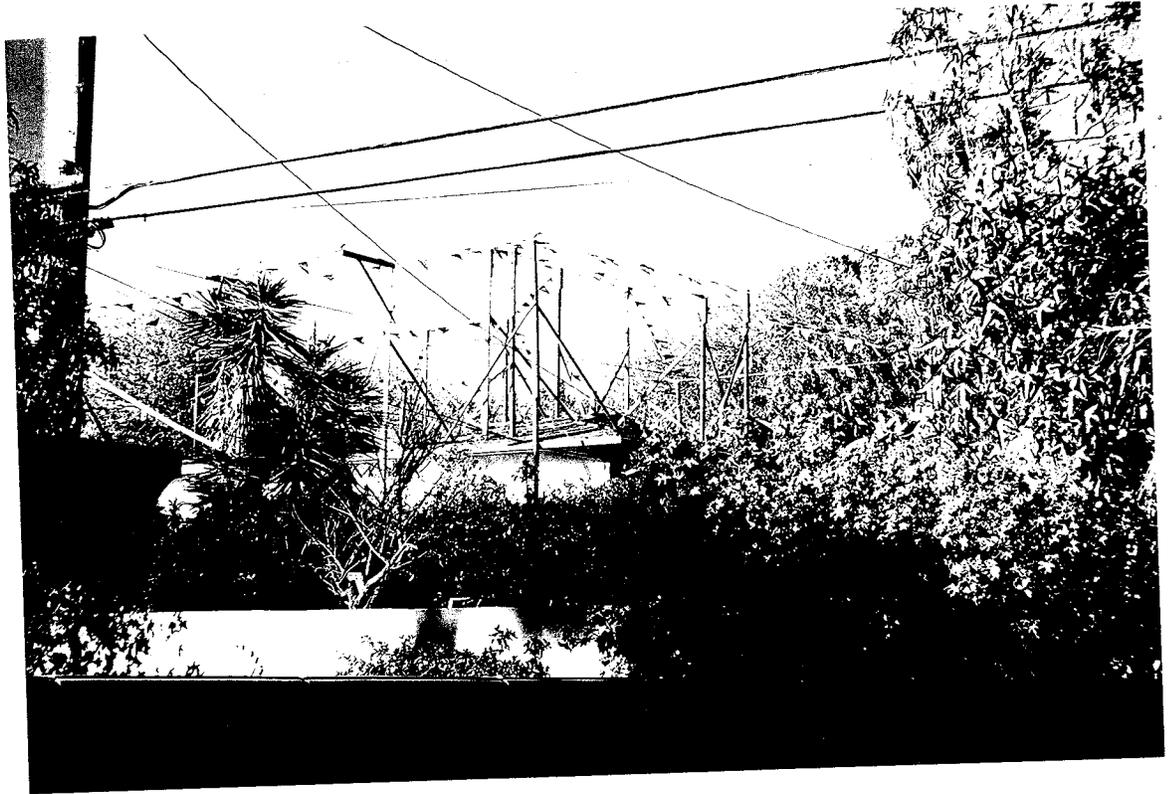
In 1977, a special overlay district was created in the hillside area of the city. The Hillside Overlay was designed to acknowledge the particular development difficulties due to the topography of the area. Development in the hillside is subject to special review criteria based on view, light, air, and privacy concerns.

**In summary, I do feel this project has a HUGE negative effect on my enjoyment of my backyard and rear living spaces of my home. What do I want? I WANT THEM TO DIG DOWN (10 feet or so??) See examples of similar two-story homes that were required to DIG DOWN: Fard Residence at 224 Calle de Madrid and Kaiser Residence at 335 Calle de Andalucia. These are two examples of a win-win relationship. The neighbors were happy and the homeowners were happy.**

Thanks for your consideration,



Laura Medina  
347 Calle De Andalucia  
Redondo Beach, CA 90277



December 13, 2007

Dear City of Torrance Planning Commission:

We are writing to you regarding the upcoming public hearing on December 19, 2007. The subject is the petition of Miles Pritzkat (Michael and Kim Origel) for the Precise Plan of Development for a new two story single family residence on property located in the hillside overlay district in the R-1 Zone at 260 Calle de Madrid (PRE 06-00036). Enclosed are photographs of the view from our front yard, where you can clearly see the flags from the proposed project. We are going to lose complete privacy in the back yard and from these pictures, also in the front.

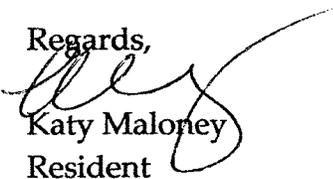
I am not against the improvement or building of homes in our neighborhood. However, I am against a neighbor who sits behind our home that wants to build a two story house that will look like a 3 story due to the height of their land. This home they propose to build will impede our privacy, air and light. Per the overlay rule:

*In 1977, a special overlay district was created in the hillside area of the The Hillside Overlay was designed to acknowledge the particular development difficulties due to the topography of the area. Development in the hillside is subject to special review criteria based on view, light, air and privacy concerns.*

In addition, the homeowner at 260 Calle de Madrid was asked at the last Public Hearing to meet with the neighbors in the rear. They have never done this. WE HAVE NEVER SEEN THEIR PLANS!

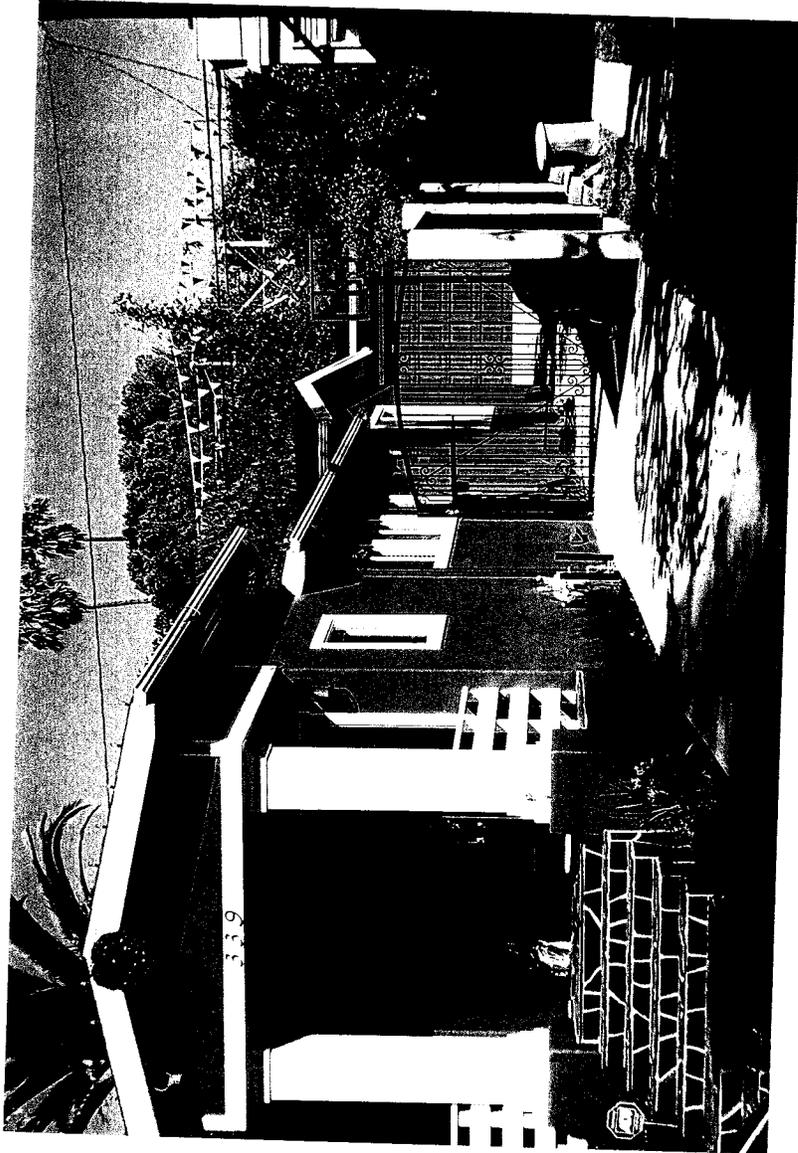
They need to dig down so that their home will not stand so high and provide us with the privacy we deserve. Our neighbors, Kim and Eileen Kaiser, were required to dig down and did so. Why don't you require this of the Origels? Please make it fair and have this homeowner do the same.

Regards,

  
Katy Maloney

Resident

339 Calle de Andalucia



December 13, 2007

Dear City of Torrance Planning Commission,

We are writing regarding the proposed two story project at 260 Calle De Madrid (Petition PRE 06-00036 of Miles Prizkat) in the Hollywood Riviera. We attended the last planning meeting, March 7<sup>th</sup>, 2007, to voice our concerns about the height of the proposed project. As it stands we are losing any and all view of the Palos Verdes hillside that we currently enjoy from our property. Enclosed are photos of the view from our front window where you can clearly see the silhouette of the proposed project. We are not only going to lose our entire view but we are also going to lose afternoon light and any view we currently have of the sunset. This project in its current form is in direct conflict with the Hillside Overlay Ordinance.

In 1977, a special overlay district was created in the hillside area of the city. The Hillside Overlay was designed to acknowledge the particular development difficulties due to the topography of the area. Development in the hillside is subject to special review criteria based on view, light, air, and privacy concerns. For a map of the area or to determine if a specific property is located in the Hillside Overlay Area please contact the Planning Department at (310) 618-5990. The following excerpt is from the Torrance Municipal Code.

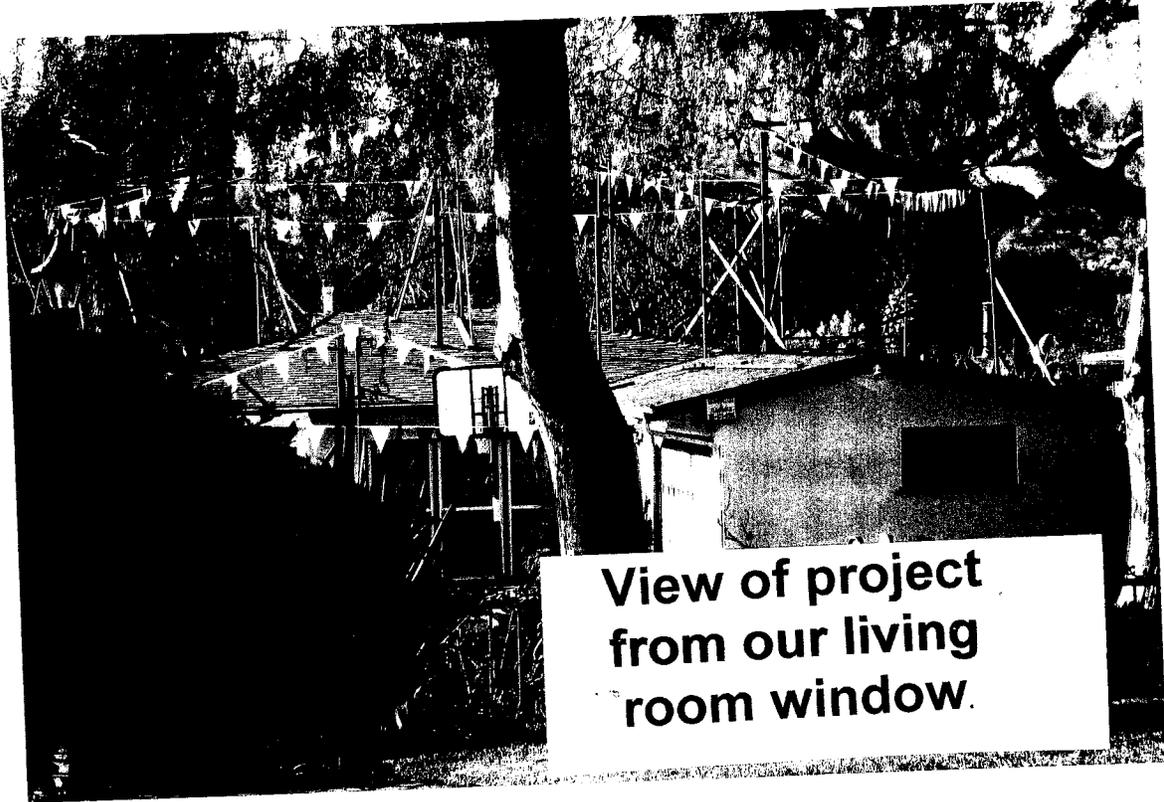
Additionally, the planning commission made it very clear that the homeowners at 260 Calle de Madrid were to make contact with each of the concerned neighbors to discuss alterations to the proposed plan. This was not done. We received a call from the architect, Miles Prizkat, several weeks ago asking if we'd like to review the revised plans and when we asked him if any consideration had been made to the height he said no, making it pointless for us to review anything. We are absolutely dumbfounded at the lack of consciousness displayed on the part of the homeowners requesting approval of this project. We have personally asked several times if we could discuss this matter in a civil and friendly way and have been completely ignored. We believed the intention of the process was to open communication and get neighbors working together to resolve issues in a graceful manner. Unfortunately this has not been the case.

We have enclosed photos of the two major remodels that have taken place in the last five years on Calle de Madrid. One is a two-story project and the other is a single story project. Both have one thing in common – they dug down to compensate for the loss of hillside view across the street. We are only asking the same consideration already granted in every other rebuild on the South side of Calle de Madrid. There is a clear precedent that has been established as evidenced by the projects that have taken place on our street. We strongly urge you to grant us the same standard that has already been established and reject this project in its current form.

Appreciatively



Matt & Paula Dowd  
263 Calle de Madrid  
Redondo Beach, CA 90277  
310.791.2214



**AGENDA ITEM NO. 9A**

TO: Members of the Planning Commission  
 FROM: Development Review Division  
 SUBJECT: PRE06-00036: Pritzkat Architects (Michael Origel)  
 LOCATION: 260 Calle De Madrid

The applicants are requesting approval of a Precise Plan of Development for a new two story single family residence. This request was continued from February 21, 2007 and subsequently from March 7, 2007 to allow adequate time to address concerns about the project. This item was originally heard and approved by the Planning Commission on February 5, 2003 but the approval (PRE02-00027) expired as the building permit application was withdrawn. The last report (March 2007) as well as the original staff report (February 2003), correspondence and the minutes have been attached for your reference.

The previous design impacted the adjacent property at 256 Calle De Madrid in terms of air, light and privacy. In order to reduce such impacts, the architect has made some modifications to the project including a reduction of the Floor Area Ratio from 0.588 to 0.531 (area reduced to 3,488 sf from the original proposal of 3,859 sf.) The new house will be two feet six inches narrower; thus, greater side yard setbacks will be provided. In addition, the rear yard setback has been increased from 33'-6¼" to 36'-0½" in order to further minimize any privacy concerns. Staff notes that the applicants previously relocated a west facing balcony to the south in response to privacy impacts to westerly neighbors. Based on Staff observations of the new silhouette and analysis of the revised plans, the proposed project does not appear to have significant impacts on the neighboring property at 256 Calle De Madrid.

A summary of the project statistics follows:

<b>Statistical Information</b>	<b>Original Proposal</b>	<b>Revision</b>
◆ Lot Area	6,560 square feet	6,560 square feet
◆ First Floor Living Area	1,744 square feet	1,525 square feet
◆ Second Floor Living Area	1,593 square feet	1,518 square feet
◆ Garage	522 square feet	445 square feet
◆ Total Floor Area (Inc. Garage)	3,859 square feet	3,488 square feet
◆ Lot Coverage	37%	33%
◆ Floor Area Ratio	0.588	0.531

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

Correspondence was received from the property owners at 347 Calle De Andalucía regarding air, light and privacy impacts from the proposed structure. The proposed rear yard setback is 36 feet six and one half inch at the closest point. Second story windows facing the rear yard on the southerly and easterly portions of the residence are proposed to have high sill heights at five feet from the finished floor. Additionally, these windows are for a closet and a bathroom. A proposed balcony will be located on the westerly portion of the residence approximately 25 feet away from the easterly property line. For these reasons, and based on site observations, Staff does not feel there are significant privacy impacts. Due to the distance of the proposed project from 347 Calle De Andalucía the air and light impacts also appear to be less than significant.

Correspondence was also received from the property owners at 263 Calle de Madrid regarding view and light impacts from the project. The property owner has identified impacts to sky and tree views. This property is located across the street from the project; however, it does not enjoy unusual views afforded by a unique topography such as ocean, mountain or city lights.

In the judgment of staff, the revised project does not appear to cause any significant intrusion on the view, light, air or privacy of adjacent properties. For this reason, Staff continues to recommend approval of the project as conditioned.

**PROJECT RECOMMENDATION:** APPROVAL

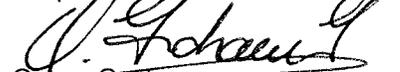
**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:**

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

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

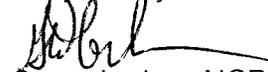
Recommended conditions of the proposed project are set forth in the attached Resolution.

Prepared By,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Silhouette Verification
5. Correspondence
6. Previous Supplemental, Correspondence and Resolutions
7. Minutes from 2/5/03 & 3/7/07
8. Code Requirements
9. Site Plan, Floor Plans, & Elevations

## **CODE REQUIREMENTS**

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

### **Environmental:**

- The front yard paving 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)
- The applicant shall provide four inch minimum contrasting numerals for residential uses

### **Building & Safety**

- Comply with state energy requirements
- Provide underground utilities
- Pre-wire each unit for cable television

### **Grading**

- Obtain grading permit prior to issuance of building permit
- Submit two copies of grading/ drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Development shall not increase drainage to the rear. Provide hydrology and engineered drainage plan.

### **Engineering**

- A construction and excavation permit is required from the Community Development Department/ Engineering for the new driveway approach and any work in the public right-of-way.
- Replace existing centerline tie on top of curb in the event it is removed for the new driveway approach construction.
- Submit hydrology study to determine required height of driveway ridge to be extended along the property frontage to prevent public storm water from entering depressed driveway/ garage. Approval of study and completion of the floor drainage waiver at the public street interface is required prior to the grading plan approval.

## CITY OF TORRANCE – PLANNING DEPARTMENT

Origel Residence  
260 Calle Madrid

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)

a. 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:

Response:

The subject property is lower in elevation than properties on the north side of Calle Madrid. These north properties face back towards the applicant and towards Palos Verdes Estates, with no ocean or city lights view. Properties to the rear on each side do not have any view that would be impacted by this project.

Side facing windows have been minimized to maintain privacy.

In order to maintain light and air, the massing of the new house has been stepped; back from the front setback line with the one story garage mass set in front of the two-story mass. The covered porch furthers this stepped massing effect. The rear building line closely follows that of the existing. A 30' rear yard setback exceeds minimum requirements. The west side has a one-story element which steps back the two story massing; the east side jogs to break up the two story massing.

**Note that this project was approved by the Planning Commission in 2003, but for financial reasons the owners decided wait on construction and the approval expired. The new residence being presented is the same as that which was previously approved.**

- 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:

Response:

The new building is located in the same general area as the existing structure except that the garage has been shifted from the west side of the property to the east side. No view impact to neighbors is anticipated since the property is lower in elevation than the properties on the north side of Calle Madrid. The neighbors on either side have no view through the applicant's property. Neighbors to the rear have no significant views. **When this same project was heard and approved by the Planning Commission in 2003, no neighbors objected.**

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

Response:

The Mediterranean style is consistent with a number of homes along Calle Madrid. The house is designed to avoid a massive block look with a one story garage and covered porch in front of the two story mass. The lot slopes down from Calle Madrid that further minimizes the impact.

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

Response:

The proposed addition to the existing property will enhance the "curb appeal" to both the subject property and the neighborhood. In addition, the proposed alterations will increase the continuity of design style within the neighborhood, increasing the land value and enhance the monies invested by adjoining property owners.

- 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):

Response:

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) As indicated above view impacts are minimal.

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

Response:

The proposed alterations will result in a structure of mass and size that is similar to the existing and the surrounding structures. The proposed structure also conforms to all City ordinances. As such, neither the project nor the precedent established by approval of the Precise Plan of Development will result in adverse cumulative impacts to the neighborhood.

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

- a. It is not feasible to increase the size of or arrange the space within the existing building or structure for the purposes intended except by increasing the height, demonstrated by the following facts:

As designed, the new house conforms closely to the outline of the existing one-story house. This minimizes the light and air and privacy impacts on the neighbors. The proposed increase in FAR results in a lot coverage increase of 9.5%. This maintains open space that is desirable to both the owner and the neighbors. This was a factor when **the project was approved by the Planning Commission in 2003.**

- b. Denial of this application would constitute an unreasonable hardship for the following reasons:

The proposed new home conforms to all basic zoning requirements. The applicants wish to enjoy the same property rights utilized by neighbors in the same general area (208, 210, 213, 229, 233, 239, 237, 247 Calle Madrid)-- the ability to develop their property with a two-story structure.

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

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) and as indicated above, minimal view impact to neighbors is anticipated. Furthermore, the new structure will upgrade an

old tract house with an upgraded structure. This will add value to properties in the neighborhood.

3. **LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)** (To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more than 50% of the area of the lot.)

- a. Denial of this application would constitute an unreasonable hardship for the following reasons:

In order to maintain the large rear yard, it was necessary to go up (see item 2.a) which creates a two story stairway/entry volume which adds 150 s.f. which is counted twice. Factoring out this number yields a FAR of .565. This project was deemed reasonable and approved in 2003, and since the configuration has not changed, it would be an unreasonable hardship to deny a plan that was previously approved.

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

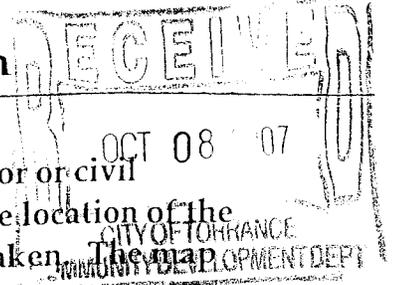
Other properties in the area have FAR's in excess of .5. Had this project (previously approved by the Planning Commission in 2003) been constructed on schedule, it would be an existing project in with a FAR in excess of .5 with no detriment to the neighborhood. There were no objections from neighbors at the time when this project was presented.



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

Jeffery W. Gibson, Planning Director

# Height and Location Certification



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

## SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 260 CALLE DE MADRID  
 (address)

on 10-2-07, based on plans submitted to the City of Torrance  
 (date)

by ORIGEL / PRITZKAT on \_\_\_\_\_, The survey was taken  
 (applicant/architect) (date)

from a bench mark located at NORTHWEST "LST NO TAY"  
 (address)

(attach map) which established a base elevation of 99.45.

The ridge line/highest point of the roof was determined to have an elevation of 120.69.

The plans indicate that the elevation should be 120.15.

*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.*

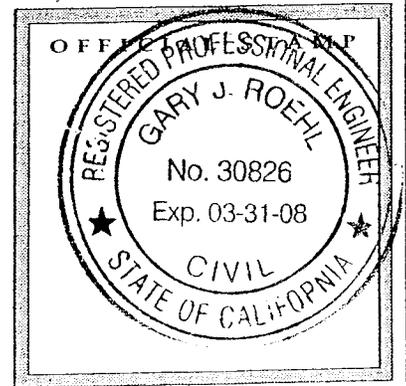
GARY J. ROEHL  
 NAME (please print)

RCE 30826  
 LS/RCE#

[Signature]  
 SIGNATURE

(310) 542-9433  
 PHONE

10-2-07  
 DATE



Notes: \_\_\_\_\_

JOB 00-467



Chris Withers  
351 Calle de Andalucia  
Redondo Beach, CA 90271  
December 10, 2007

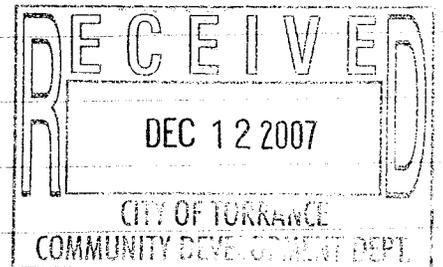
To Community Development Department, City of Torrance

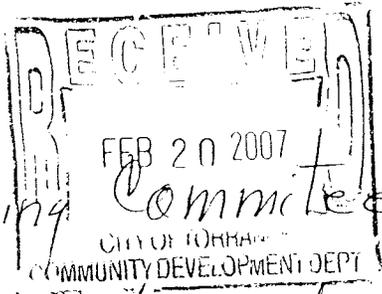
Dear Sirs:

Regarding PRE06-00036 petition for precise plan,  
if there are any requests for code waivers relating  
to setback, FAR, or (maximum) structure height  
I do not approve any such requests for waiver.

Thank You;

Chris Withers  
12/10/2007





Robert + Anne Jensen  
256 Calle de Madrid  
Redondo Bch 90277

To Planning Committee Hillside Overlay

Attention to 2 story Remodel 260 Calle de Madrid  
Petition - Master Case # PRE06-0036

History - IN 1984 we were 1st Home Owner on Madrid to lose Sweeping View of Hills Trees and Space which is why we purchased the house in 1960. Andalusia was not in Hillside Overlay. Madrid Home owners + Planning Committee decreed that no 2nd story will impaire views on Madrid. Solution being that New 2nd Story's dig down. On MADRID Additions have been successfully constructed to add living space + 4th Bedroom, Master with Bath on 1 level such as our Home + 252 Calle de Madrid with proper regard to Light, Air, Space And Sound -

Goal for our Request is to Re Evaluate plans for the Remodel of 260 Calle de Madrid with mutual Considerations

Concerns being <sup>54</sup> placement + Design for

Light + Space our light which is imperative to our quality and design of our home - Now we have light to the sky and openness.

Privacy We are being boxed into their walls so we would be in their shadows, losing circulation of air and privacy - 2nd story + Balcony looking directly in.

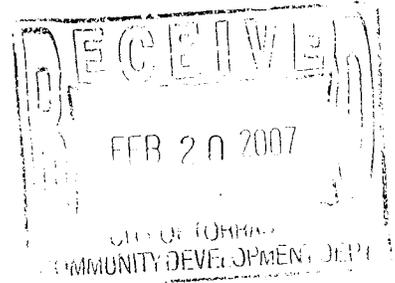
Sound At this time as is the sound between houses is like being in the same room.

Possible Solution - Design a one story or to reverse design of 2nd story that would not impact the light, privacy, sound and quality - As ~~dem~~ stating. Your decision affects us and our property immensely. Anne Jensen

2-30-2007

Issue-

Our Home 256 Calle de Madrid, on the side facing 260 Calle de Madrid has 2 glass windows, 8'x7' giving natural light and openness to our living space; with Adequate Privacy and Air circulation.

Request-

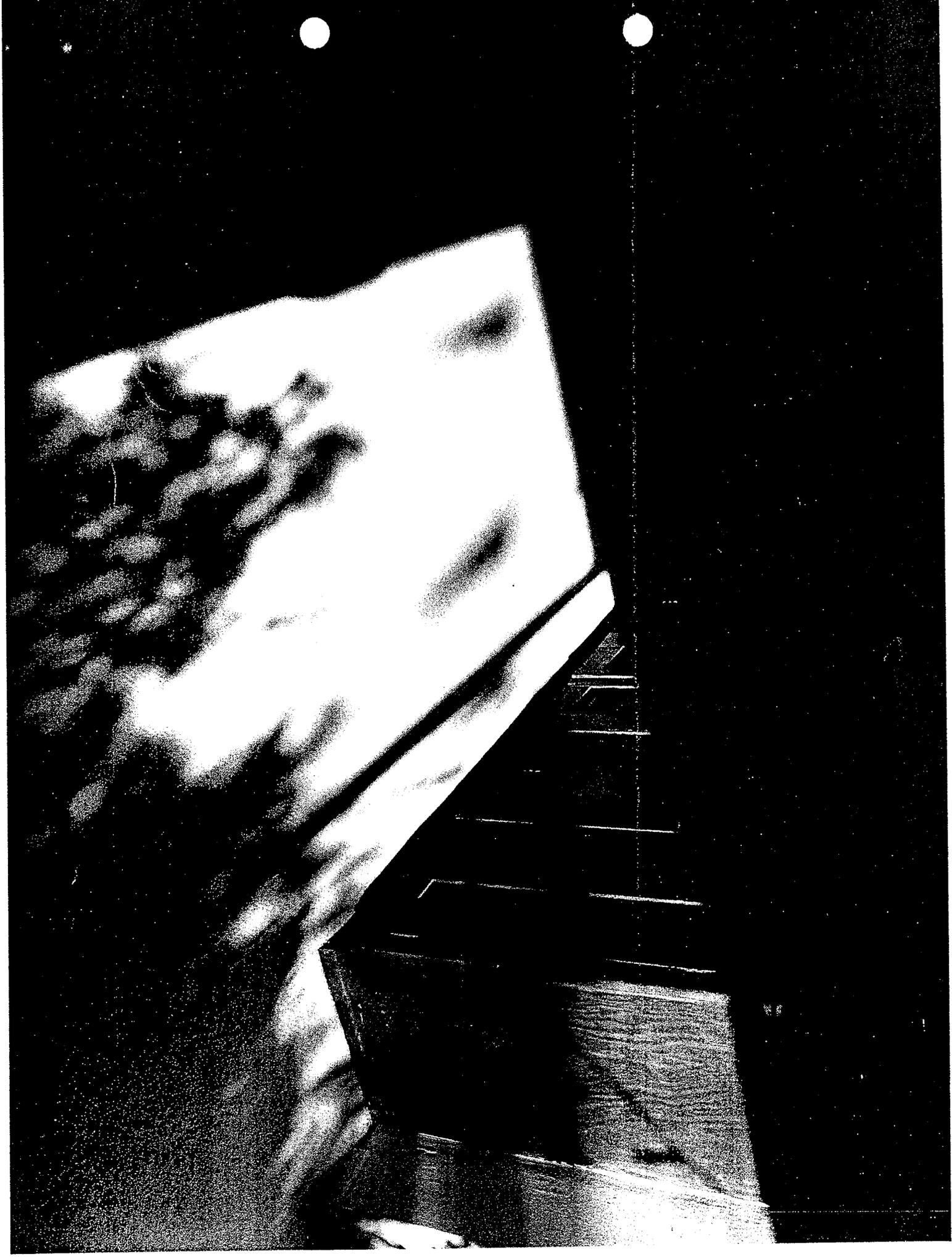
Please Evaluate plans for Major Remodel at 260 Madrid that bring stakes out to 43" of the Property line, impacting quality of our Home, Due to Height, EVES, Fireplace

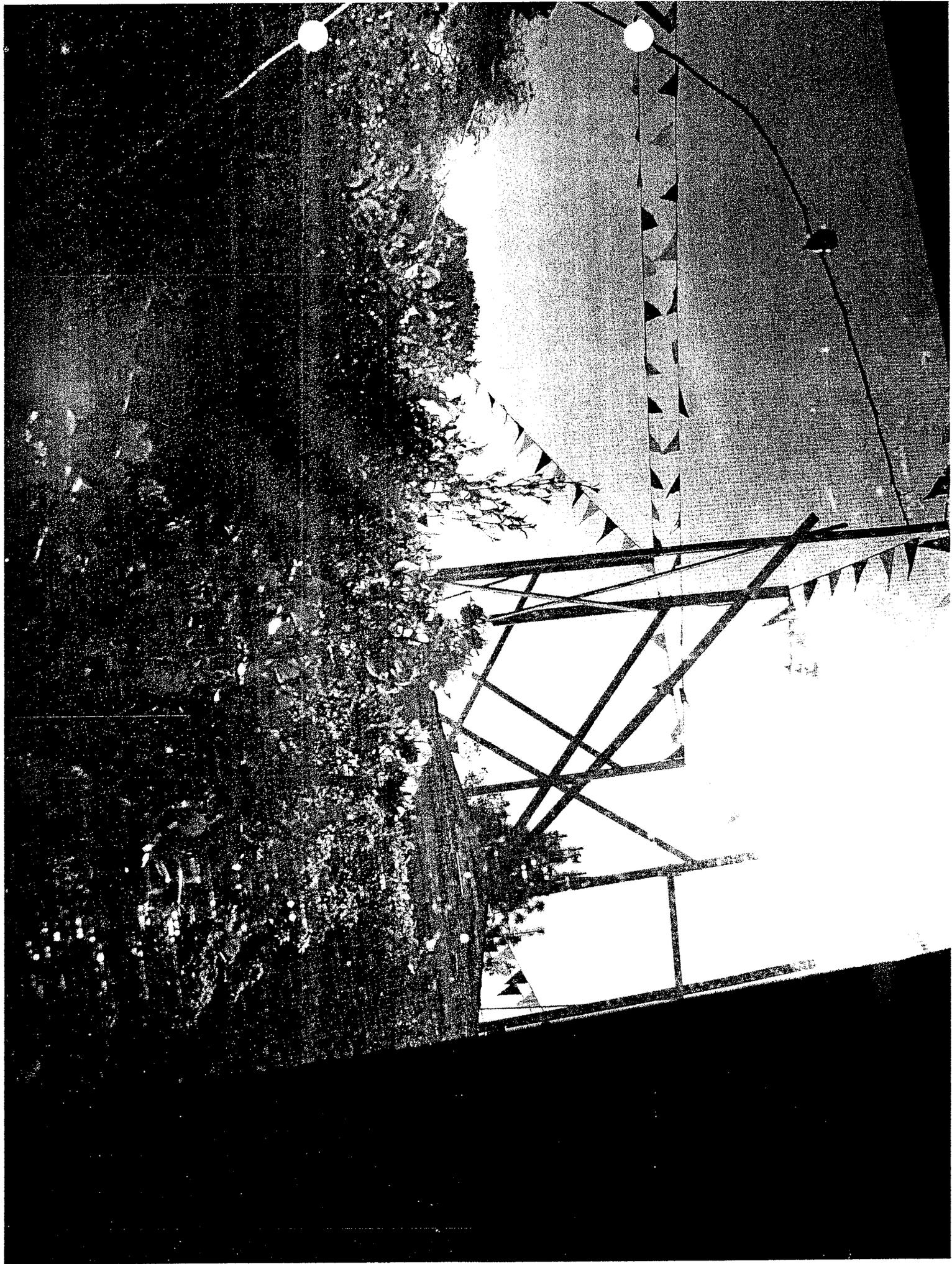
And dimensions.

Recommendation.

To Design one level  
Home or Reverse plan  
that will not impact  
property on the other  
Home

Robert Jensen





FEBRUARY 12, 2007

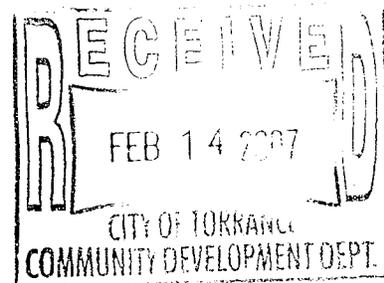
In 1977, a special overlay district was created in the hillside area of the city. The Hillside Overlay was designed to acknowledge the particular development difficulties due to the topography of the area. Development in the hillside is subject to special review criteria based on view, light, air, and privacy concerns. For a map of the area or to determine if a specific property is located in the Hillside Overlay Area please contact the Planning Department at (310) 618-5990. The following excerpt is from the Torrance Municipal Code.

Dear City of Torrance,

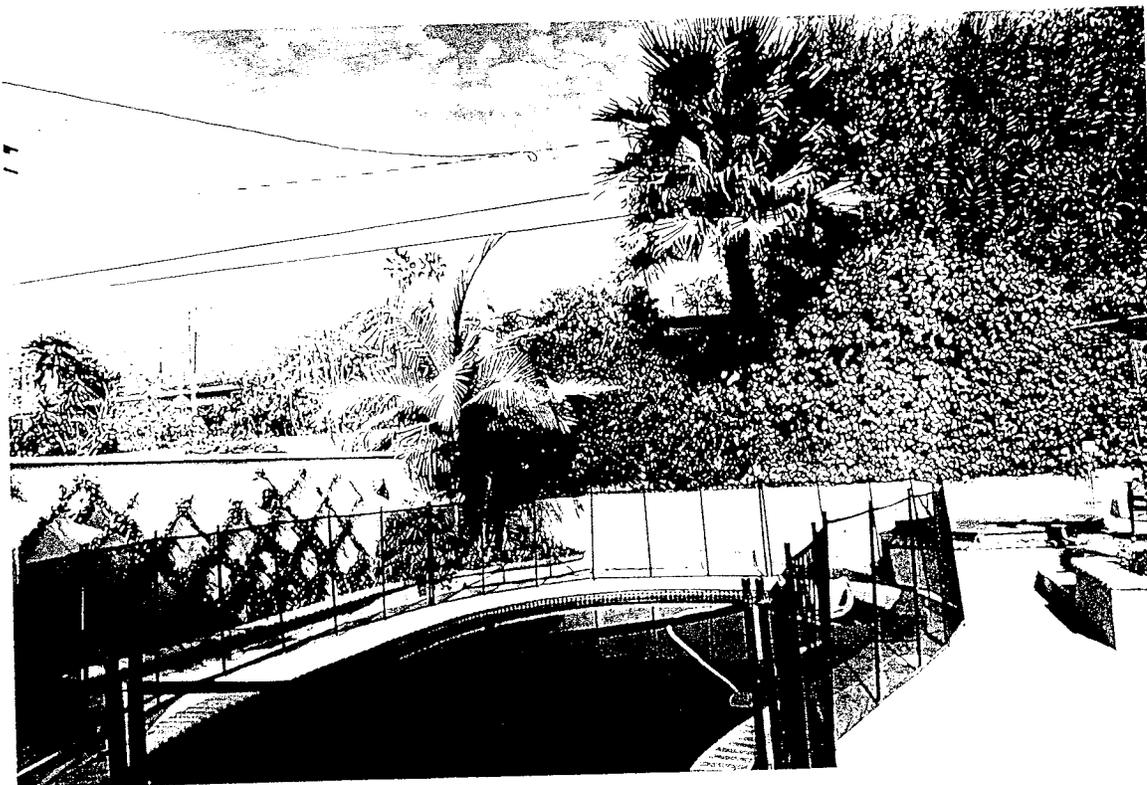
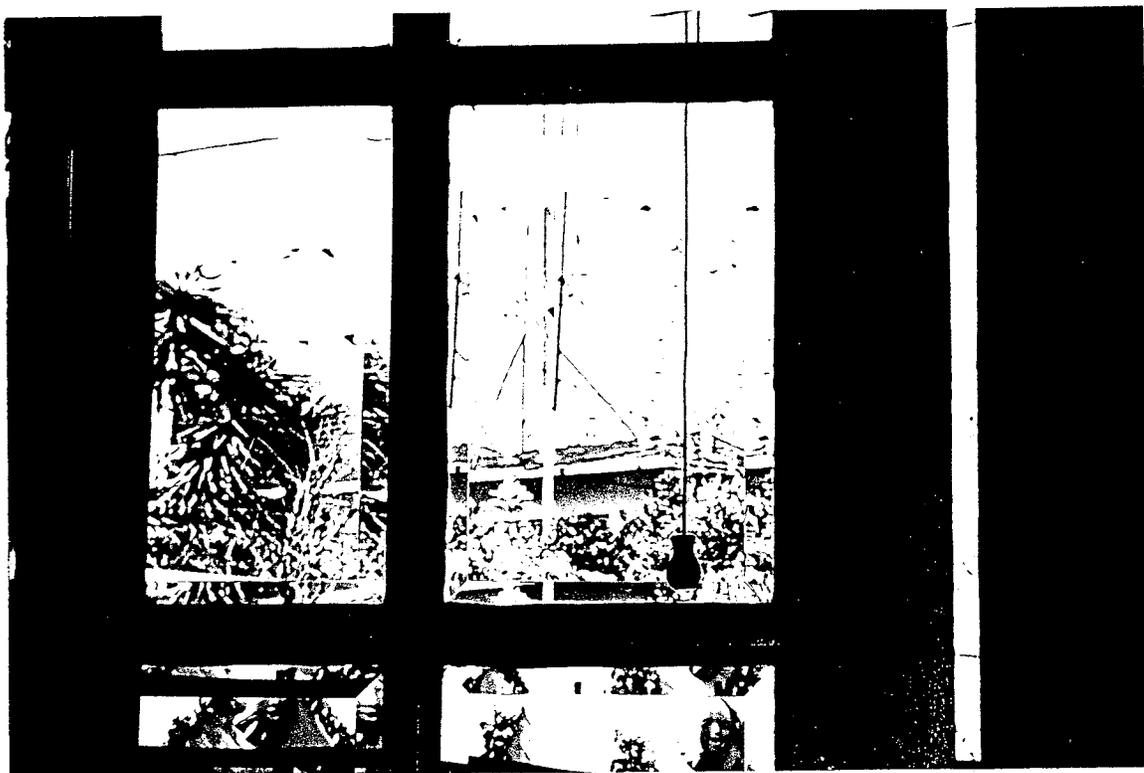
We live at 347 Calle De Andalucia and are writing regarding petition PRE 06-00036 of Miles Pritzkat. The very moment the flags went up (a total surprise since the owners have never come around to discuss their project) I felt a huge sense of sadness at the total loss of air, light and privacy we could possibly face. We are Hollywood Riviera residents that reside in the Hillside Overlay District, and we were completely educated on this area's restrictions when we ourselves remodeled in 2004- 2005. Our backyard is by far the single best selling feature of our home, as we have a pool, spa and large patio area that we use all the time and have enjoyed wonderful privacy as no other homes look down into our beloved backyard. Now from the entire rear of our home and everywhere from the backyard, all you can see are the flags up from the proposed two-story residence on 260 Calle De Madrid. We truly believe this will decrease our property value and would have prevented us from purchasing the home if the proposed two story residence had been there back in 1999 when we purchased it. The main problem as we see it is that Calle De Madrid sits at least one story higher than Calle De Andalucia. As a result, even the single story homes tower above our lots. A two-story home will really look and feel like a three-story home, completely removing our light, air and privacy, which is exactly what the Hillside Overlay Restrictions are supposed to protect. We strongly urge you not to allow this proposed project in its current form. Perhaps they could dig down the lot like Kim and Eileen Kaiser (335 Calle De Andalucia) were forced to do on our street a few years ago, or that many of the owners on Calle De Madrid have done, which would at least minimize the privacy issues that are our primary concern! Do the right thing, follow the Hillside Overlay regulations!

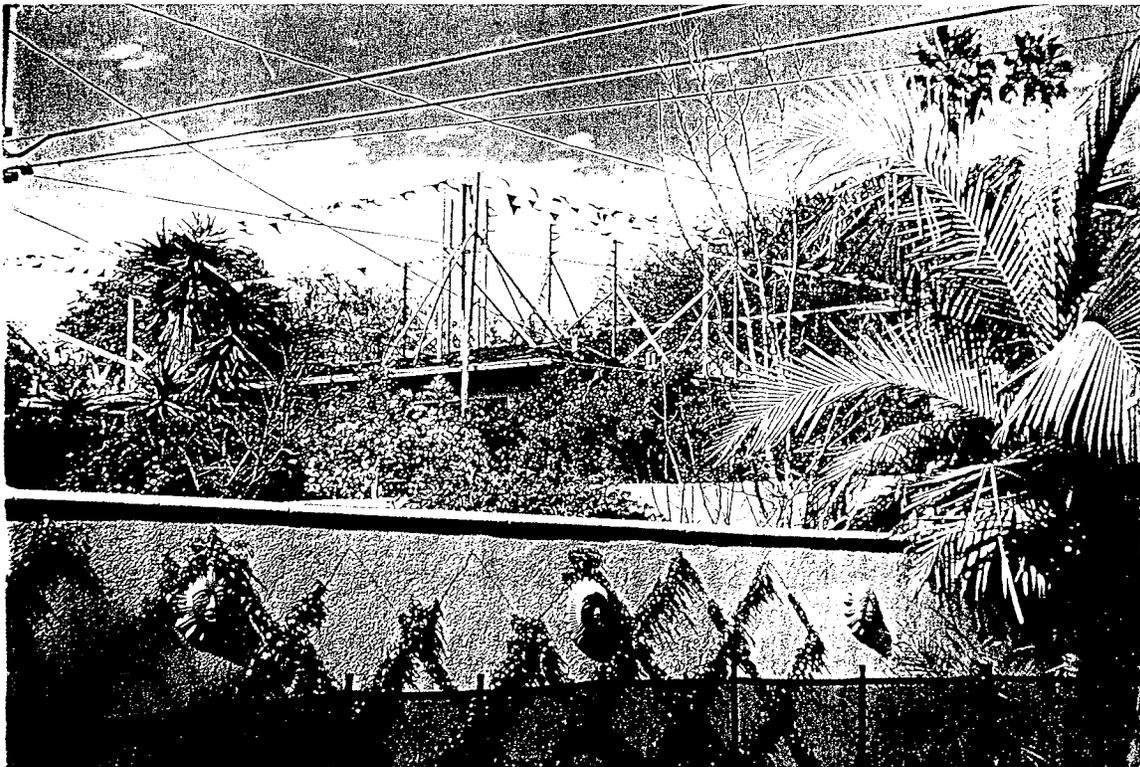
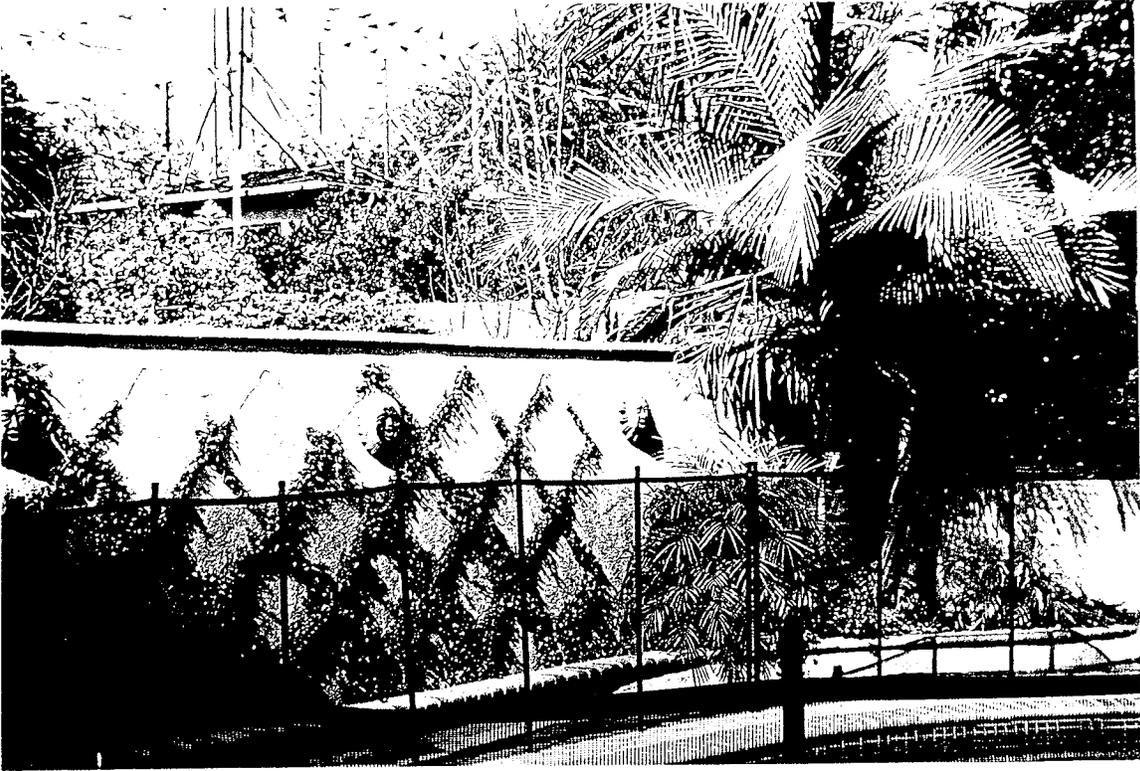
Thanks for your consideration,

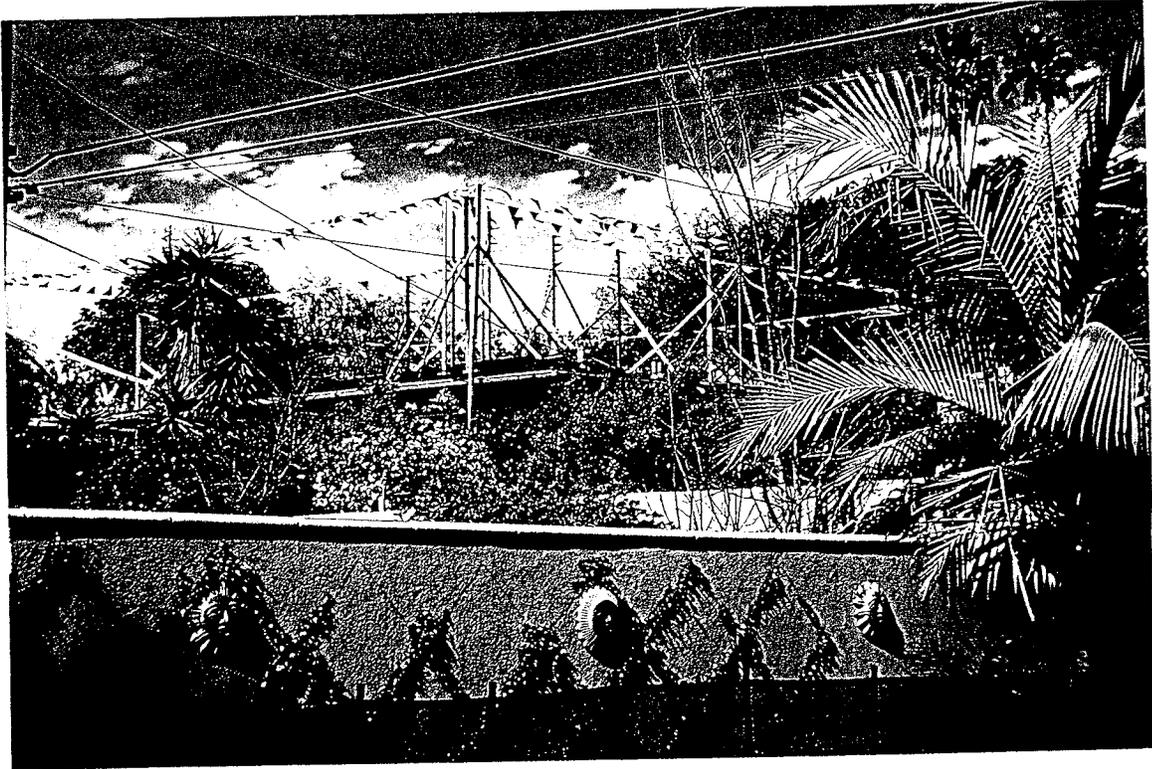
Laura and Michael Medina  
310-465-0124  
347 Calle De Andalucia  
Redondo Beach, CA 90277



*5 photographs included of the proposed two-story.*









**SUPPLEMENTAL #1 TO AGENDA ITEM NO. 9A**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**SUBJECT:** PRE02-00027: Mike and Kim Origel  
**LOCATION:** 260 Calle De Madrid

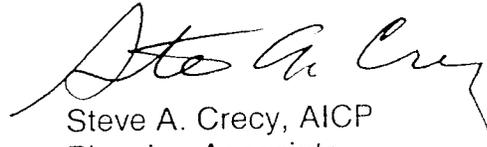
The attached correspondence was received after the staff report was distributed. Additionally, staff wishes to add the following Code requirement:

**Engineering:**

- Replace existing centerline tie on top of curb should it be removed for a new driveway approach.

The Planning Department continues to recommend approval of the subject request, with conditions.

Prepared by,

  
Steve A. Crecy, AICP  
Planning Associate

Respectfully submitted,

  
for: Jane Isomoto  
Planning Manager

Attachment:  
Correspondence

January 31, 2003

City of Torrance  
Planning Department  
City Hall  
3031 Torrance Blvd.  
Torrance, CA 90503

RE: PRE02-00027  
Mike and Kim Origel (Miles Pritzkat)

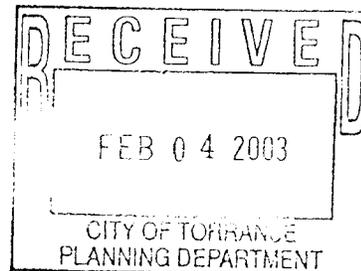
Dear Planning Department,

I live on the street behind Calle De Madrid about two homes away from the proposed two-story residence referenced above. The one thing I really love about my home is that it has a relatively private backyard, which I enjoy as we have a swimming pool and spa that we use often. Our four-bedroom home is under 1400 square feet so I understand and appreciate the desire many other homeowners have to increase the size of their homes. (I plan on remodeling my own one day, but a larger one-story home will be the result) However, ever since the Origel's have put the stick and flags up to show their proposed remodel, I have been so depressed at the thought of loosing the privacy and beauty of the skyline that is now taken over by these flags. As I sit in my family room, this proposed new structure is all I see. Because our lots on Calle De Andalucia sit much lower than the lots on Calle De Madrid, this particular remodel of the Origel's appears to be almost four stories high (a monstrosity) from my vantage point. It can be seen even from standing down in the street on Calle De Andalucia over most all of the homes. I fully support people making the Hollywood Riviera a more beautiful place to live, but giant homes taking up most of the lot size and views and sense of air, light & space are not the answer to beautifying the Riviera. Surely there is a happy medium where people can increase the size of their homes so that they fit in with the look and feel of the neighborhood as a whole.

Thanks for your attention to this matter,



Laura Medina  
347 Calle De Andalucia  
Redondo Beach, CA 90277



**AGENDA ITEM NO. 9B**

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: PRE06-00036: Michael Origel (Pritzkat Architects)

LOCATION: 260 Calle De Madrid

The applicants requested a continuance from February 21, 2007 to allow adequate time to address concerns to the westerly neighboring property. After further consideration the applicants have not modified or changed the proposal. This item was heard and approved by the Planning Commission on February 5, 2003 but the approval (PRE02-00027) expired as the building permit application was withdrawn. The original staff report, correspondence and the minutes have been attached as items 6 & 7. The applicants are now requesting approval of a Precise Plan of Development for a new two story single family residence which reflects the previously approved proposal. Staff notes that the applicants have relocated a west facing balcony to the south in response to privacy impacts to westerly neighbors. Additionally, staff also notes that the project summary in the attached staff report has a misprint regarding the lot size which is 6,560 square feet. Please see a revised project summary below:

**Statistical Information**

- Lot Area 6,560 square feet
- Lot Coverage 37%
- Proposed Residence 3,337 square feet  
Garage 522 square feet
- Total square footage 3,859 square feet
- Floor Area Ratio 0.59 to 1.0
- Maximum Floor Area Allowed 3,996 square feet  
@ 0.6 to 1.0 FAR
- Building Height 26'-5"

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #3). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment #4). A licensed engineer has verified the height of the silhouette and staff made a field inspection. Staff made a field observation of the silhouette and an observation from the property located at 256 Calle De Madrid. The proposed project does appear to have light impacts on the neighboring property. Staff notes that the neighbors to the west at 256 Calle De Madrid have submitted correspondence expressing concerns with the proposed development citing air, light and privacy impacts. Staff is recommending adding a condition to eliminate two feet of second floor area on the westerly portion where bedroom #5 and bathroom #4 are proposed to be located. Additionally, staff is recommending a condition be added to change the fireplace in

the first floor living room to a gas fireplace with a direct vent in order to eliminate the chimney closest to the westerly neighboring property. These added conditions are intended to reduce light impacts to the neighboring property. Correspondence was received from the property owners at 347 Calle De Andalucia regarding air, light and privacy impacts from the proposed structure. The proposed rear yard setback is 33 feet six and one fourth inches at the closest point. Second story windows facing the rear yard on the southerly and easterly portions of the residence are proposed to have high sill heights at five feet from the finished floor. Additionally, these windows are for a closet and a bathroom. The applicants have proposed a balcony proposed to be located on the westerly portion of the residence approximately 25 feet away from the easterly property line. For these reasons, staff does not feel there are significant privacy impacts. Due to the distance of the proposed project from 347 Calle De Andalucia the air and light impacts also appear to be less than significant.

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**

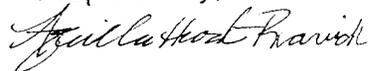
**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:**

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,



Aquilla Hurd-Ravich  
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Silhouette Verification
5. Correspondence
6. Previous Supplemental,  
Correspondence and Resolutions
7. Minutes from 2/5/03
8. Code Requirements
9. Site Plan, Floor Plans, & Elevations

**AGENDA ITEM NO. 9A****CASE TYPE & NUMBER:** PRECISE PLAN OF DEVELOPMENT – PRE02-00027**NAME:** Mike and Kim Origel**PURPOSE OF APPLICATION:** Request for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence.**LOCATION:** 260 Calle De Madrid**ZONING:** R-1: Single-Family Residential Zone, Hillside Overlay District**ADJACENT ZONING AND LAND USE:**

NORTH: R-1/Hillside Overlay District; One-story Single-Family Residences

SOUTH: R-1/Hillside Overlay District; One-story, Single-Family Residences

EAST: R-1/Hillside Overlay District; One-story, Single-Family Residences

WEST: R-1/Hillside Overlay District; One-story, Single-Family Residences

**EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:** The subject rectangular property consists of a 6,520 square foot lot currently containing a 1,268 square foot single-story residence.**GENERAL PLAN DESIGNATION:** The General Plan Designation for this property is Low-Density Residential.**COMPLIANCE WITH GENERAL PLAN:** Yes, a two-story residence with an attached garage complies with the Low-Density Residential designation.**ENVIRONMENTAL FINDINGS:** The construction of a new single family residence is Categorically Exempted by the Guidelines for implementation of the California Environmental Quality Act; Article 19 Class 3, Section 15303 (a).**ANALYSIS:**

The applicants request approval to construct a new two-story single-family residence with an attached garage. A Precise Plan is required because the project is located within the Hillside Overlay District. The subject property contains a single-story residence built in 1948 that would be demolished.

The applicants wish to replace their one-story home with a new two-story home with an attached garage. The structure features hipped rooflines and the requested height is 26 feet, five inches to the peak of the roof. The home features a straight-in garage that meets the two-car Code requirement. The front facing garages feature arched door openings.

The proposed residence measures 3,337 square feet in area and the attached garage measures 522 square feet in area. The project meets the front and side yard setback requirement and exceeds the required rear yard setback at approximately 30 feet. The

PD RECOMMENDATIONS – 2/5/03  
AGENDA ITEM NO. 9A  
CASE NO. PRE02-0027

first floor would contain a living room, dining room, kitchen, nook, family room, and a powder room. The second floor would contain a master bedroom suite, three additional bedrooms, two additional bathrooms and a laundry room. The plans indicate a west-facing balcony off of the master bedroom.

Robert and Anne Jensen, the neighbors residing directly west of this proposed home, contacted us with privacy concerns about the master bedroom balcony that is designed facing their rear yard. Staff visited the Jensen residence and we agree that, as currently designed, the balcony presents a potential privacy impact. We contacted Mr. Origel and he was agreeable to a re-location of the balcony, placing it facing the Origel rear yard. Staff has included a recommended condition of approval addressing this issue.

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 applicants have responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment # 3). The applicants were required to construct a silhouette to demonstrate the potential view impacts. A licensed engineer (Attachment #4) has verified the height of the silhouette, and staff has made a field inspection to evaluate the silhouette as previously noted.

A summary of statistical information regarding the proposed residence is provided below:

#### Statistical Information

◆ Lot Area	6,520 square feet
◆ Lot Coverage	37%
◆ Proposed Residence	3,337 square feet
Garage	522 square feet
• Total square footage	3,859 square feet
◆ Floor Area Ratio	0.59 to 1.0
◆ Maximum Floor Area Allowed @ 0.6 to 1.0 FAR	3,996 square feet
• Building Height	26', 5"

Due to the existing physical relationship with the adjacent properties, staff determines that the subject request will not have a harmful effect on surrounding properties, subject to the recommended conditions of approval. Based on available field observations, staff determines that the proposed structure, as conditioned, would not cause view impairments or privacy impacts for the surrounding properties.

The applicants are advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification by the Planning Commission.

#### PROJECT RECOMMENDATION:

#### APPROVAL

PD RECOMMENDATIONS – 2/5/03  
AGENDA ITEM NO. 9A  
CASE NO. PRE02-0027

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

Findings supporting approval of the project are set forth in the attached resolution.

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

The recommended conditions for the project are set forth in the attached resolution.

Prepared by,



Steve A. Crecy  
Planning Associate

Respectfully Submitted,



Jane Isomoto  
Planning Manager

Attachments:

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response Sheet
4. Silhouette Verification
5. Partial List of Code Requirements
6. Site Plan, Floor Plans and Exterior Elevations

**9A. PRE02-00027: MIKE AND KIM ORIGEL (MILES PRITZKAT)**

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid.

**Recommendation**

Approval.

Planning Assistant Kevin Joe introduced the request and noted additional information available at the meeting consisting of correspondence from Laura Medina, 347 Calle de Andalucia.

Mr. Mike Origel, 260 Calle de Madrid, applicant, voiced his agreement with the recommended conditions of approval. He noted that the master bedroom balcony was relocated to address neighbors' concerns about privacy.

Referring to the Hillside Ordinance Criteria Response Sheet, Commissioner Botello noted that several addresses on Calle de Madrid are cited as justification for a Floor Area Ratio in excess of 0.5 and questioned whether all the properties listed exceed this standard.

Mr. Miles Pritzkat, 404 Avenue G, Redondo Beach, project architect, stated that he did not have the information with him and that some, but not all, of these homes have an FAR over 0.5. He maintained that the project's FAR of 9.59 was justified due to the slope of the lot.

In response to Commissioner Botello's inquiry, Mr. Pritzkat indicated that the applicant was agreeable to a condition requiring the use of privacy glass in the master bathroom. He provided clarification regarding the location of the balcony, submitting plans to illustrate.

Indicating that he visited the site, Commissioner Uchima expressed support for the proposed project, noting that it maintains basically the same footprint as the existing house.

James and Michelle Casper, 343 Calle de Andalucia, reported that the rear of their house, which faces the Origels' residence, has many large windows and French doors and expressed concerns about the project's impact on their privacy.

In response to Commissioner Botello's inquiry, the Caspers indicated that they had not had an opportunity to review the plans, and it was the consensus of the Commission to defer this item until later in the meeting to allow them an opportunity to discuss their concerns with the applicant.

The Commission recessed from 8:35 p.m. to 8:47 p.m. Discussion resumed on Agenda Item 9A.

**9A. PRE02-00027: MIKE AND KIM ORIGEL (MILES PRITZKAT)**

Mr. Origel reported that, having reviewed the plans, the Caspers no longer had any concerns about the project. He noted that he offered to plant foliage to address privacy issues.

In response to Chairman Horwich's inquiry, Mr. and Mrs. Casper confirmed that they did not object to the project as proposed.

Commissioner Botello proposed conditions requiring privacy glass in the master bathroom and a privacy wall on the balcony jutting out from the closet wall to mitigate the impact on neighbors. Mr. Origel stated that he did not believe privacy would be impacted but agreed to the conditions.

**MOTION:** Commissioner Muratsuchi, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

**MOTION:** Commissioner Botello moved for the approval of PRE02-00027 as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Add**

- That privacy glass shall be used in the master bathroom.
- That the balcony shall include a privacy wall.

The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

Planning Assistant Kevin Joe read aloud the number and title of Planning Commission Resolution No. 03-013 (PRE02-00027: Mike and Kim Origel/ Miles Pritzkat).

**MOTION:** Commissioner Botello moved for the adoption of Planning Commission Resolution No. 03-013 as amended. The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

# 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

May 9,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 9 May 2008

  
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 MAY 14 AM 10:32

CITY CLERK'S OFFICE

Proof of Publication of

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DB 5-68

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., May 20, 2008, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE06-00036. Miles Pritzkat (Mike and Kim Origel): City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District, in the R-1 Zone at 260 Calle de Madrid.

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 III].

For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-5990.  
Pub: May 9, 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 May 8, 2008, I caused to be mailed 124 copies of the within notification for City Council PRE06-00036: MILES PRITZKAT (MIKE AND KIM ORIGEL) 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 May 8, 2008 at Torrance, California.

Denise Aoki

(signature)

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

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

Publish: **May 9, 2008**

**SUE HERBERS**  
**CITY CLERK**

**One hundred twenty four (124) notices mailed 05/08/08. da**

# 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

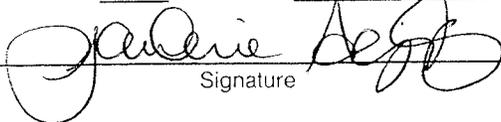
December 7,

all in the year 2007

the foregoing is true and correct.

Dated at Torrance

California, this 7 Day of December 2007

  
Signature

This space is for the County Clerk's Filing Stamp

CITY OF TORRANCE  
07 DEC 10 AM 10:10  
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2007 DEC 11 PM 2:57

CITY OF TORRANCE  
CITY CLERK'S OFFICE

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DB 12-36

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 PM, DECEMBER 19, 2007, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

**PRE07-00025:** Petition of **ROBERT WATT** for approval of a Precise Plan of Development to allow single-story additions to an existing one-story single family residence in conjunction with a Waiver to allow a reduction in the side yard setback on property located within the Hillside Overlay District in the R-1 Zone at 23651 Susana Avenue.

**PRE06-00036:** Petition of **MILES PRITZKAT (MICHAEL AND KIM ORIGEL)** for approval of a Precise Plan of Development for a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 260 Calle de Madrid.

**CUP07-00029, DIV07-00016:** Petition of **GEORGE SCHANE** for approval of a Conditional Use Permit to allow the conversion of two existing rental units into two residential condominium units and a Division of Lot for condominium purposes on property located in the R-3 Zone at 824/826 Amapola Avenue.

**DIV07-00015:** Petition of **GREGORY NAKAHIRA** for approval of a Division of Lot to allow a Lot Line Adjustment between two single family lots located within the Hillside Overlay District in the R-1 Zone at 5616 and 5622 Maralinda Street.

**PRE07-00029:** Petition of **PETER PALDINO (ALEX DANIELS)** for approval of a Precise Plan of Development for the construction of a new two-story single family residence located within the Hillside Overlay District in the R-1 Zone at 5405 Paseo de Pablo.

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

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 310.618.5990. If you need a special hearing device to participate in this meeting, please contact the City 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. [28CFR35.102-35.104 ADA Title III]

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

**JEFFERY W. GIBSON**  
Community Development Director  
Pub. December 7, 2007.

**PROOF OF SERVICE BY MAIL**

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

On December 6, 2007, I caused to be mailed 127 copies of the within notification for Planning Commission PRE06-00036: MILES PRITZKAT (MICHAEL AND KIM ORIGEL) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

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

Executed December 6, 2007, at Torrance California.

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

(signature)