

Council Meeting of
July 15, 2008

SUPPLEMENTAL #1 TO ITEM 13A

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO ITEM 13A
PRE07-00028: JOHN AND MERTZ MAHER

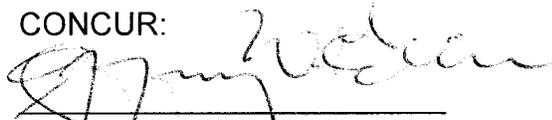
The following correspondence was submitted after Agenda Item 13A was completed and distributed.

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

Attachment A: Correspondence

OFFICE OF THE
MAYOR & COUNCILJuly 8th, 2009 2008 JUL 11 PM 2: 06

Councilman Bill Sutherland
3031 Torrance Bl.
Torrance, CA. 90503

Dear Mr. Sutherland;

There will be a Public Hearing held before the Torrance City Council on July 15th. This concern a Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 3820 Newton Street.

I live right across the street at 3825 Newton Street. My problem with a two story addition to this residence is that it really will destroy our nice little street environment that even doesn't have a sidewalk, but yet would have this huge house! In other words, this addition will render this house huge, like a mansion, and would destroy the balance that now is present on our street.

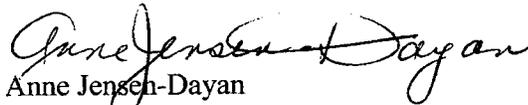
I have had a confrontation with the lady of the house, Mrs. Maher, on another matter where she had to ask forgiveness for her error and I feel that it would be very difficult for me to reach out to the Mahers to communicate with them about this problem. They have never tried to contact me to know what I think about their "huge" addition. I fear that to reach out to them would be very difficult due to Mrs. Maher's confrontational manner.

I even fear to attend the July 15th meeting fearing that there will be some type of retaliation by Mrs. Maher. Yet, I will gather my courage and will attend the meeting.

I would like you to know about this situation and see if there could be some other way for them to have some addition but not this monolith construction. Perhaps have a one story addition would be better for them and for the rest of our street.

I hope to see you and meet you at the meeting.

Sincerely,



Anne Jensen-Dayan
3823 Newton Street,
Torrance, CA. 90505
e-mail: anne.jensen2@verizon.net
Phone: (310) 373-9506

OFFICE OF THE
MAYOR & COUNCILJuly 8th, 2009
2008 JUL 11 PM 7:28

Councilman Pat Furey
18716 Cranbrook Ave
Torrance, CA. 90504-4512

Dear Mrs. Furey

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Anne Jensen-Dayan
3823 Newton Street,
Torrance, CA. 90505
e-mail: anne.jensen2@verizon.net
Phone: (310) 373-9506

Office of Councilwoman Pat Furey
Torrance, California

OFFICE OF THE
MAYOR & COUNCIL

2008 JUL 11 PM 7:29

DJ Ponder
3815 Newton St.
Torrance, Calif.
90505

July 6, 2008

Ma'am,

This letter pertains to Case# PRE07-00028 Wilson-Maher, petition to remodel 3820 Newton St. Torrance to be placed before the city council July 15. Herein you will find our commentary, Mr. and Mrs. DJ Ponder, neighbors of the Mahers, and residents of 3815 Newton St. We respectfully request you review this commentary and to act in accordance with our interests.

Title of above property 3820 is indicated as; 1st holder, Forrest Wilson (deceased for several years.) 2nd holder, Wilson Family. No other holders shown.

Mertz Maher is a daughter of Forrest Wilson. Jim Wilson (brother) also lives at the residence. The residence immediately to the west, 3824 Newton, is also owned and/or occupied by a Forrest Wilson daughter. Until approximately two years ago Jim owned the home, 3818 Newton, to the east of 3820. This is directly across Newton from our residence 3815 Newton St. The three adjacent residences, 3818, 3820, 3824, formed a Wilson dynasty on the south side of Newton St.. Forrest Wilson's good wife of many years, very senior, recently died while living in the east unit of the Wilson-Maher structure sharing it with her son Jim, who continues to live there.

Jan 16, 2008 the remodel of this residence was properly rejected by the Torrance Community Development Department.

VISTA:

This remodeled structure if permitted will infringe upon up slope vista from the front of our residence looking south over the many roof tops to bisect the view of a magnificent tree line at the Torrance - Palos Verdes Estates city boundary defeating a perspective of openness. Such infringement is intrusively oppressive and thereof thoroughly undesirable. The base foundation of 3820 is up slope approx. 8' - 10' feet above the foundation of our own residence 3815 some 110 ft. away. This, in our view, is contrary to being on a relative same level as stated in formal presentation by the petition. Our two neighbors west, (3819, 3823), sit approximately two feet lower than our own home and will suffer even greater oppressive visual impact. Most severely affected is the residents of 3818 in that the remodel will totally obliterate their view west. A treasured view especially enjoyed from their dining area. All have spoken to my wife and I as in opposition to this remodel. Most however seem to be content with a redesign of the

garage to a one story low roof structure such as there would be no, or very subtle intrusion with respect to various vista's.

PETITIONERS SPACE NEEDS:

The Mahers make the case of needing additional space to better accommodate their somewhat disabled children. (Their early teen age son can be observed very normally and actively proceeding to his morning school taxi while dragging a wheeled case) Though not thoroughly unsympathetic to their special situation I think the space they need is already within the 3066sf area of a residence we consider a two unit structure. The recently deceased Mrs Wilson shared the east unit with her son Jim, said unit connected by a single passage at rear of the structure to the west unit where the Maher family resides. Original construction concept was to create a design as near to R2 as possible. Jim, not long returned to bachelorhood, has been gainfully employed for years and it stands probable he will vacate the property in a while of his own accord. Or could and would vacate to accommodate any serious need of his sister for additional space.

R-2 DUPLEX ?

The petition makes note of a kitchen, dining room, and breakfast nook. The neighbor at 3823 upon visiting Mrs. Wilson some years ago has emphatically stated she observed a kitchen type installation in the east unit. It would interest this citizen to know the reality. If any such facility is located in the east unit the structure steps outside community R1 zoning codes and becomes an R2 structure. This a reality, and the Council content to let this fait accompli stand, coinciding with a granting of a remodel permit, they might consider the code requirement that all remodeled R2 property's having only two garages must add two more for a total of four.

TANGENTIAL ISSUE, PARKING AND STREET SAFETY:

This property and others on the south side of Newton St. infringe and incorporate approx. seventeen to eighteen feet of street easement (1/3 of total street easement) to their own private utilization. This eliminates safe parking on that side of Newton St. and current parking there forces traffic moving east to cross the painted street center stripe. Thereof, during afternoon parent retrieval of their children from Richardson Middle School, and two way traffic occurring, brief traffic jams frequently occur. The painted center stripe favors our side of the street by two feet and does not rest on the platt construction center line as related to street bench marks. The residents on the north side have, at their own expense, paved the easement for street parking, the only provided street parking on the block. (Perhaps this is the reason the city street department has found it convenient to put the painted center stripe two feet toward our north side of the street.) If the residents of the north side of Newton St. in this block were to similarly incorporate street easement for private utilization 18 ft. of street right of way would remain for public use on the busiest street in the community. There is much more that can be said about this issue but perhaps unsuitable for a tangential approach. The councils favor of this structural remodel might insist of the Wilson-Mahers a quid pro quo to give up the major portion of their easement infringement to return it to clear hard pack earth

thereof facilitation of a modestly improved street parking situation. (see enclosed aerial photo and easement vacation pages)

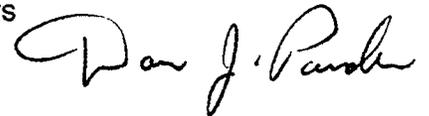
COMMUNICATION & AND HARMONY

The Mahers have spoken to none of the neighbors with respect to this remodel and Mertz has demonstrated herself, to most every neighbor on more than one occasion, unpleasantly adversarial, and so none have suffered natural compulsion to approach her on the subject of their remodel. Mr. Maher is a professional and conducts himself so at a distance.

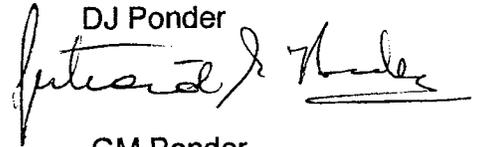
The negatives of this remodel in a two story configuration are too significant, however, a drive through garage in a single story has been discussed and finds approval of neighbors most impacted.

If per chance you could proceed to our home we would be most pleased to discuss all facets of this remodel at a time consistent with your interests. We are at home most days.

Sincerely yours



DJ Ponder



GM Ponder

Ph# 310 373-3105

CONSTRUCTION @
BENCH MARK @
LOS CONDONA & NEWTON

Parcel Map and Data



(C) 1996-2007 City of Torrance

6'
CITY
VACATION
5-22-06

CONSTRUCTION @
BENCH MARK @
NEECE & NEWTON

Note: Lines and photos are approximate, not to be used for establishing absolute or relative positions. (+) OR (-) 2"-3"
 STREET EASEMENT = 54' TOTAL. PAINTED CENTER STRIPE = 2' N
 OF CONSTRUCTION @ 18' EASEMENT INFRINGEMENT ON THE
 SOUTH SIDE NEWTON. BUSIEST ST. IN COMMUNITY NO
 GREATER INFRINGEMENT BY RESIDENTS EXISTS.
 NO SAFE PARKING SOUTH SIDE OF NEWTON WHEREIN THERE
 IS MORE FOOTAGE TO UTILIZE THAN ON THE NORTH SIDE.

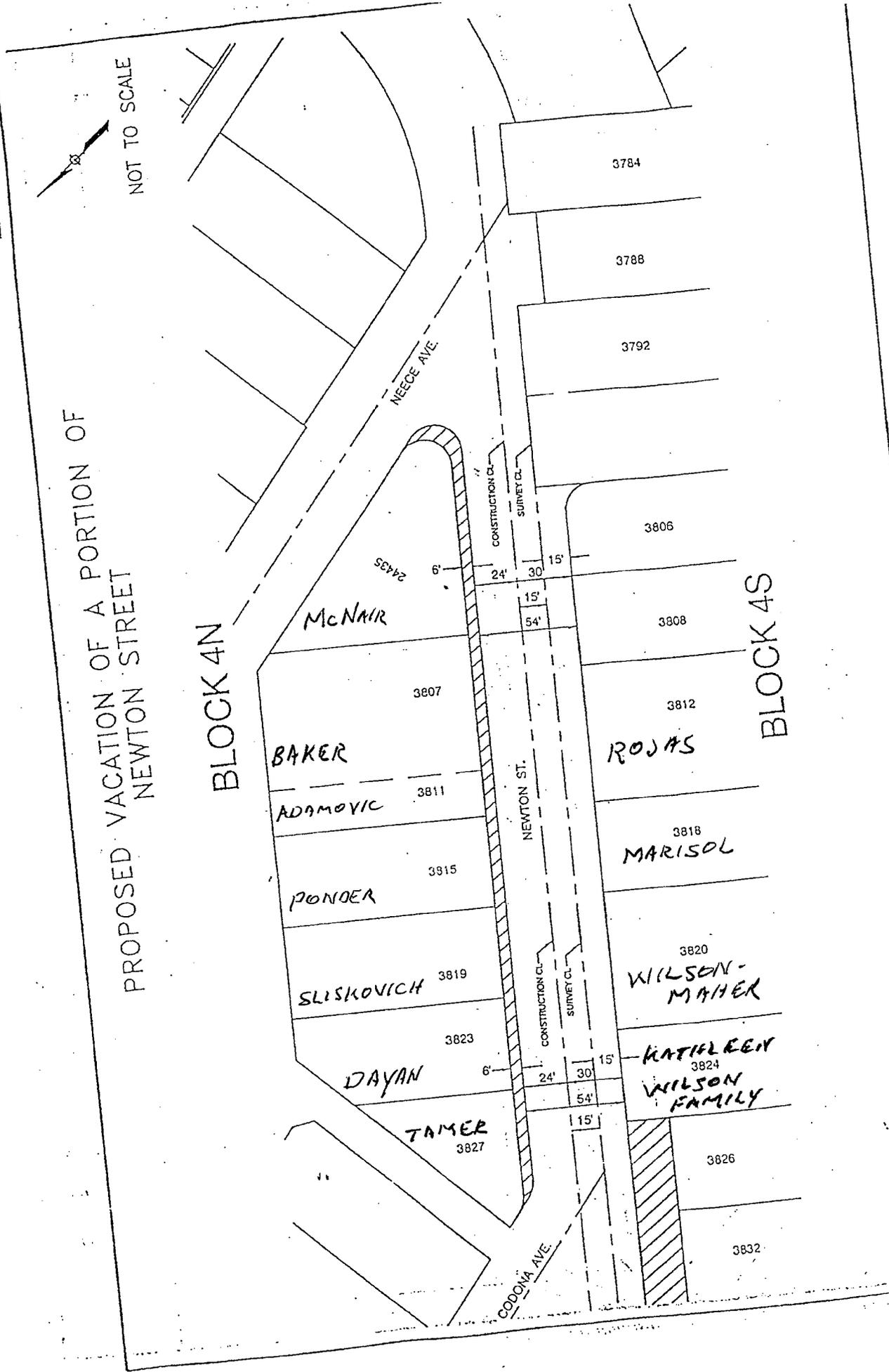
EXHIBIT A

NOT TO SCALE

PROPOSED VACATION OF A PORTION OF
NEWTON STREET

BLOCK 4N

BLOCK 4S



McNAIR
24435

BAKER
3807

ADAMOVIĆ
3811

PONDER
3815

SLISKOVICH
3819

DAYAN
3823

TAMER
3827

3784

3788

3792

3806

3808

3812

3818
MARISOL

3820
WILSON-
MAHER

3824
KATHLEEN
WILSON
FAMILY

3826

3832

NEECE AVE.

CODONA AVE.

NEWTON ST.

CONSTRUCTION CL.

SURVEY CL.

CONSTRUCTION CL.

SURVEY CL.

6'

24'

30'

15'

15'

54'

6'

24'

30'

15'

15'

54'

15'

Gomez, Yolanda

From: Herbers, Sue
Sent: Tuesday, July 15, 2008 12:57 PM
To: Gomez, Yolanda
Subject: FW: 7pm tonight hearing!

For the record.

From: Brewer, Tom
Sent: Tuesday, July 15, 2008 12:56 PM
To: Herbers, Sue
Subject: FW: 7pm tonight hearing!

FYI

Regards,
Tom Brewer,
Council member,
City of Torrance

From: Marisol Rose <marisolderose@yahoo.com>
Sent: Tuesday, July 15, 2008 12:12 PM
To: Brewer, Tom <TBrewer@TORRNET.COM>
Subject: 7pm tonight hearing!

Dear Sir/Madame:

Please accept this letter as a formal opposition to the second time proposal addition to the property located at: 3820 Newton St. Torrance Ca 90505. I find the applicants intentions quite careless and inappropriate since they have made no changes to their plans that I'm aware of, from their first objection and concerns by the city to their addition on their first hearing as a result of a dismissal.

I am the next door neighbor at: 3818 Newton St. Torrance Ca 90505. Said addition proposal has not been planned and designed in such a manner as to comply with the City provisions Section 91.41.6 (Planning and Design) as hereby stated:

- a) The proposed development will have an adverse impact upon the view, light, air and privacy of my property.

- b) The development has been located, planned and designed so as to cause an intrusion of my view, light, air and privacy in my property.

c) The design does not provide an orderly and attractive development in harmony with other properties in the neighborhood.

d) The design will have a harmful impact upon my land value and investment.

e) Granting such application would be materially detrimental to my property welfare and to other properties in the neighborhood.

I hereby request to the City Council to dismiss the applicant's project to said addition without prejudice.

I thank you for your consideration to my request, as we are going through a difficult financial Real Estate crisis, I have been told by a couple of residential appraisers that if that additin takes effect, since part of my views will be blocked by said addition, my property value will decrease, after all, it's all about location and views.

Respectfully Submitted by,

Marisol F. Rose

310 863-0453