Council Meeting of
August 5, 2008

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

PUBLIC HEARING

Members of the Council:

Subject: Community Development – Consider an appeal of the Planning Commission's 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 443 Camino de Encanto.

PRE08-00005: Tomaro Architecture (William & Camellia Tseng)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and the Community Development Director 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 443 Camino de Encanto.

Funding: Not applicable

BACKGROUND

The applicants are requesting approval of a Precise Plan of Development to allow the construction of a new two-story single family residence. This request was originally heard on March 5, 2008 and was continued to allow adequate time for the applicant to address neighbor concerns about the project. A revised project was presented and approved at the Planning Commission Meeting on April 16, 2008. At such meeting, a motion for approval for PRE06-00036 passed by a vote of 6-0 with one commissioner absent. On April 24, 2008, the property owners at 440 and 444 Camino de Encanto appealed the decision citing compatibility and view impacts from the proposed structure.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for March 5, 2008. On February 22, 2008, 163 notices were mailed to property owners within a 500 foot radius. The case was continued to April 16, 2008 to allow adequate time to address the concerns about the project. On July 25, 2008, 157 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 July 25, 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 irregularly shaped lot that is 6,900 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is currently developed with a 1,560 square foot one-story single family residence and a two-car garage. The applicant is proposing the construction of a new two-story single family residence with an attached garage. The total area for the project is 3,815 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:

Statistical Information	Original Proposal	Revision
♦ Lot Area	6,900 square feet	6,900 square feet
♦ Lower Level Living Area	777 square feet	1,082 square feet
♦ Upper Level Living Area	2,579 square feet	2,147 square feet
♦ Garage	579 square feet	586 square feet
♦ Total Floor Area (Inc. Garage)	3,935 square feet	3,815 square feet
♦ Lot Coverage	38.0%	39.6 %
♦ Floor Area Ratio	0.57	0.55
♦ Highest Roof Ridge Elevation	Original: 112.47'	Revised: 110.56'
♦ Conditioned by Planning Commission to maximum ridge elevation of :		109.56'

The original design impacted the adjacent property at 221 Paseo De Suenos in terms of privacy. In order to reduce such impacts, the architect made some modifications to the project including the removal of all full-size windows (5'-0" x 5'-0") along the southerly building elevation. These windows were replaced by 2'-0" square clerestory windows with a minimum sill height of 6'-0". Skylights were added on the roof to provide additional natural lighting to this area of the house. In addition, the deck along the rear portion of the house was also causing privacy concerns to the above mentioned neighbor due to its height. The revised plans showed that the deck had been lowered by 5'-6" from an elevation of 98.5' to 93.0'. Based on Staff observations of the new silhouette and analysis of the revised plans, the proposed project does not appear to cause impacts to the property at 221 Paseo De Suenos.

Correspondence was also received from the property owner at 444 Camino de Encanto stating that, because of its size and height, the revised project would still be out of character with the neighborhood. At the first meeting, some neighbors also expressed concerns about their views being impacted by the proposed project. In order to address these concerns, the applicant decided to lower the elevation of the building pad and decrease the ceiling plate height for both stories. The original project showed a ceiling plate height of 9'-1" for both stories; whereas the revised plate height was 8'-0" for the lower level and 9'-0" for the upper level. Additionally, the Planning Commission conditioned that the building pad shall be lowered in elevation by 6 inches and the roof

pitch shall be changed to 3 in 12. As a result of these modifications, the overall elevation of the highest proposed roof ridge will decrease from an elevation of 112.47' to 109.56'. The interior layout of the house was also modified to shift some of the living area from the upper level to the lower and partially underground level. The Floor Area Ratio was reduced from 0.57 to 0.55 and an existing tree located on the front yard area will be removed as well. It shall also be noted that, due to its new layout design, the proposed residence will appear to be only one story in height from the street frontage.

Based on staff observations of the revised silhouette, revised plans, and neighboring properties on Camino De Encanto and Palos Verdes Boulevard, there do not appear to be adverse impacts to the view, light, and air of surrounding properties by the proposed new construction. The proposed residence features a well articulated design that is compatible with the vicinity and will enhance the value of the property while complying with the Floor Area Ratio, Lot Coverage, 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 approved by the Planning Commission on April 16, 2008. At this hearing, the neighbor at 221 Paseo de Suenos reported that his privacy issues had been resolved, but he was concerned that the new residence would block sunlight from his house and yard. The neighbor at 456 Palos Verdes Boulevard thanked the applicant for visiting his home and making substantial changes to the project. The neighbor at 440 Camino de Encanto noted that even though the revisions have improved his view, he believed that the house should be lowered even more. The neighbor at 444 Camino de Encanto also contended that the project would impact his view while still being incompatible with the neighborhood. Other neighbors also expressed their opposition to the project and suggested that the applicant maintain the existing roof ridge height. In response, the project architect mentioned that he had done everything possible to keep the ridge height as low as possible short of going with a completely flat roof, which would greatly detract from the appearance of the new residence. Conditions were added by the Planning Commission that the roof pitch shall be changed to 3 in 12 and that the building pad shall be lowered in elevation by 6 inches. A motion for approval of the revised project passed by a vote of 6-0 with one commissioner absent.

CONCUR:

Jeffery W. Gibson
Community Development Director

NOTED:

LeRoy J. Jackson
City Manager

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By

Gregg D. Lodan, AICP
Planning Manager

Attachments:
A. Resolution
B. Location and Zoning Map
C. Letter of Appeal
D. Planning Commission hearing Minutes Excerpts 04/16/08 & 03/05/08
E. Previous Planning Commission Staff Reports
F. Proofs of Publication and Notification
G. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND 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 SINGLE FAMILY RESIDENCE WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 443 CAMINO DE ENCANTO

PRE08-00005: TOMARO ARCHITECTURE (WILLIAM & CAMELLIA TSENG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5, 2008 to consider an application for a Precise Plan of Development filed by Tomaro Architecture 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 443 Camino De Encanto;

WHEREAS, the Planning Commission of the City of Torrance continued the matter to April 16 to allow time for the applicant to redesign the project in order to address neighbors concerns; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 16, 2008 and approved the modified project;

WHEREAS, on April 24, 2008 Chris Harris and Jim Vaughan 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 443 Camino de Encanto; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on August 5, 2008 to consider an appeal of the Planning Commission decision to approve a Precise Plan of Development filed by Tomaro Architecture 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 443 Camino De Encanto;

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

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

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

a) That the property is located at 443 Camino De Encanto

b) That the property is identified as Lot 15 of Tract 18379, in the City of Torrance, County of Los Angeles, State of California;

c) That the proposed residence, as conditioned, will not have an adverse impact upon the light, air and privacy of other properties in the vicinity because of the proposed placement on the site. The project will not adversely impact the light, air and privacy of the neighboring properties ; and

d) That the proposed residence, as conditioned, has been located planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the addition does not impair any views of the surrounding properties; and

e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and

f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences; and

g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property. The proposed additions will update a residence built in 1955 and it is in compliance with the R-1 Zone; and

h) That the proposed residence , as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and

i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the building height, as the applicant would not be able to preserve useable yard area if the addition was entirely done on the ground floor; and

j) That denial of such an application would result in an unreasonable hardship to the applicant because the only option for the applicant to increase the size of their home while preserving rear yard area is to distribute the new addition between the first and second stories. In addition, the proposed residence conforms to all code requirements and the second story addition does not appear to have an adverse impact on the view, light, air and privacy of the surrounding properties; and

k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are no anticipated view impacts on neighboring properties as conditioned, there are other two story structures in the surrounding area and finally the additions and remodel will upgrade an older home with an enhanced structure; and

l) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the proposed addition has provided all required setbacks and the residence, as conditioned, would comply with code required lot coverage and floor area ratio requirements for the R-1 zone.

m) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to original views of surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that PRE08-00005, filed by Tomaro Architecture 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 443 Camino De Encanto, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 08-00005 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 08-00005 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the residence at the highest point of the roof shall not exceed a height of 24.14' as represented by the elevation of 109.56' and a lowest adjacent grade of 85.42' based on a bench mark elevation of 91.80' located near the northeasterly corner of the property as shown on the official survey map on file in the Community Development Department; **(Modified by Planning Commission)**
4. That the height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 24.14' based on the elevation of 109.56' and a lowest adjacent grade of 85.42' as indicated on the certified silhouette based on the benchmark elevation of 91.80' as shown on the survey map on file in the Community Development Department; **(Modified by Planning Commission)**
5. That an automatic electric roll-up garage door shall be installed for the new garage; (Development Review);
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That 4" (minimum) contrasting address numerals are provided (Environmental Division)
10. That the house pad shall be lowered in elevation by 6 inches **(Added by Planning Commission)**
11. That the proposed roof shall be modified to have a 3:12 slope **(Added by Planning Commission)**
12. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

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

_____

MAYOR, of the City of Torrance

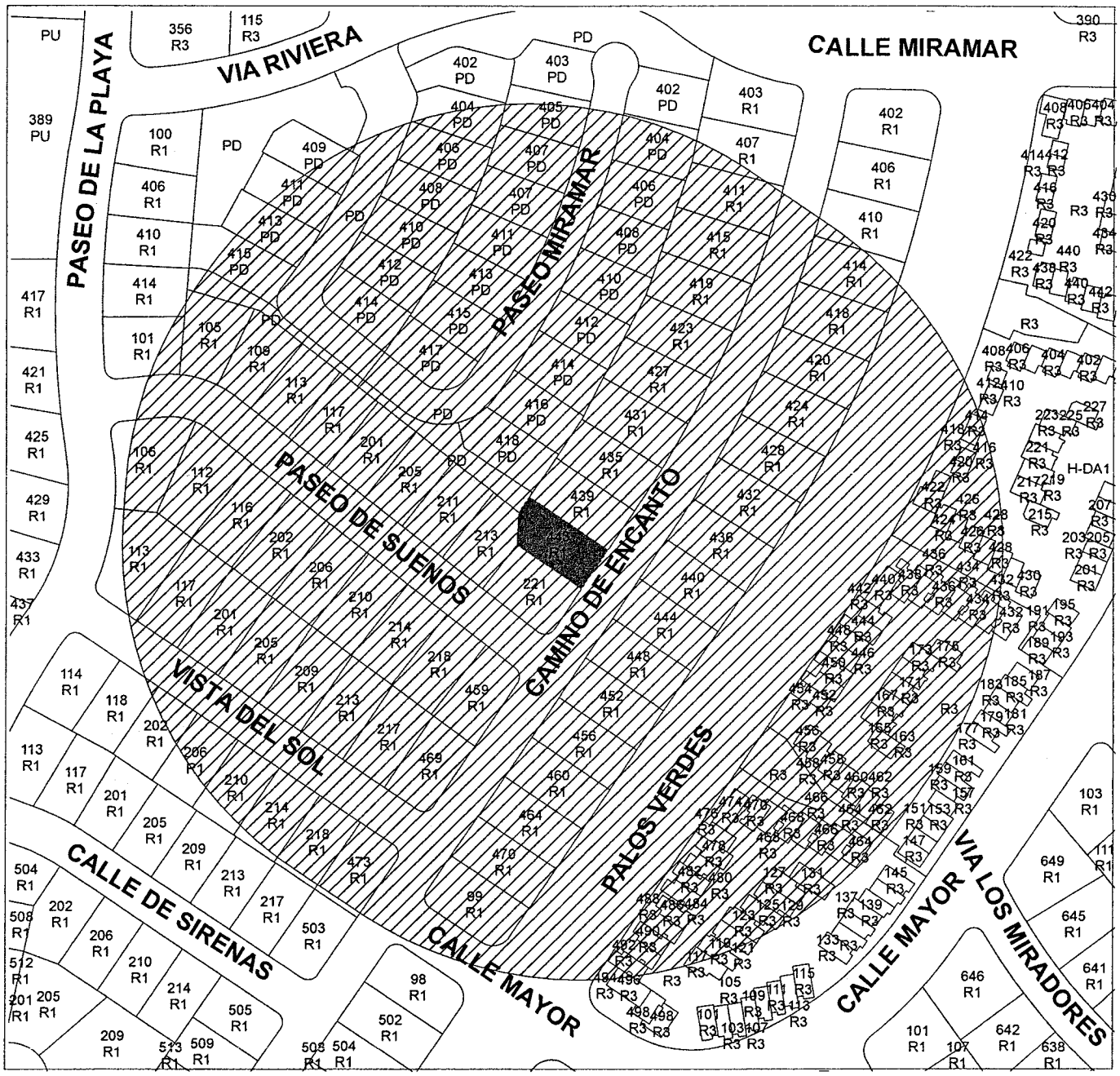
ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____



LOCATION AND ZONING MAP

443 Camino De Encanto
PRE08-00005

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

443 Camino De Encanto

Notification Area

0 75 150 300 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System
Jeffery W. Gibson, Community Development Director

Attachment C

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: April 24, 2008

TO: **Jeffrey Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2008-11**

Attached is Appeal 2008-11 received in this office on April 24, 2008 from Chris Harris, 440 Camino de Encanto, Redondo Beach, CA 90277. This appeal is of the Planning Commission's approval made on April 16, 2008 regarding PRE08-00005: TOMARO ARCHITECTURE (WILLIAM AND CAMELLIA TSENG) located at 443 Camino de Encanto, Redondo Beach, CA 90277 citing overall height restriction – blocking ocean views structural too large for area.

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

SECTION 11.5.3. PROCEDURE AFTER FILING.

a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.

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

Sue Herbers
City Clerk

cc: City Council
Building and Safety

RECEIVED
APR 28 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT

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

RECEIVED
2008 APR 24 AM 11:56
CITY CLERK
CITY OF TORRANCE

RE: PRE08-00005 TOMARO ARCHITECTURE
(Case Number and Name)

Address/Location of Subject Property 443 CAMINO DE ENCANTO
(If applicable)

Decision of:
- ☐ Administrative Hearing Board
- ☐ Airport Commission
- ☐ Civil Service Commission
- ☐ Environmental Quality & Energy Conservation Commission
- ☐ License Review Board
- ☐ Planning Commission
- ☐ Community Development Director
- ☐ Special Development Permit
- ☐ Other _____

Date of decision: 4/16/08 **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.)*

OVERALL HEIGHT RESTRICTION - BLOCKING OCEAN VIEWS
STRUCTURAL TOO LARGE FOR AREA

Name of Appellant CHRIS HARRIS / JIM VAUGHAN

Address of Appellant 440 CAMINO DE ENCANTO / 444 CAMINO DE ENCANTO

Telephone Number (310) 466-5440 CHRIS / (310) 944-3716 (JIM)

Signature Chris R. Harris

For office use only:
Appeal Fee paid $ 160.00 Date 4/24/08 Received by [illegible]

Notice to: Community Development Department: ☒ Planning ☒ Building & Safety
☒ City Council ☐ City Manager ☐ City Attorney ☐ Other Department(s) _____

9B. PRE08-00005: TOMARO ARCHITECTURE (WILLIAM & CAMELLIA TSENG)

Planning Commission consideration for 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 443 Camino de Encanto.

Recommendation

Approval.

Planning Associate Gomez introduced the request.

William Tseng, 443 Camino de Encanto, reported that he has lived in Torrance since 1984 and he and his wife plan to spend their retirement years in the proposed new residence. Submitting photographs to illustrate, he explained that while the project is technically a two-story home, it's really a one-story home with a basement and the visible portion is consistent in size with other homes in the vicinity. He contended that neighbors will experience a net gain in view because he will be removing an existing large tree that is equivalent in height to a three-story building.

Louie Tomaro, project architect, reviewed the revisions that have been made to address concerns of neighbors, including eliminating 400 square feet from upper level; lowering the main ridge height by approximately 2 feet and the side ridges to within 6 inches of the existing ridge height; and relocating and downsizing windows. Referring to a rendering of the streetscape of this block as it would look with the new home, he explained that the average height of homes from street level is 18 feet 10 inches, which is the same height of the proposed project. He noted that a large portion of the new home is underground and that homes at 411, 415, 431 and 439 Camino de Encanto average over 2400 square feet, which is consistent with the proposed main level of 2147 square feet.

In response to Commissioner Browning's inquiry, Mr. Tomaro confirmed that he had visited the homes at 440 and 444 Camino de Encanto and explained that he reconfigured the roof and lowered side ridges to preserve these neighbors' view corridors.

Michael Bahe, 456 Palos Verdes Boulevard, thanked the applicant for visiting his home and making substantial changes to the project. He indicated that he favored saving the large tree and just trimming it rather than removing it.

Penelope Wesner, 456 Palos Verdes Boulevard, voiced objections to the project, stating that she believed allowing the large two-story home would set a dangerous precedent and change the character of the neighborhood.

Chris Harris, 440 Camino de Encanto, stated that the revisions have improved his view, however, he believes it still needs to come down a little bit lower. He noted that he was required to grade down 5 feet when he built his home in order to maintain the pre-existing ridge height.

Sam Sandt, 614 Palos Verdes Boulevard, related his understanding that the proposed project exceeds California Coastal Commission guidelines because it is over 15 feet in height.

Gonzalo Castillo, 456 Camino de Encanto, contended that the proposed project would block his view and devalue his property and urged that the Commission require that the applicant maintain the existing ridge height as Mr. Harris was required to do.

Charles Hammer, 221 Paseo de Suenos, reported that privacy issues have been resolved, but he was concerned that the new residence would block sunlight from his house and yard because it is three feet taller than the existing home and several feet wider.

Jim Vaughan, 444 Camino de Encanto, related his belief that the project was too large and too tall, stating that it would completely block what little view he has. He contended that it would change the character of the neighborhood because no other home on this street was even close to this size and that it was exactly the type of project that the Hillside Ordinance was created to prevent.

Roberta Blowers, 621 Camino de Encanto, voiced her opinion that the applicant should be required to maintain the height of the existing ridgeline in order to preserve the views of neighbors.

Returning to the podium, Mr. Tomaro explained that the applicant was willing to keep the tree, but thought removing it would improve neighbors' views. With regard to setting a precedent by allowing a two-story residence, he noted that the house to the north that is under construction utilizes the same two-story design with the main level over a basement. He stated that he has done everything possible to keep the ridge height as low as possible short of going with a completely flat roof, which would greatly detract from the appearance of the new residence.

Commissioner Uchima stated that he thought it was a well designed project and would be inclined to support it with a height reduction. He reported that he viewed the silhouette from several vantage points and observed that it blocked segments of ocean views and suggested that changing the roof pitch from 3½ in 12 to 3 in 12 and lowering the building pad by one foot could possibly eliminate this problem. He related his understanding that the tree slated for removal is situated in front of the new garage so there would be no way to retain it.

Mr. Tomaro stated that he could lower the central ridge, which seems to be the main issue, by approximately 6 inches, but lowering the building pad would present a challenge.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Weideman).

Commissioner Browning related his understanding that lowering the building pad would make it impossible to enter the garage due to the angle of the driveway.

Commissioner Uchima noted numerous homes in the area have garages below street level so clearly it's not impossible.

Plans Examiner Noh explained that a quick review of the plans seems to indicate that the building pad has been lowered to the maximum, however, he would have to do some calculations to confirm this.

MOTION: Commissioner Browning moved for approval of PRE08-00005, as conditioned, including all findings of fact set forth by staff, adding a condition that the ridge height shall be lowered 6 inches. The motion was seconded by Chairperson Busch, and discussion continued.

Commissioner Uchima requested confirmation as to whether or not the building pad could be lowered before voting on the motion.

The public hearing was reopened so Mr. Tomaro could comment.

Mr. Tomaro explained that he was trying to maintain a positive flow to avoid drainage issues, but he believed he could lower the garage six inches and change the roof pitch to 3 in 12 thereby reducing the overall height of the structure by approximately one foot.

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

MOTION: Commissioner Browning moved for approval of PRE08-00005, as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That the roof pitch shall be changed to 3 in 12.
- That the building pad shall be lowered 6 inches.

The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Weideman).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 08-027.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 08-027 as amended. The motion was seconded by Chairperson Busch and passed by unanimous roll call vote (absent Commissioner Weideman).

11C. PRE08-00005: TOMARO ARCHITECTURE (WILLIAM TSENG)

Planning Commission consideration for 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 443 Camino de Encanto.

Recommendation

Approval.

Planning Assistant Graham introduced the request.

Louie Tomaro, project architect, voiced his agreement with the recommended conditions of approval. Referring to renderings, he briefly described the proposed project, noting that it includes a third parking space in the garage in a tandem arrangement.

Responding to questions from the Commission, Mr. Tomaro provided clarification regarding the size of the deck off the living and dining rooms and the elevations of surrounding properties. He confirmed that the deck would have a railing, which was reflected in the silhouette.

Commissioner Skoll reported that he observed that the deck would obstruct the view from several windows at 221 Paseo de Suenos and felt the project was too large and did not fit in with other homes in the neighborhood, or at least those on this side of the street. He expressed concerns that the large tree in the front yard was also obstructing views.

Mr. Tomaro explained that the applicant originally wanted to save the tree, but subsequently realized that it was creating a significant view impact for some neighbors and now intends to remove the tree. He noted that the deck is necessary because there will be very little useable back yard due to the steep slope and suggested that a glass railing could be used and/or a stepping down of the deck in certain areas to mitigate the view impact.

Chairperson Busch requested that speakers to limit their remarks to three minutes due to the lateness of the hour.

Carole Tanner, 454 Palos Verdes Boulevard, voiced objections to the project, contending that it would block 90% of her surf-line view, a view she paid a premium for when she purchased her property in 1997. She also objected to the removal of the tree because she would then see the entire structure.

Michael Bahe, 456 Palos Verdes Boulevard, reported that the proposed project would obstruct his white water view and expressed concerns about the cumulative impact on views in Village Palos Verdes. He indicated that he did not object to the tree as long as it's cut back.

Ruth Vogel, 114 Via la Soledad, urged denial of the project, maintaining that it was too massive and would set a precedent.

Scott Cameron, 460 Camino de Encanto, voiced his opinion that the proposed residence was too large and reminiscent of the homes in Manhattan Beach that caused him to move from there to Torrance.

Gonzalo Castillo, 456 Camino de Encanto, contended that the proposed project does not comply with the Hillside Ordinance because it would block his white water view.

Chris Harris, 440 Camino de Encanto, voiced objections to the height of the project, noting that when he built his home he was required to dig down into the grade five feet. Submitting photographs to illustrate, he contended that his view would be greatly impacted and questioned why someone would need to build such a large home.

In response to Commissioner Uchima's inquiry, Mr. Harris reported that the photographs were taken from the second level of his home, which was built in 1991-92.

Commissioner Skoll asked about the impact of the home being built at 439 Camino de Encanto, and Mr. Harris reported that it did impact his view a little bit, however, he thought it was beneficial to have new homes in the neighborhood.

Roberta Blowers, 621 Camino de Encanto, stated that a large single-story home could be built on the subject lot and that it was unfair to sacrifice the views and values of other homes in the vicinity. She noted that there are only single-story homes on this side of the block except for the two-story home being built next door. She related her belief that the project violates the intent of the Hillside Ordinance.

Pamela Maran, 5501 Via del Valle, expressed concerns about the trend toward building the largest home possible and the detrimental impact on the character of the hillside area.

Diane Miltimore, 621 Camino de Encanto, noted that this block has only one two-story home and voiced objections to the mansionization of the Riviera area. She expressed appreciation for Commissioner Browning's earlier comments regarding neighbors who would be present at this meeting if they were able to attend because there are many elderly people in the lower Riviera who do not have a voice in these proceedings.

Jon Feight, 439 Camino de Encanto, reported that his home is currently under construction and he was very careful to follow Hillside Overlay guidelines when it was designed. He voiced objections to the project due to the high FAR and because the majority of the living area is on the second floor. He questioned the need for the large deck, noting that his lot is very similar and he does not have a deck. He commented on the lack of interaction between the applicant and neighbors.

Charles Hammer, 221 Paseo de Suenos, stated that the proposed project would greatly intrude on the privacy of his backyard; obstruct the view, and decrease the value of his home.

Jim Vaughan, 444 Camino de Encanto, reported that the project would have an adverse impact on his view and views in the condominiums behind him on Palos Verdes Boulevard and urged that it be denied.

Returning to the podium, Mr. Tomaro apologized to those neighbors who were not informed about the project. He noted that a similar project with a third tandem parking space in the garage was approved earlier this evening with an FAR of 0.58. He explained that expanding out to the back on a single level was not feasible because neighbors to the south have a view across the backyard. With regard to the large tree, he reported that the applicant was willing to either trim it or remove it according to the wishes of neighbors. He expressed his willingness to continue the hearing in order to meet with neighbors to try to resolve their concerns.

Chairperson Busch reported that he did not vote for the earlier project with an FAR of 0.58 because he was concerned about mansionization and in this case, in addition to the mansionization issue, he observed that the project would adversely impact the view, light, air and privacy of neighbors in violation of the Hillside Ordinance.

Commissioner Weideman explained that he supported the project with an FAR of 0.58 because it maintains the existing ridge height and had no adverse impact on views, noting that each case is judged on an individual basis.

Commissioner Skoll voiced his opinion that the project was too massive and needs to be downsized. He stressed the importance of meeting with neighbors before making revisions.

Commissioner Browning noted that no one had raised any objections to the earlier project, while in this case there were 12-14 people present who were opposed to the project and probably another 30 who were unable to attend. He stated that he was surprised that Mr. Tomaro had designed this project given the outstanding projects he has designed in the past. He reported that he was unable to find anyone home in the Village Palos Verdes complex on Palos Verdes Boulevard so he went to the beach and looked through the silhouette toward the complex to try to determine what views would be lost should the project be built.

Commissioner Uchima expressed confidence that Mr. Tomaro would be able to come up with a project that would be acceptable to neighbors. He recommended that the following issues be addressed: 1) Obstruction of ocean views at 454 and 456 Palos Verdes Boulevard; 2) View impact at 444 Camino de Encanto; and 3) Privacy impact at 221 Paseo de Suenos, particularly from the deck and south-facing windows. With regard to the FAR, he stated that he wasn't as concerned about the bulk of the project since much of the square footage was subterranean and he would be inclined to support it if the privacy and view issues could be resolved.

Mr. Tomaro requested that this matter be continued.

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

MOTION: Commissioner Horwich moved to continue the hearing to April 16, 2008. The motion was seconded by Chairperson Busch and passed by unanimous roll call vote (absent Commissioner Gibson).

Attachment E

AGENDA ITEM NO. 9B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: PRE08-00005: Tomaro Architecture (William & Camellia Tseng)

LOCATION: 443 Camino De Encanto

The applicants are requesting approval of a Precise Plan of Development to allow the construction of a new two story single family residence. This request was continued from March 5, 2008 to allow adequate time to address concerns about the project. The previous Staff report, correspondence and the minutes have been attached for your review.

The previous design impacted the adjacent property at 221 Paseo De Suenos in terms of privacy. In order to reduce such impacts, the architect has made some modifications to the project including the removal of all full-size windows (5'-0" x 5'-0") along the southerly building elevation. These windows have been replaced by 2'-0" square clerestory windows with a sill height of 6'-0". Skylights have been added on the roof to provide additional natural lighting to this area of the house. In addition, the deck along the rear portion of the house was also causing privacy concerns to the above mentioned neighbor due to its height. The revised plans show that the deck has been lowered by 5'-6" from an elevation of 98.5' to 93.0'. 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 221 Paseo De Suenos. It should be noted, however, that this neighbor has submitted new correspondence stating that he continues to have concerns about privacy, light, and massing of this revised project.

A summary of the project statistics follows:

Statistical Information	Original Proposal	Revision
♦ Lot Area	6,900 square feet	6,900 square feet
♦ Lower Level Living Area	777 square feet	1,082 square feet
♦ Upper Level Living Area	2,579 square feet	2,147 square feet
♦ Garage	579 square feet	586 square feet
♦ Total Floor Area (Inc. Garage)	3,935 square feet	3,815 square feet
♦ Lot Coverage	38.0%	39.6 %
♦ Floor Area Ratio	0.57	0.55

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.

Additional correspondence has been received from the property owner at 444 Camino de Encanto stating that, because of its size and height, the revised project would still be out of character with the neighborhood. At the previous meeting, some neighbors also expressed concerns about their views being impacted by the proposed project. In order to address these concerns, the applicant decided to lower the elevation of the building pad and decrease the ceiling plate height for both stories. The previous project showed a ceiling plate height of 9'-1" for both stories; whereas the new plate height will be 8'-0" for the lower level and 9'-0" for the upper level. As a result of these modifications, the overall elevation of the house's highest roof ridge has been decreased from an elevation of 112.47' to 110.56'. The interior layout of the house has also been modified to shift some of the living area from the upper level to the lower and partially underground level. The Floor Area Ratio has been reduced from 0.57 to 0.55 and an existing tree located on the front yard area will be removed as well.

Based on staff observations of the revised silhouette, revised plans, and neighboring properties on Camino De Encanto and Palos Verdes Boulevard, there do not appear to be significant impacts to the view, light, and air of surrounding properties by the proposed new construction. It does not appear that there are any significant views that occur across the roof of the revised project for the neighbors around this property.

For these reasons, 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,

Oscár Graham
Planning Assistant

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:
1. Revised Planning Commission Resolution
2. Revised Silhouette Verification
3. New correspondence
4. Meeting Minutes from 3/5/08
5. Previous report from March 5, 2008 with attachments
6. Revised Site Plan, Floor Plans, & Elevations

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 443 CAMINO DE ENCANTO (address)

_____ on 4-7-08 (date), based on plans submitted to the City of Torrance

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

from a bench mark located at NORTHEAST CORNER "LOT LS 4142" (address)

(attach map) which established a base elevation of 91.80'.

The ridge line/highest point of the roof was determined to have an elevation of 110.50'.

The plans indicate that the elevation should be 110.56'.

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

(310) 542 9433
PHONE

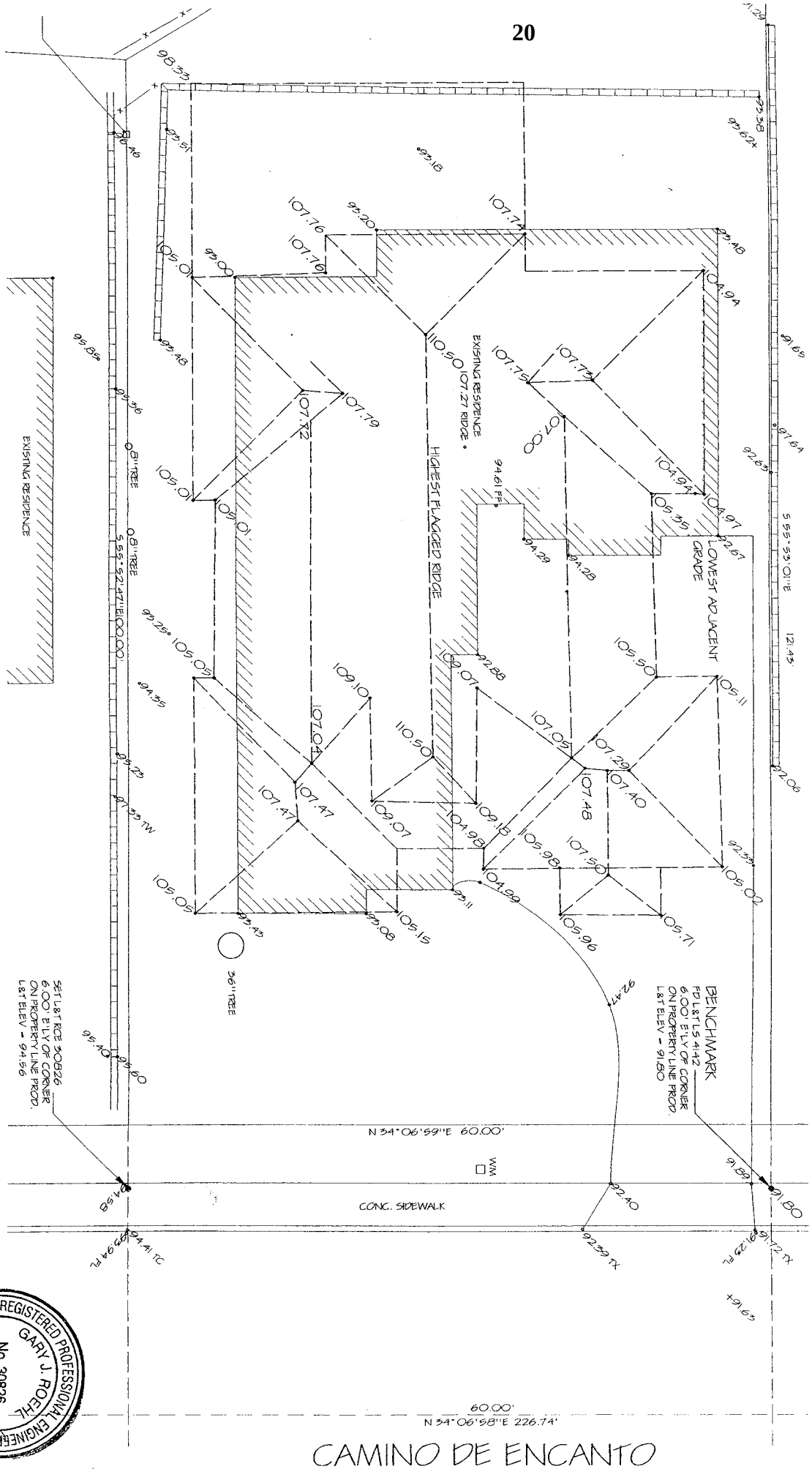
4-7-08
DATE

OFFICIAL SEAL
REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
No. 30826
Exp. 03-31-10
CIVIL
STATE OF CALIFORNIA

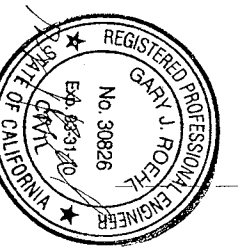
Notes: _____

07-464

Attachment 2



CAMINO DE ENCANTO



21

Graham, Oscar

From: Chuck Hammer [ballpien99@hotmail.com]
Sent: Wednesday, April 09, 2008 2:46 PM
Subject: Proposed Home at 443 Camino De Encanto

Oscar,

Subject: Proposed Home at 443 Camino De Encanto

I am concerned with the privacy of my back yard from the tall window that faces my back yard.

The height of the home is such that it will block the morning sun on the side of my home facing north.

Two story homes should not be allowed on that side of Camino De Encanto.

The home is too massive for the neighborhood with a FAR of .55 being too high for the lot.

The plans for this home totally disregard the Hillside Ordinance. I would like to see compliance.

Charles Hammer
221 Paseo De Suenos
Redondo Beach, CA 90277
310-378-4590
Cell-310-874-6657

Pack up or back up–use SkyDrive to transfer files or keep extra copies. Learn how.

22

Graham, Oscar

From: Jim Vaughan [jimrvaughan@verizon.net]
Sent: Tuesday, April 08, 2008 11:43 AM
To: Graham, Oscar
Cc: 'Vicki H Fox'; Charles H. Hammer (Chuck)
Subject: RE: Re xxx Camino de Encanto
Follow Up Flag: Follow up
Flag Status: Red

Oscar,

With regard to the proposed home at 443 Camino de Encanto.

At 3229 + 586 garage Sq Foot (FAR .55), the house is still way to large for the lot.

Nothing even vaguely close to this size of house exists on the west side of Camino de Encanto. It's is totally out of character with the other homes on this street.

It's a two story home in location that should not allow a two story, let alone such a large one. Because of its size it cannot help but have an impact on views, light and privacy of its neighbors.

Jim Vaughan
www.jimrvaughan.com
Redondo Beach, CA
Cell 310-951-3677
Home 310-378-6044

From: Jim Vaughan [mailto:jimrvaughan@verizon.net]
Sent: Monday, February 25, 2008 4:53 PM
To: 'ograham@torrnet.com'
Subject: RE: Re xxx Camino de Encanto

Oscar,

To confirm in writing.

As owners of 444 Camino de Encanto, Redondo Beach CA 90277, the home directly across the street from 443 Camino de Encanto; we object in the strongest possible manner to the construction of a two story home at 443 Camino de Encanto.

We object to this construction on the following grounds:

(1) It would have an adverse impact on our view.
(2) With one partial exception, no other two story home exists on that side of Camino de Encanto, therefore a two story home in this location would not be attractive or in harmony with the other properties.
(3) Allowing a two story home in this location will inevitably allow the construction of others, this will in time have a very negative cumulative impact on the other properties in the vicinity.

Please confirm receipt of this email.

Many thanks and I look forward to seeing you again at the meeting on the 5th.

Jim Vaughan

AGENDA ITEM NO. 11C

CASE TYPE & NUMBER: Precise Plan of Development– PRE08-00005

NAME: Tomaro Architecture (William & Camellia Tseng)

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

LOCATION: 443 Camino De Encanto

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

ADJACENT ZONING AND LAND USE:
NORTH: R-1; Hillside Overlay District, Two-story Single Family Residence
SOUTH: R-1; Hillside Overlay District, One-story Single Family Residence
EAST: R-1; Hillside Overlay District, One & Two-story Single Family Residences
WEST: R-1 & PD; Hillside Overlay District, One & Two-story Single Family Residences

GENERAL PLAN DESIGNATION: Low Density Residential

COMPLIANCE WITH GENERAL PLAN:
Yes, a two-story single-family residence with attached garage complies with the Low-Density Residential designation.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:
The property is currently developed with a one story single-family residence with an attached two-car garage built in 1955.

ENVIRONMENTAL FINDINGS:
Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the 2008 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e) (1).

BACKGROUND AND ANALYSIS:
Project Description: The applicant is requesting approval of a Precise Plan of Development to allow the construction of a new two-story single family residence. The property is an interior irregularly shaped lot that is 6,900 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is currently developed with a 1,560 square foot one-story single family residence and a two-car garage.

The applicant is proposing the construction of a new two-story single family residence with an attached garage. The total area for the project is 3,935 sf. On the first floor, the project includes the construction a two-car garage and a tandem parking space, two bedrooms and a laundry room. On the second floor, the project includes the construction of a great room, kitchen, breakfast nook, master suite and one additional bedroom. In addition, there is a 433 square feet deck adjacent to the living and dining rooms and facing the rear yard area. The proposed front setback is 20.00' ft. at the closest point, the northerly and southerly side yard setbacks are both 6.00' at the closest point, and the proposed rear yard setback is 20.00'. Based on the Topographical Survey and the Height & Location Certification, the remodeled residence will be 24.23' in height from the lowest adjacent grade of 88.17' to the highest ridge elevation of 112.40', based on a benchmark elevation of 91.80'.

Project Information

• **Lot Size**	6,900 sq. ft.
• **Existing Residence (1st Floor)**	1,560 sq. ft.
• **Proposed Living Area (1st Floor)**	777 sq. ft.
• **Proposed Living Area (2nd Floor)**	2,579 sq. ft.
• **Proposed Garage**	579 sq. ft.
• **Proposed Improvements Total**	3,935 sq. ft.

Calculations

• **Allowed Lot Coverage**	40.00 %
• **Proposed Lot Coverage**	38.00 %
• **Proposed Floor Area Ratio**	57.02 %
• **Proposed Building Height**	24.23 ft.

Project Analysis: A Precise Plan of Development is required because the property is located within the Hillside Overlay District and the new construction is over fourteen feet in height. 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 #5). 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.

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. In addition, the rear 20 feet of the property has a very steep natural slope which makes it difficult to use as a yard.

Staff has received correspondence with concerns about view impacts and concerns about the compatibility of the proposed two-story house in the neighborhood. Staff notes that the adjacent house to the north is two stories in height, as well as some other houses across the street and in the immediate area. Based on staff observations of the house, the silhouette, and neighboring properties on Camino De Encanto and Palos Verdes Boulevard, there do not appear to be significant impacts to the view, light, and air of surrounding properties by the proposed new construction. It does not appear that there are any significant views that occur across the roof of the remodeled home for the neighbors around the property.

The neighbor at 221 Paseo De Suenos has expressed privacy concerns due to the height and location of the proposed deck and also concerns about the large south facing windows in the dining room. Staff notes that while the footprint of the house complies with the required setbacks, the proposed deck encroaches into such setbacks by more than what is allowed by Code for decks that are taller than 2 feet in height. A condition has been added that the applicant shall redesign the deck in way that complies with the setback requirements, or shall lower the height of the deck to no more than 2 feet above finish grade. The redesigned deck shall maintain a setback of at least 12 feet along the southerly property line in order to prevent any privacy impacts to the neighbor at 221 Paseo De Suenos. In addition, a condition has been added that the three south facing windows in the dining room shall have a minimum sill height of 5 feet.

In the judgment of staff, this project does not appear to cause any significant intrusion on the view, light, air or privacy of adjacent properties. The applicant has prepared a plan that, as conditioned, complies with the R-1 standards, meets the open space requirements and is within the allowable lot coverage. The proposed additions will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity in that it will enhance the value of the property. The home, with the proposed additions, will not interfere with the orderly development of the City because all proposed additions will provide the Code required setbacks, the proposed plan conforms to lot coverage, and it provides on-site parking required by the Municipal Code, while maintaining the land use as a single family residence complying with the Zone and General Plan designation. For these reasons, staff recommends approval of the request as conditioned.

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

PROJECT RECOMMENDATION: APPROVAL.

FINDINGS OF FACT IN SUPPORT OF THE PROJECT:
Findings supporting approval of the project are set forth in the attached Planning Commission Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:
Recommended conditions for the project are set forth in the attached Planning Commission 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. Code Requirements
4. Silhouette Certification
5. Hillside Ordinance Criteria Response Sheet
6. Correspondence
7. Site Plan, Floor Plan and Exterior Elevations

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

LOW PROFILE HIP ROOFS ALLOW FOR LIGHT & AIR TO NEIGHBORING PROPERTIES. CONSISTANT BUILDING LOCATION TO THE EXISTING STRUCTURE MINIMIZES ANY VIEW IMPACT TO ADJACENT NEIGHBORS. DECKS HAVE BEEN PLACED ON FRONT & BACK FACADES TO MAINTAIN PRIVACY FOR ADJACENT NEIGHBORS

b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

·THE LOCATION OF THE HOUSE IS IN THE SAME GENERAL LOCATION AS THE EXISTING STRUCTURE. THIS SHOULD MINIMIZE VIEW IMPACT TO ADJACENT NEIGHBORS —

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

LOW PROFILE HIP ROOFS WITH 24" LONG EAVES, WELL PROPORTIONED WINDOWS & DOORS AND A 1 STORY FACADE MAKE THIS DEVELOPMENT CONSISTANT & HARMONIOUS WITH THE OTHER PROPERTIES IN THE VICINITY

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

THIS DEVELOPMENT IS CONSISTANT IN STYLE AND LOW PROFILE APPEARANCE WITH NEIGHBORING PROPERTIES AND WILL NOT HAVE A HARMFUL IMPACT ON LAND VALUES TO OTHER PROPERTIES

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

THIS IS A SINGLE STORY RESIDENCE WITH A BASEMENT IN A PREDOMINENTLY ONE STORY SINGLE FAMILY AREA., NO IMPACT TO THE PUBLIC WELFARE AND TO OTHER PROPERTIES

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

THERE WILL BE NO ADVERSE CUMULATIVE IMPACT FROM THIS DEVELOPMENT AS IT MAINTAINS A CONSISTANT APPEARANCE TO OTHER PROPERTIES IN THE AREA

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

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

BECAUSE OF THE LOCATION OF THE EXISTING GARAGE, MINIMAL AREA CAN BE ADDED TO THE EXISTING HOUSE WITHOUT ADDING AREA THAT WOULD HAVE IMPACT ON NEIGHBORS VIEWS

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

DENIAL OF THIS PROJECT WOULD NOT BE CONSISTANT WITH OTHER PREVIOUS DEVELOPMENTS WHICH HAVE BEEN RECENTLY APPROVED AND CONSTRUCTED IN THE IMMEDIATELY ADJACENT AREA AND WOULD CONSTITUTE AN UNREASONABLE HARDSHIP

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

THIS SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT IMPACT THE PUBLIC WELFARE OR OTHER PROPERTIES IN THE VICINITY AS IT IS A CONSISTANT TYPE OF DEVELOPMENT TO MANY ADJACENT PROPERTIES

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

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

BASEMENT AREAS HAVE BEEN USED TO MINIMIZE ANY IMPACT TO NEIGHBORS OR PUBLIC, THIS UNDERGROUND AREA DOES NOT HAVE A SIGNIFICANT IMPACT TO BULK, MASS, OR APPEARANCE OF EXCESSIVE FLOOR AREA

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):

A BASEMENT CONSISTING OF 777 S.F LIVING AREA AND 579 S.F GARAGE AREA HAS ALLOWED FOR ONLY 2579 S.F. TO BE LOCATED ON THE FIRST FLOOR, WHICH IS THE VISIBLE PORTION OF THE BUILDING - THIS FIRST FLOOR LEVEL CONSTITUTES ONLY A 37% FLOOR AREA.

WAIVER

I, WILLIAM TSENG, CAMELIA TSENG as the owner of that certain parcel of land located at 443 CAMINO DE ENCANTO in the City of Torrance, County of Los Angeles, State of California, described as LOT 15, TRACT. 18379, as recorded on page 563-9-14, make the following Declaration in relation of said parcel, as a condition of obtaining from the City of Torrance the required permits for development of said parcel for residential purposes.

1. That I understand construction in a hillside area is more difficult and more expensive than similar development on flat lots; that is carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and possible problems with neighboring properties due to loss of sunlight access, privacy and shadow effect;

2. That before receiving City approval of Precise Plan of Development Application _____, I have obtained the services and advise of certain geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained within the lot and, where appropriate, the limitations on use or development of the lot;

3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for residential development of the lot, or of the relative costs and risks of such development;

4. That I have relied (if at all) on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the said lot;

5. That I understand there may still be risks involved in developing said lot, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be done or the consequences of such development on the property or on the persons working, visiting or residing on the property.

EXECUTED this 10th day of January, 2008 at Torrance, California.

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 443 CAMINO DE ENCANTO (address)

_____ on 1-8-08 (date), based on plans submitted to the City of Torrance

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

from a bench mark located at NORTHEAST CORNER "L&T LS 4142" (address)

(attach map) which established a base elevation of 91.80.

The ridge line/highest point of the roof was determined to have an elevation of 112.40.

The plans indicate that the elevation should be 112.47.

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)

SIGNATURE

RCE 30826
LS/RCE#

(310) 542-9433
PHONE

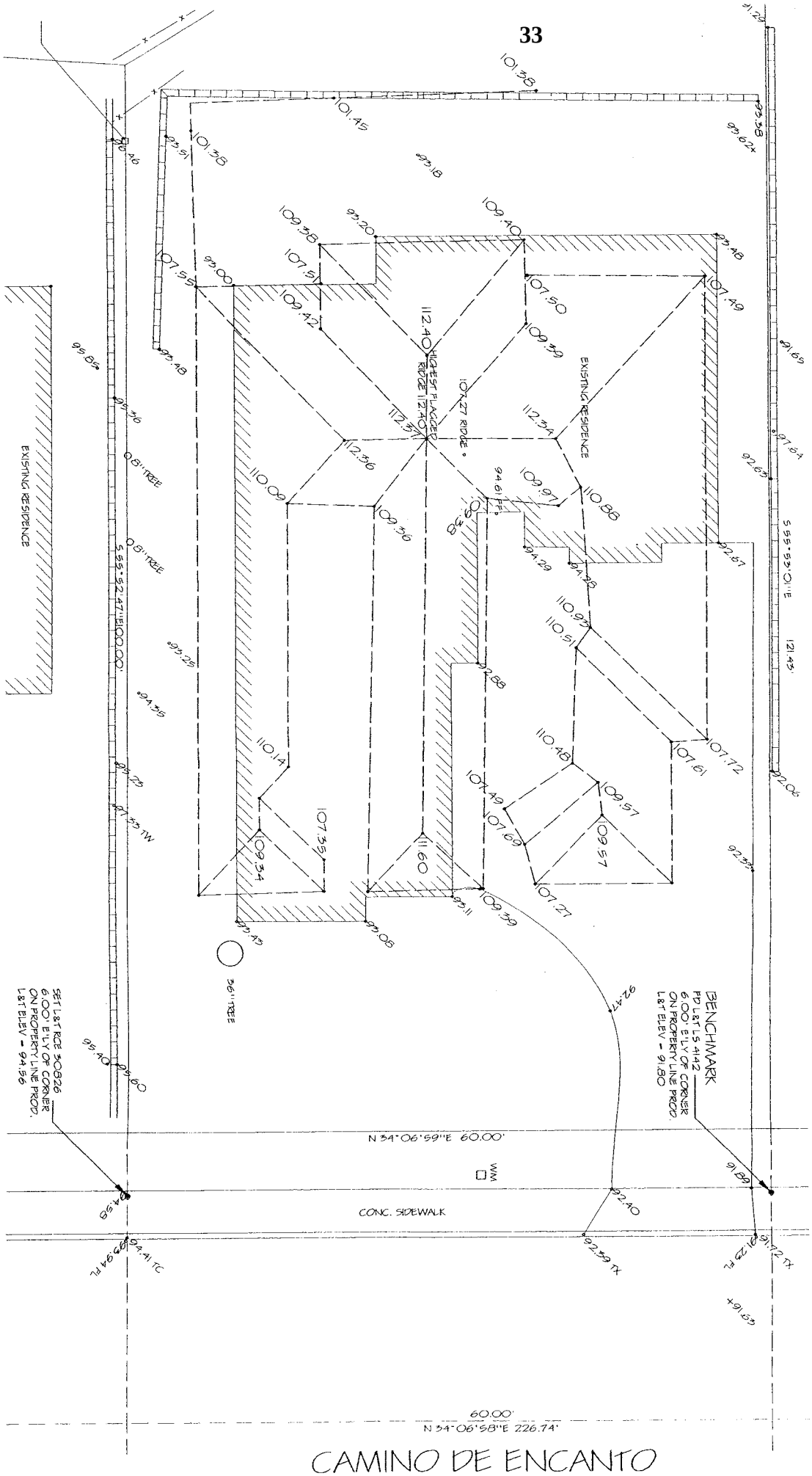
1-9-08
DATE

OFFICIAL SEAL STAMP
REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
No. 30826
Exp. 03-31-08
CIVIL
STATE OF CALIFORNIA

Notes: _____

07-464

SIMON GILBERT 3108720208.


EXISTING RESIDENCE
EXISTING RESIDENCE
HIGHEST FLAGGED RIDGE 112.40
107.27 RIDGE
94.61 FFE
S 55°52'47" E 100.00'
S 55°59'01" E 121.43'
36" TREE
36" TREE
SET L&T RCE 30826
6.00' E'LY OF CORNER
ON PROPERTY LINE PROD.
L&T ELEV = 94.56
BENCHMARK
PID L&T LS 4142
6.00' E'LY OF CORNER
ON PROPERTY LINE PROD.
L&T ELEV = 91.80
N 34°06'59" E 60.00'
CONC. SIDEWALK
60.00'
N 34°06'58" E 226.74'
CAMINO DE ENCANTO

CODE REQUIREMENTS

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

Building and Safety:

- Comply with the State energy requirements.
- Provide underground utilities.
- Pre-wire for cable television.
- Comply with the State handicap requirements.

Engineering Division:

- A C& E Permit is required for any work in the public right-of-way.
- Driveway shall descend behind the property line.
- Relocate existing structure (mailbox) out of the public right of way.

Environmental Division:

- The property shall be landscaped prior to final inspection (City code sec. 92.21.9)
- Provide 4" (minimum) contrasting address numerals for residence.

Grading Division:

- 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.
- Obtain grading permit. No building permit will be issued prior to grading permit.

SUPPLEMENTAL #1 TO AGENDA ITEM 11C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): PRE08-00005: TOMARO ARCHITECTURE (WILLIAM & CAMELLIA TSENG)

LOCATION: 443 Camino De Encanto

The attached items were received subsequent to the preparation of the agenda item.

1. Memorandum from the Engineering Division revising Code requirements.
2. Correspondence from neighbors.

Staff continues to recommend approval of the project as conditioned.

Prepared by,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

CITY OF TORRANCE
ENGINEERING DIVISION
March 4, 2008

TO: Gregg D. Lodan, Planning Manager

FROM: Ted Symons, Associate Civil Engineer

SUBJECT: **Agenda Item 11C**
PRE08-00005
443 Camino De Encanto

Please revise the following code requirements from the Engineering Division for the subject Agenda Item as follow:

1. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way.

2. Proposed driveway shall not begin to descend until behind (west of) the front property line.

By Ted Symons
Ted Symons
Associate Civil Engineer

RECEIVED
FEB 20 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Feb. 15, 2008

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

Re: Taking of View by 443 Camino de Encanto proposed new construction

Dear Commission,
Upon returning from a month long visit to Ohio to settle the affairs of my deceased Dad, I noted that flags and sticks had been erected at 443 Camino de Encanto.

I reside at 454 Palos Verdes Blvd. in the Village Palos Verdes complex. My unit overlooks Palos Verdes Blvd and enjoys a view of the ocean. The photo below shows a general view from my upper story.

Note that many trees and shrubs restrict my view of the water. The straight ahead view is the one view I have of the surf line when the waves are high.

The following photo is a close up view of how much the proposed construction will block my view of the surf area..

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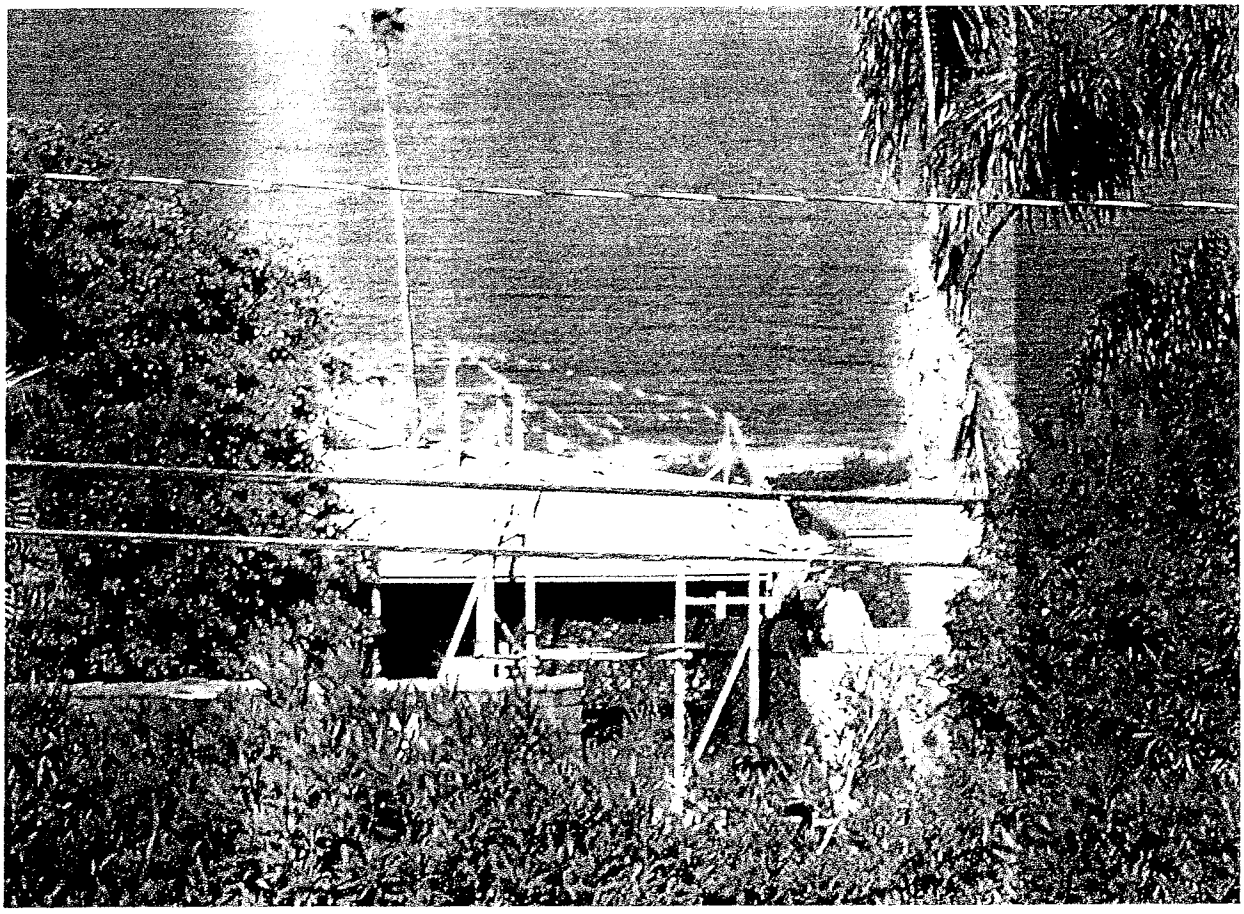
FEB 20 2008
CITY OF LONG BEACH
COMMUNITY DEVELOPMENT DEPT.



The above picture is a closer view. A considerable area of the surf line will be cut off from my view. This coupled with the massive tree canopy to the left is the straw that broke the camels back so to speak.

I strongly object to the project in its present configuration.

Sincerely,

Carole S. Tanner
454 Palos Verdes Blvd.
Redondo Beach, CA 90277
310-373-9103

RECEIVED
FEB 20 2008
CITY OF REDONDO BEACH
COMMUNITY DEVELOPMENT DEPT.

40

Graham, Oscar

From: RAEJATHARRIS@aol.com
Sent: Wednesday, February 27, 2008 12:38 PM
To: Graham, Oscar
Subject: 443 Camino De Encanto
Follow Up Flag: Follow up
Flag Status: Red

Hi Oscar,

I am writing to you after our phone conversation regarding 443 Camino De Encanto. I am across the street from that house and I have concerns regarding the height and view restrictions on my home which is located at 440 Camino De Encanto. I personally built my home 16 years ago between 1991 & 1992. It took me over a year to get my house passed through the City regarding height restrictions. The City's response and corrections for me to build my house was to lower my house by 5' which cost me $50,000 in retaining walls. In today's market it would probably cost $85,000 in retaining walls. I would like to express my opinion in making sure the City keeps somewhat of the same standards and one standard I am mainly concerned about is that I had to keep the same height as my previous one story home. The house at 443 Camino De Encanto sits up at least 4 1/2 to 5 feet higher than the previous home. That is my main concern and I would like to see a new home being built there. I am very positive on new construction because I am in the construction business but we have to keep some of the same restrictions as when I processed my home. I do think I set a precedence when I built my home in the Hollywood Riviera. If you have any questions you can contact me at 310-466-5440. I do plan on being at the meeting on Wednesday, March 5th.

Chris Harris

Delicious ideas to please the pickiest eaters. Watch the video on AOL Living.

41

Graham, Oscar

From: Jim Vaughan [jimrvaughan@verizon.net]
Sent: Monday, February 25, 2008 4:53 PM
To: Graham, Oscar
Subject: RE: Re xxx Camino de Encanto
Follow Up Flag: Follow up
Flag Status: Red

scar,

ease modify my objection to read as follows:

o confirm in writing.

s owners of 444 Camino de Encanto, Redondo Beach CA 90277, the home directly across the street from 443 amino de Encanto; we object in the strongest possible manner to the construction of a two story home at 443 Camino e Encanto.

/e object to this construction on the following grounds:

(1) It would have an adverse impact on our view.
(2) With one partial exception, no other two story home exists on that side of Camino de Encanto, therefore a two story home in this location would not be attractive or in harmony with the other properties.
(3) Allowing a two story home in this location will inevitably allow the construction of others, this will in time have a very negative cumulative impact on the other properties in the vicinity.

lease confirm receipt of this email.

lany thanks and I look forward to seeing you again at the meeting on the 5th.

m Vaughan
ww.jimrvaughan.com
edondo Beach, CA
10-951-3677

42

Graham, Oscar

From: Chuck Hammer [ballpien99@hotmail.com]
Sent: Monday, February 25, 2008 4:38 PM
To: Graham, Oscar
Subject: Impact of New Home
Follow Up Flag: Follow up
Flag Status: Red

Dear Mr. Graham:

Thank you for coming by with the plans for 443 Camino De Encanto. The height of the home will severely impact our privacy. The second story windows expose our back yard and deck directly to anyone looking out of those windows. The deck at the back of their house at the second story level would not only allow complete viewing into our back yard and deck, but would greatly impact our view of the city lights. Our back yard is secluded now by a fence and hedge. A home built to those plans would end that seculsion because the planned deck would be above both the fence and hedge.

Traditionally no one builds a second story on the west side of Encanto. My wife and I would like to keep it that way, and we think our neighbors agree. A precise plan should not automatically allow that.

Thank you for taking our views into consideration.

Regards,

Charles H. Hammer
Careen M. Hammer
221 Paseo De Suenos

Climb to the top of the charts! Play the word scramble challenge with star power. Play now!

Graham, Oscar

From: res6mzrr@verizon.net
Sent: Tuesday, February 26, 2008 9:11 AM
To: Graham, Oscar
Cc: res6mzrr@verizon.net
Subject: PRE08-00005

Follow Up Flag: Follow up
Flag Status: Red

Gentlemen:

This project (at 443 Camino de Encanto) should not be allowed in its present outline! There are at least 3 - if not 5 rooms in my condominium where the white water view would be greatly affected were this project to be approved for construction. My address is 456 Palos Verdes Blvd., Redondo Beach 90277. It is a shame what is being permitted to the west of Village Palos Verdes while the trees grow out of control. Also - any time a property sells in the Hillside Overlay, a clear understanding of the restrictions contained in the overlay should be communicated in writing to the buyer. It is hard to believe the owners of this property (William and Camellia Tseng) and their architect (Tomaro Architecture) were totally ignorant of possible restrictions before they embarked on their "monstrosity".

I hope this information will be of assistance in finishing your report.

Very Truly Yours,

Michael Bahe (310) 378-1346 Cell: (310) 750-5146

PS: I am quite sure there are multiple condominiums in Village Palos Verdes whose views are adversely affected, including the little remaining white water views.

Walter Guthrie
452 Camino De Encanto
Redondo Beach, CA 90227
(480) 315-1535

March 4, 2008

Oscar Graham, Planning Assistant
Community Development Department, City Hall
3031 Torrance Blvd.
Torrance, CA 90503

RE: Tomaro Architecture (William & Camellia Tseng) Petition

Dear Mr. Graham,

This letter is in regards to the petition to construct a new two-story residence at 443 Camino De Encanto. I am the homeowner of the residence at 452 Camino De Encanto and will not be able to attend the Public Hearing scheduled for 7:00 PM March 5th. Therefore, I am writing this letter to express my strong concerns regarding this petition and also to preserve my right to challenge this matter in court.

The current structure at this location is a single-story home that already has a fantastic ocean view. The property owners can easily rebuild, within their current roof line, to even further enhance their view without impacting numerous neighbors. Frankly, the Tseng's petition is quite self-indulgent and shows a lack of respect for the community and their neighbors.

One of the primary reasons we have purchased homes in this area is due to the views. The proposed two-story structure would substantially protrude into the view from my property and also into other neighbors' views.

I urge the Community Development Department to take this matter seriously and reject this petition. Please keep me informed so I can appropriately respond.

Thank you for your time and consideration.

Sincerely,

Walter Guthrie

Walter Guthrie
Homeowner

Attachment F

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

July 25,

all in the year 2008

the foregoing is true and correct.
Dated at Torrance

California, this 25 July 2008

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
2008 JUL 28 AM 10:49
CITY CLERK

Proof of Publication of

DB

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., August 5, 2008**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE08-00005, Tomaro Architecture (William & Camellia Tseng): City Council consideration of an appeal of the Planning Commission's 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 443 Camino de Encanto.

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

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

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

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

SUE HERBERS
CITY CLERK

Pub: Jul 25, 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 **July 25, 2008**, I caused to be mailed **157** copies of the within notification for City Council **PRE08-00005: TOMARO ARCHITECTURE (WILLIAM & CAMELLIA TSENG)** 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 **July 25, 2008** at Torrance, California.

Denise Soki

(signature)

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

NOTICE OF PUBLIC HEARING

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

PRE08-00005, Tomaro Architecture (William & Camellia Tseng): City Council consideration of an appeal of the Planning Commission's 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 443 Camino de Encanto.

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.

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

Publish: **July 25, 2008**

SUE HERBERS
CITY CLERK

One hundred fifty seven (157) notices mailed 07/25/08. 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

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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

February 22,

all in the year 2008

the foregoing is true and correct.
Dated at Torrance

California, this 22 February 2008

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
2008 FEB 28 AM 10: 15

Proof of Publication of

DB

DB 2-149
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT **7:00 P.M., MARCH 5, 2008**, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

PRE08-00001, WAV08-00001: Petition of **STARR DESIGN GROUP (JOHN BROWN)** for approval of a Precise Plan of Development to allow second story additions to an existing two-story single family residence in conjunction with a Waiver to allow a reduction in the side yard setback requirement on property located within the Hillside Overlay District in the R-1 Zone at 336 Calle Mayor.

PRE08-00003: Petition of **ROBERT TREMAN ARCHITECT (GREGORY J. GAGNON)** for approval of a Precise Plan of Development to allow one story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 311 Via Mesa Grande.

PRE08-00005: Petition of **TOMARO ARCHITECTURE (WILLIAM AND CAMELLIA TSENG)** for 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 443 Camino de Encanto.

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

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

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

JEFFERY W. GIBSON
Community Development Director

Pub.: February 22, 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 **February 22, 2008**, I caused to be mailed **163** copies of the within notification for Planning Commission **PRE08-00005: TOMARO ARCHITECTURE (WILLIAM AND CAMELLIA TSENG)** 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 **February 22, 2008**, at Torrance, California.

(signature)

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

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PRE08-00005: Petition of **TOMARO ARCHITECTURE (WILLIAM AND CAMELLIA TSENG)** for 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 443 Camino de Encanto.

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

JEFFERY W. GIBSON
Community Development Director

Publish: February 22, 2008

ONE HUNDREAD AND SIXTY THREE (163) NOTICES MAILED OUT ON 2/22/08. eg