

Council Meeting of
February 7, 2006

**SUPPLEMENTAL #1 TO
AGENDA ITEM 12B**

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

Members of the Council:

**SUBJECT: SUPPLEMENTAL #1 TO ITEM 12B –
Continued City Council consideration of an appeal of a Planning
Commission approval of a Precise Plan of Development to allow
first and second story additions to an existing one-story, single
family residence on property located in the Hillside Overlay District
in the R-1 zone at 2710 Ridgeland Road.**

PRE05-00032: Mr. and Mrs. Chris Benoit (Greg Schneider)

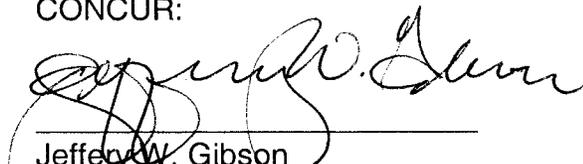
Attached please find a copy of the Silhouette Certification that was not available at the
time the subject item was submitted for printing.

Staff continues to recommend approval with conditions.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

CONCUR:



Jeffery W. Gibson
Community Development Director

By 

Jane Isomoto
Planning Manager

NOTED:



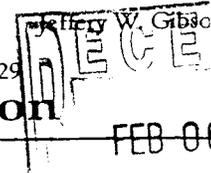
LeRoy J. Jackson
City Manager

Attachments:

A. Silhouette Certification



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



ATTACHMENT A

Height and Location Certification

FEB 06 2006

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 2710 RIDGELAND RD
(address)

on 2-1-06, based on plans submitted to the City of Torrance
(date)

by GREG SCHNIEDER on _____ The survey was taken
(applicant/architect) (date)

from a bench mark located at L&T "RCE 30826" @ NE P.C.
(address)

(attach map) which established a base elevation of 100.23.

The ridge line/highest point of the roof was determined to have an elevation of 126.98.

The plans indicate that the elevation should be 127.00.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Planning Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of height, building envelope, location on the site, and all setbacks.

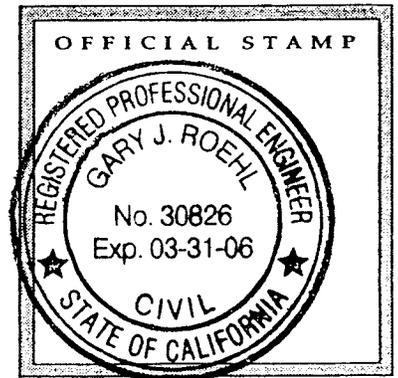
GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

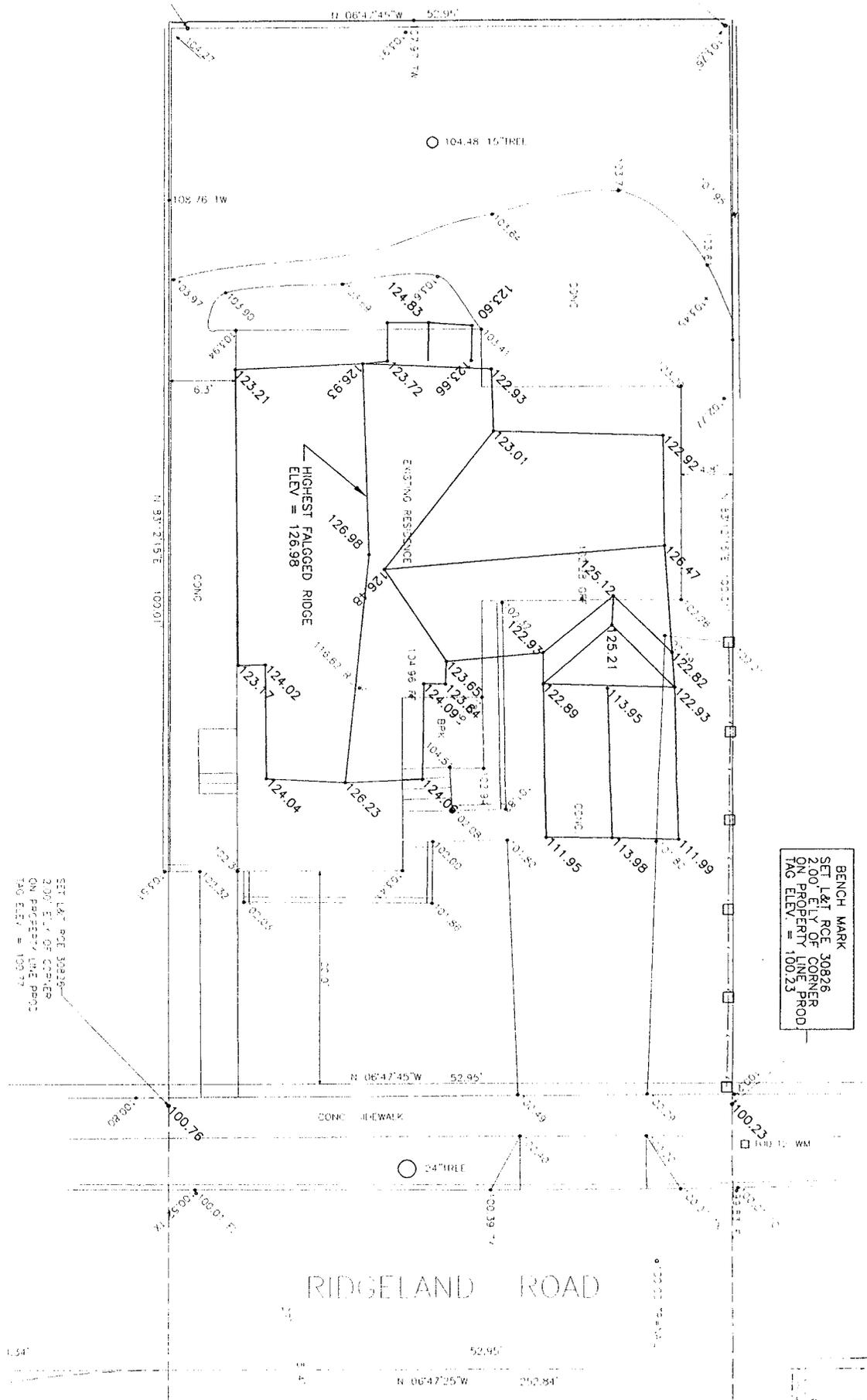
[Signature]
SIGNATURE

(310) 542-9433
PHONE

2-2-06
DATE



Notes: _____ Job # 05-011



SET L&T PCE 30828
 200' E.L. OF CORNER
 ON PERCEIVED LINE PCE
 TAG ELEV. = 100.77

BENCH MARK
 SET L&T PCE 30828
 200' PROBERT CORNER
 TAG ELEV. = 100.23

FEB 06 2006



