

Council Meeting of
October 7, 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 denial 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 417 Via Anita.

PRE06-00037: Rukhsana Mir

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and the Community Development Director that the City Council deny the appeal and adopt a Resolution denying 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 417 Via Anita.

Funding: Not applicable

BACKGROUND

The applicant is requesting approval of a Precise Plan of Development to allow the construction of a new two-story single family residence. A Precise Plan is required because the property is located within the Hillside Overlay District and the new construction is over fourteen feet in height. This request was originally scheduled for a Planning Commission Hearing on May 2, 2007. Staff received multiple communications from potentially impacted neighbors, and the applicant requested an indefinite continuance to allow for adequate time to meet with neighbors and address such impacts. After several months, Staff did not receive any revised plans or any confirmation that the project was going to be modified so the case was scheduled for the December 5th, 2007 Planning Commission meeting. At that meeting, the project was denied by the Planning Commission by a vote of 7-0.

On December 10, 2007 the applicant appealed the denial decision to the City Council. In numerous occasions, Staff contacted the applicant and tried to coordinate a hearing date for this appeal. From February to September 2008, the applicant submitted five (5) requests to postpone the appeal hearing. In the interest of completing the processing of this request, Staff scheduled a final hearing date for October 7th 2008 and the applicant was notified by mail on September 2nd 2008 that no further postponements could be granted.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for May 2, 2007. On April 20, 2007, 118 notices were mailed to property owners within a 500 foot radius. The case

was continued to December 5, 2007 to allow adequate time to address the concerns about the project. On November 21, 2007, 116 notices were mailed to property owners within a 500 foot radius. A City Council Public Hearing was scheduled for October 7, 2008 and 117 notices were mailed on September 25, 2008. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on September 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 lot is 7,357 square feet in area and is roughly rectangular in shape. The project is proposed to consist of a basement, first floor and second floor. The basement will contain a storage area. The first floor of the residence is proposed to contain a bedroom, bathroom, powder room, dining room, living room, nook, kitchen, laundry area and an attached garage. The second floor will feature two bedrooms, a bathroom, a family room, loft area, and a master suite. A project summary is provided below:

Statistical Information

◆ Lot Area	7,357 square feet
◆ New First Floor	1,849 square feet
◆ New Second Floor	1,758 square feet
◆ New Garage	415 square feet
◆ Volume Area	351 square feet
◆ Total Area	4,373 square feet
◆ Basement (not part of FAR)	1,469 square feet
◆ Floor Area Ratio	0.59
◆ Lot Coverage	30%
◆ Building Height	26'-9"

Staff made a field observation of the proposed residence and based on the silhouette it appears to cause adverse view impacts to the property to the south at 408 Via La Soledad. The property is a two story single family residence and it will experience view loss from the second story family room. The home at 408 Via La Soledad was originally constructed as a one story home in 1954 and a second story addition was completed in 1963. Staff made an observation from the second floor family room of views in a northerly and north westerly direction of the city and the Santa Monica Mountains. The home will experience a view loss of city lights and mountains due to the proposed height of the new residence. The project applicant communicated with Staff that he visited his neighbor's home prior to submitting his application and, at that time, there were trees blocking any view. In addition, the property owner directly to the east at 421 Via Anita states that, due to its placement and height, the proposed project will significantly impact his house in terms of natural light and ventilation.

Staff notes that the new residence can be designed and planned in such a manner as to cause the least intrusion on views and to minimize light and air impacts to neighbors. Such modifications may also help reduce the appearance of mass and bulk in order to craft a project that is more in harmony with the surrounding properties.

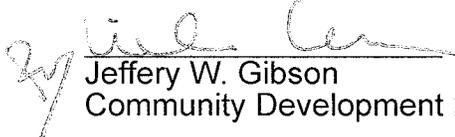
The applicant has prepared a plan that complies with the R-1 standards. The proposed residence features a contemporary Spanish style that will use a smooth plaster exterior finish, a wood sectional roll up garage door, wood corbels, decorative clay attic vents and a clay tile roof. The residences on the east and west side of the subject property are one story properties, and the residences to the north and south are also one story. While there are several two story homes on Via Anita and Via La Soledad those in closest proximity to the subject property are one story in height. While the applicant is proposing a high quality design, the proposed residence does not appear to be in harmony with the surrounding properties due the resulting appearance of mass and bulk. This project does appear to cause an adverse impact to views from the property on Via La Soledad. For these reasons, Staff recommends denial of this request.

PLANNING COMMISSION RECOMMENDATION

As previously noted, this item was denied by the Planning Commission on December 5, 2007. At this hearing, the neighbor at 421 Via Anita reported that the project would impact light and ventilation to his property and it would block views. The property owner at 408 Via La Soledad stated that her view would be impacted by the project and urged the Commission to deny it. In addition, the neighbor at 214 Via Pasqual submitted a petition signed by 46 neighbors who are opposed to the project and believe it violates the Hillside Ordinance. Other neighbors also expressed their opposition to the project and suggested that the applicant should redesign. In response, the applicant contended that his project would have no impact on properties on Via Pasqual, and that there are already several two-story homes in the area. He stated that he could not dig down because it could make the hillside unstable, and that he cannot expand to the rear because it would impact his neighbor on that side. Planning Commissioners expressed concerns regarding the proposed Floor Area Ratio (FAR) of .59, and the size of the project which would not be in harmony with the neighborhood. A motion for denial of the project without prejudice passed by unanimous roll call vote.

CONCUR:

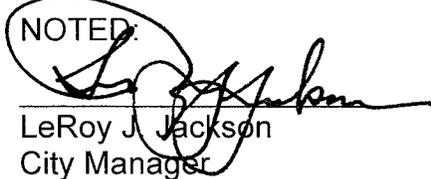
Respectfully submitted,


Jeffery W. Gibson
Community Development Director

Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolution
 - B. Recommended Resolution, if approved
 - C. Location and Zoning Map
 - D. Letter of Appeal
 - E. Notification to applicant about final hearing date
 - F. Correspondence from applicant dated 09/23/08
 - G. Updated silhouette certification dated 09/22/08
 - H. Planning Commission hearing Minutes Excerpts 12/05/07 & 05/02/07
 - I. Previous Planning Commission Staff Reports
 - J. Proofs of Publication and Notification
 - K. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
 - L. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND DENYING 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 417 VIA ANITA.

PRE06-00037: RUKHSANA MIR

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 2, 2007 to consider an application for a Precise Plan of Development filed by Rukhsana Mir 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 417 Via Anita;

WHEREAS, the Planning Commission of the City of Torrance continued the matter 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 December 5, 2007 and unanimously denied the project;

WHEREAS, on December 10, 2007 the applicant filed an appeal for consideration of the Planning Commission denial 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 417 Via Anita; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on October 7, 2008 to consider an appeal of the Planning Commission decision to deny a Precise Plan of Development filed by Rukhsana Mir 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 417 Via Anita;

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 417 Via Anita;

- b) That the property is identified Lot 154 in Tract 19306, in the City of Torrance, County of Los Angeles, State of California;
- c) That the proposed residence will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause significant impacts to views of the city and subsequently city lights. The new height will adversely impact the view from the property to the south of the subject property on Via La Soledad;
- d) That the proposed residence has been located, planned and designed in a manner that creates intrusions on the views of other properties in the vicinity because the proposed second story is located in a such a manner as to obstruct the north and northwesterly views over the existing roof of the single story residence on the subject property;
- e) That the design of the proposed residence provides an attractive development because the exterior design elements are of a high quality; however, the lack of roof articulation creates the appearance of mass and bulk that is not in harmony with the surrounding properties;
- f) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will negatively impact the residence to the south;
- g) That the proposed residence would cause or result in an adverse cumulative impact on other properties in the vicinity because of the appearance of mass and bulk that would not be in harmony with the surrounding residences;
- h) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions cause view impacts to the property adjacent to the south; and

NOW, THEREFORE, BE IT RESOLVED that PRE06-00037, filed by Rukhsana Mir 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 417 Via Anita, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 7th day of October, 2008.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By _____

RESOLUTION NO. 2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING 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 417 VIA ANITA.

PRE06-00037: RUKHSANA MIR

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WHEREAS, the Planning Commission of the City of Torrance continued the matter 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 December 5, 2007 and unanimously denied the project;

WHEREAS, on December 10, 2007 the applicant filed an appeal for consideration of the Planning Commission denial 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 417 Via Anita; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on October 7, 2008 to consider an appeal of the Planning Commission decision to deny a Precise Plan of Development filed by Rukhsana Mir 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 417 Via Anita;

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 417 Via Anita;
- b) That the property is identified as Lot 154 in Tract 19306, in the City of Torrance, County of Los Angeles, State of California;
- c) That the proposed residence will not have an adverse impact upon the view of other properties in the vicinity (to be determined by City Council);
- 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 (to be determined by City Council); and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity (to be determined by City Council); and
- f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity (to be determined by City Council); and
- g) That granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity (to be determined by City Council); and
- h) That the proposed residence , as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity (to be determined by City Council); 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 (to be determined by City Council); and
- j) That denial of such an application would result in an unreasonable hardship to the applicant (to be determined by City Council); and
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity (to be determined by City Council); 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 (to be determined by City Council); and
- 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 (to be determined by City Council); and

NOW, THEREFORE, BE IT RESOLVED that PRE06-00037, filed by Rukhsana Mir 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 417 Via Anita, 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 06-00037 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 06-00037 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 remodeled residence at the highest point of the roof shall not exceed a height of 26 feet nine inches as represented by the elevation of 129.00 on the plans and lowest adjacent grade of 102.2 based on a benchmark elevation of 10.00 located at the southwesterly corner of the lot as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of the new residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 26 feet nine inches based on the elevation of 129.00 as indicated on Certified Silhouette and based on the lowest grade elevation of 102.2 as shown on the survey map and based on a benchmark elevation of 100.00 on file in the Community Development Department; (Development Review)
5. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
6. 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)
7. 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)
8. That the existing garage door shall be upgraded to an automatic roll up door if there is not one already; (Environmental)

9. That applicant shall provide minimum 4" contrasting address numerals;
(Environmental)
10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 7th day of October, 2008.

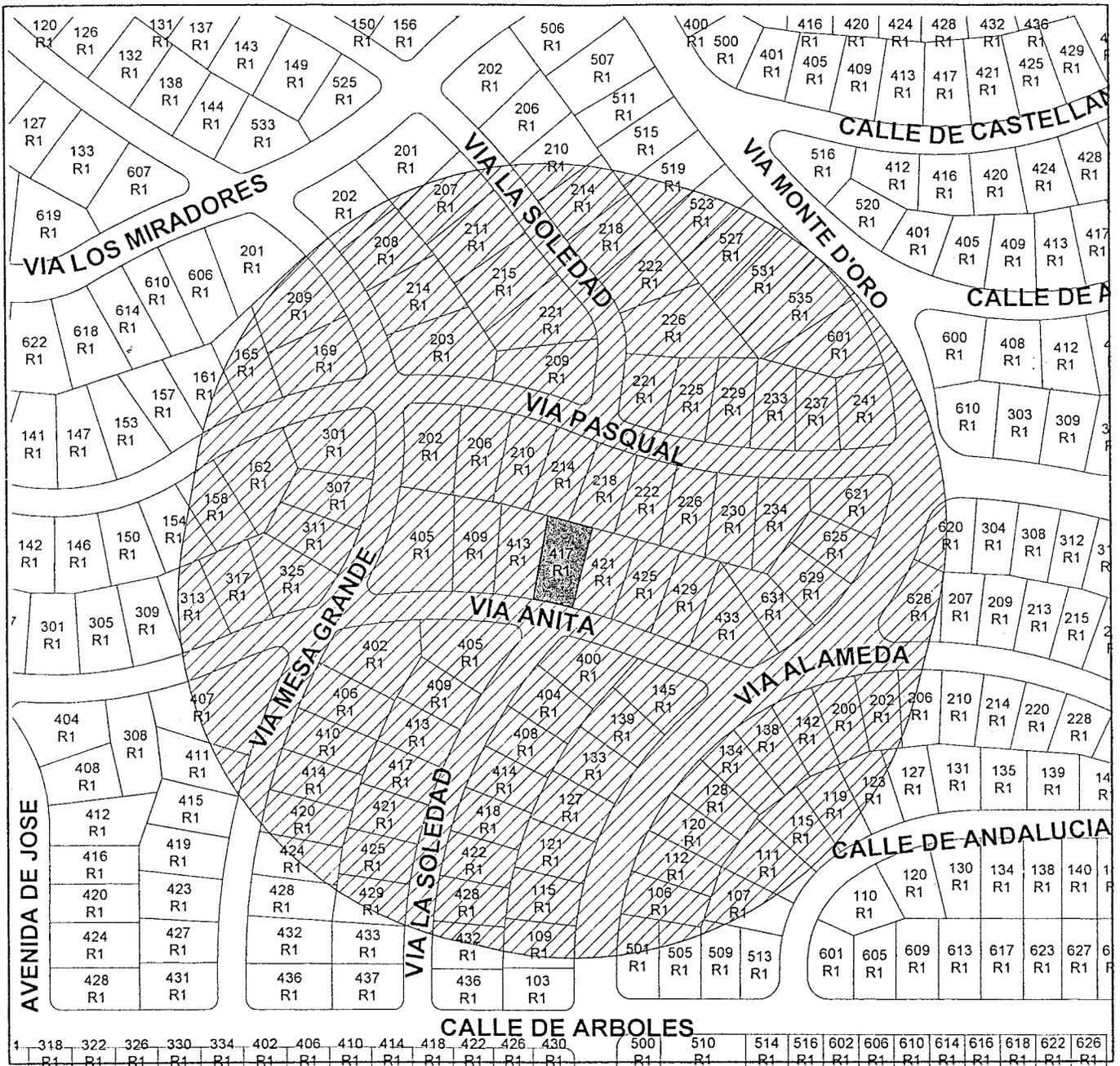
MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By _____



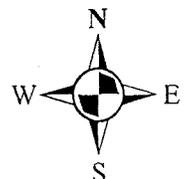
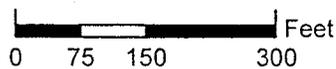
LOCATION AND ZONING MAP

417 Via Anita
PRE06-00037



LEGEND

-  417 Via Anita
-  500 Feet Notification Area



CITY OF TORRANCE**INTEROFFICE COMMUNICATION****DATE: December 10, 2007**

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2007-24

Attached is Appeal 2007-24 received in this office on December 10, 2007 from Jehan and Rukhsana Mir, 417 Via Anita, Redondo Beach, CA 90277. This appeal is of the Planning Commission's denial made on December 5, 2007 regarding PRE06-00037: RUKHSANA MIR located at 417 Via Anita, Redondo Beach, CA 90277. Appellant is appealing this decision citing 1) the property at 417 Via Anita is not blocking original view of 408 Via La Soledad or light for 421 Via Anita; and 2) the proposed precise plan of development is not massive or bulky. In fact, it complies to the track and height requirements.

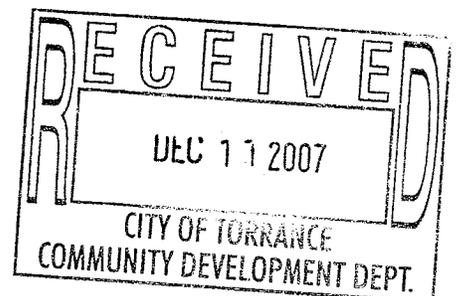
The appeal fee of \$160.00, paid by cash, was accepted by the City Clerk.

<p>SECTION 11.5.3. PROCEDURE AFTER FILING.</p> <p>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.</p> <p>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.</p>
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Sue Herbers
City Clerk

cc: City Council
Building and Safety



	RECEIVED	CITY OF TORRANCE
	2007 DEC 10 PM 3:52	APPEAL FORM

AN APPEAL TO: CITY OF TORRANCE
CITY CLERK'S OFFICE

City Council
 Planning Commission

RETURN TO:

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

RE: PRE06-0037; RUKHSANA MIR
 (Case Number and Name)

Address/Location of Subject Property 417 VIA ANITA, REDONDO BEACH
 (If applicable) CA 90277

Decision of:

<input type="checkbox"/> Administrative Hearing Board	<input type="checkbox"/> License Review Board
<input type="checkbox"/> Airport Commission	<input checked="" type="checkbox"/> Planning Commission
<input type="checkbox"/> Civil Service Commission	<input type="checkbox"/> Community Development Director
<input type="checkbox"/> Environmental Quality & Energy Conservation Commission	<input type="checkbox"/> Special Development Permit
	<input type="checkbox"/> Other _____

Date of decision: Dec 5, 2007 **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.*

① THE PROPERTY AT 417 VIA ANITA IS NOT BLOCKING ORIGINAL VIEW OF 408 VIA LA SOLEDAD OR LIGHT FOR 421 VIA ANITA

② THE PROPOSED PRECISE PLAN OF DEVELOPMENT IS NOT MASSIVE OR BULKY, IN FACT COMPLIES TO SETBACK & HEIGHT REQUIREMENTS.

Name of Appellant RUKHSANA MIR
JAHAN MIR

Address of Appellant 417 VIA ANITA, REDONDO BEACH
CA 90277

Telephone Number (310) 951-9175

Signature [Handwritten Signature]

Appeal Fee paid \$ <u>160.00</u>	For office use only Date <u>12/10/07</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		



CITY OF
TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT
DIRECTOR

September 2, 2008

Rukhsana Mir
417 Via Anita
Redondo Beach, CA 90277

RE: City Council Appeal
PRE06-00037- Precise Plan of Development
417 Via Anita

Dear Mr. Mir,

On November 9, 2006, you submitted an application for a Precise Plan of Development to allow the construction of a new single family residence at the above address. The application was not considered complete until April 30, 2008 when the silhouette certification and silhouette certification map were submitted. The case was scheduled for the Planning Commission hearing of May 2, 2007. Subsequently, correspondence was received from the applicant requesting a postponement of the scheduled hearing, and at the hearing on May 2, 2007 the Planning Commission approved a motion to continue the item indefinitely to allow the applicant adequate time to resolve outstanding issues with his neighbors. The Community Development Staff was not informed of any such progress for several months and, a new hearing was scheduled for December 5, 2007. At this meeting the project was denied by the Planning Commission by a vote of 7-0.

On December 10, 2007 the applicant appealed the denial decision to the City Council. On February 13, 2008 the applicant submitted a letter asking that the case would not be scheduled until May 2008 due to previously arranged commitments (attachment #1). In April 2008, Staff contacted the applicant to coordinate a potential date for a Council Hearing, but a new request was received to postpone the hearing until June 2008 (attachment #2). Staff met with the applicant in June 2008 and the Council Hearing date was set for July 22, 2008. On July 2, 2008 the applicant requested a new postponement for August (attachment #3), and on July 4, 2008 a new postponement was requested for September (attachment #4). Staff communicated with the applicant and advised him that no further postponements could be granted and the Council Hearing date was set for September 9, 2008. On the last communication from the applicant received, dated August 11 2008 the applicant is requesting a new postponement to October 7, 2008 (attachment #5).

In the interest of completing the processing of this request, this appeal has been scheduled for the October 7, 2008 City Council Hearing. No new requests for postponement will be granted, and this item will be brought forward on this date.

The following is a list of items Community Development Staff has repeatedly requested and still needs for this public hearing. It is imperative that you submit the required items by the corresponding deadline. Please do not hesitate to contact us if you have any questions.

1. Silhouette to be fixed so that it accurately reflects the proposed project.
2. Silhouette to be re-certified by an engineer or land surveyor. Submit form to our Department.
3. Eleven (11) sets of plans, folded to 9" x 12" (site plan, floor plans & elevations)

* The deadline for items 1, 2 and 3 is September 25, 2008.

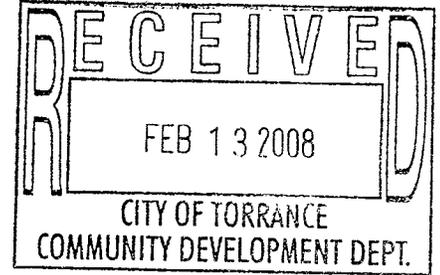
If the requested materials are not provided, your case will still be heard on October 7, 2008 but it will be noted that information is lacking. For further information or assistance, please contact Oscar Graham of the Development Review Division of the Community Development Department at (310) 618-5990.

Sincerely,

JEFFERY W. GIBSON
PLANNING DIRECTOR

By 
for Gregg Lodan, AICP
Planning Manager

Jehan Mir,MD
417 Via Anita
Redondo Beach, CA 90277
Telephone No. (310) 375-1055



February 12, 2008

City of Torrance
City Hall
3031 Torrance Boulevard
Torrance, CA 90503

Re : Appeal from Decision of Planning Commission
 To Deny Building Permit For 417 Via Anita
 By Applicant Rukhsana Mir

Dear Sir / Madame,

I represent the interests of Rukhsana Mir, applicant for a building permit for 417 Via Anita ,Redondo Beach , CA 90277 . Applicant filed a Notice of Appeal and paid filing fees.

I have to be out of the country on prior commitment from February 25, 2008 till last week of April 2008. I request that any hearing on this matter is postponed till middle of May 2008.

Thank you for your courtesy and cooperation in advance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jehan Mir".

Jehan Mir, MD

4-10-08

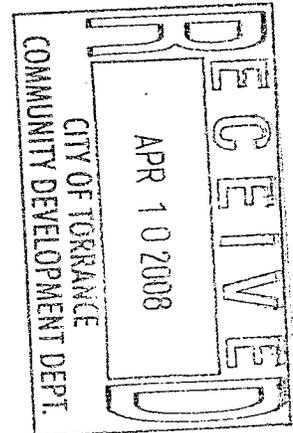
Dear Mr. Graham,

I received your message upon my return from foreign country.

I request meeting is postponed to June 2008, as I will be out of Otter County in May 2008

J. MIR

417 VIA ANITA
90277 REDONDO BEACH CA



Graham, Oscar

From: jmir@prodigy.net
Sent: Wednesday, July 02, 2008 6:27 PM
To: Graham, Oscar
Subject: RE: Council Hearing Materials

Mr. Graham ,

Its better we postpone it to August. I don't need extra excitement.

What date in August would it be ? I got a traffic ticket today to appear in Court in NY on 8/21/08.
If we can schedule the meeting just few days before 8/21/08 ,so I can travel to NY ,that will be great.
Please let me know ASAP. Thank you.

Graham, Oscar

From: jmir@prodigy.net
Sent: Friday, July 04, 2008 5:17 PM
To: Graham, Oscar
Subject: RE: Council Hearing Materials
Follow Up Flag: Follow up
Flag Status: Completed

July 4,2008

Dear Mr.Graham,

Happy 4th July !!

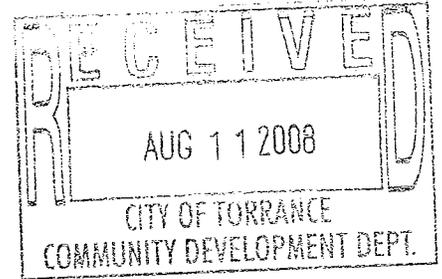
The month of August is bad for me. I have two court appearances on two different traffic violations which I have to attend plus take care of other pressing matters.

The first week of September would be fine. In the second week of September, I have to be back in New York for another matter.

Thanks

J.Mir,MD

J. Mir
417 Via Anita
Redondo Beach ,CA 90277
Telephone No. (310) 375-1055



August 11,2008

Gregg D. Lodan, AICP
Planning Manager
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503-2970

Re: Appeal

Dear Mr. Lodan,

We had requested a hearing on September 9, 2008 on our Appeal to the City council . However, due to conflict with my out of town appointments, I request that the hearing is instead set for October 7,2008.

Thank you for your courtesy and cooperation in advance.

Sincerely,

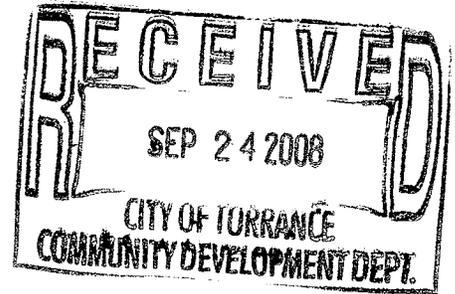


Jehan Mir

J. Mir, MD
 417 Via Anita
 Redondo Beach, CA 90277
 Telephone No. (310) 375-1055

September 23, 2008

Greg Lodan
 Development Review and Environmental Manager
 3031 Torrance Blvd
 Torrance, CA 90503



Re: PROPERT @417 VIA ANITA, REDONDO BEACH COM08-00598
 Request To Continue Hearing On Appeal

Dear Mr. Lodan,

Please note. I have an old, Vietnam War related injury which acts up from time to time and I have been incapacitated for the past several day as a result of it. I have not been able to prepare and collect information I intend to introduce at the hearing in support of the application with respect to above referenced matter. Therefore, I cannot possibly meet the September 25, 2008 deadline for submission of such material for the appeal set for the October 7, 2008.

As much as I hate to request continuance, I request that the hearing is postponed till first week of November 2008 since judging my past experience, it will take it will another week or ten days to get back on my feet.

Thank you for your courtesy and cooperation.

Sincerely,


 Jehan Zeb Mir, MD

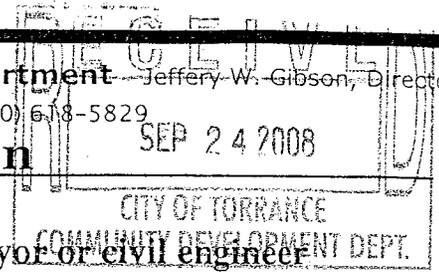
ATTACHED MEDICAL REPORT
REDACTED

Lodan.3



City of Torrance, Community Development Department - Jeffery W. Gibson, Director
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

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 417 Via Anita
(address)

on 9/22/08, based on plans submitted to the City of Torrance
(date)

by LAT MIE - PENA ASSOC. on _____ . The survey was taken
(applicant/architect) (date)

from a bench mark located at 417 Via Anita
(address)

(attached map) which established a base elevation of 100.00 ASSUMED.

The ridge line/highest point of the roof was determined to have an elevation of 129.0.

The plans indicate that the elevation should be 129.0.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development 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.

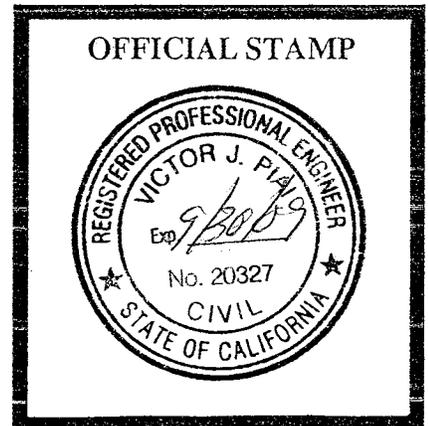
VICTOR PIAI
Name (please print)

20327
LS&CE#

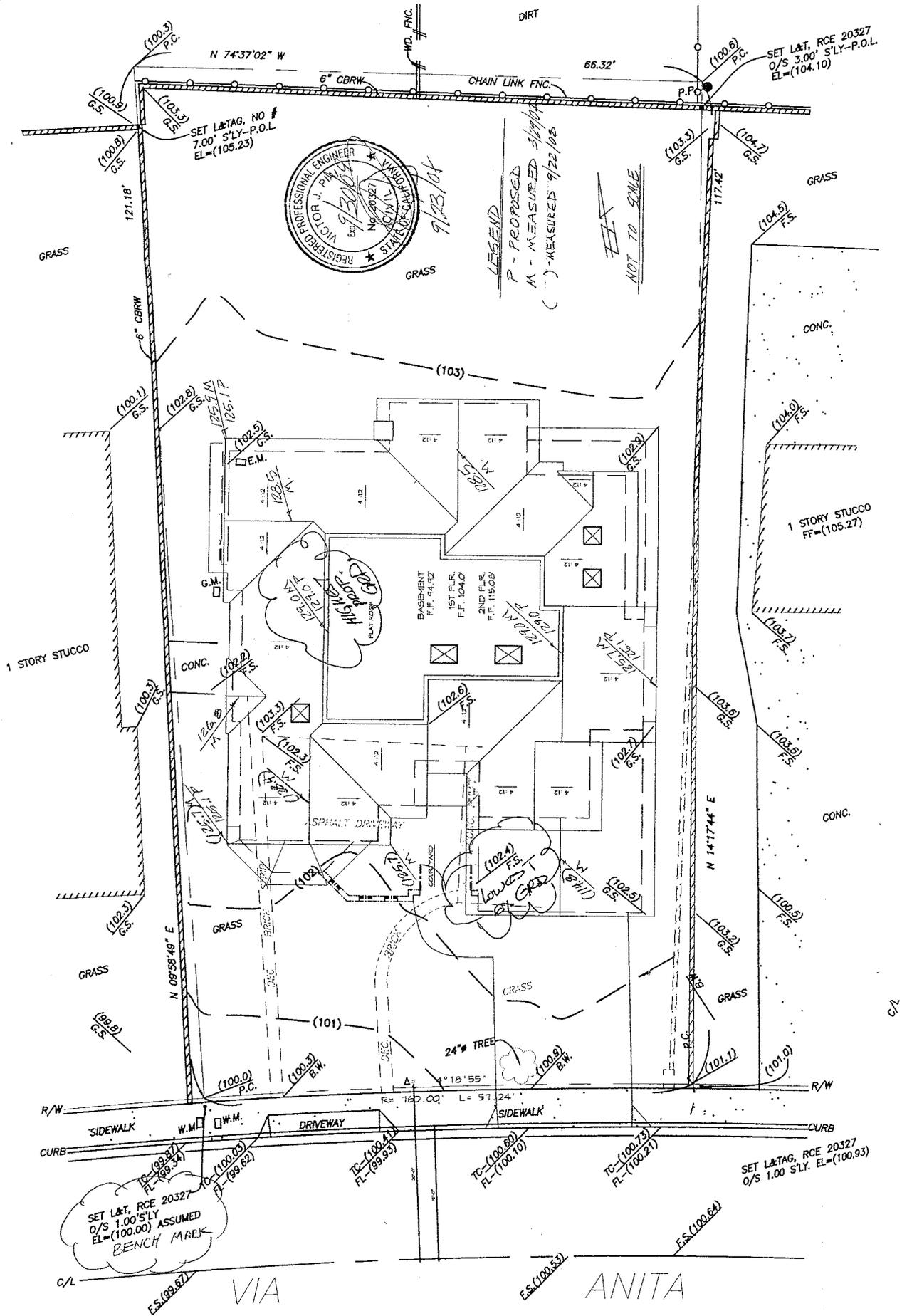
[Signature]
SIGNATURE

310-379-4941
PHONE

9/23/08
DATE



Notes: _____



LEGEND
 P - PROPOSED
 M - MEASURED
 () - MEASURED 9/22/05
 NOT TO SCALE

SET L&T, RCE 20327
 O/S 1.00'S'LY
 EL=(100.00) ASSUMED
 BENCH MARK

SET L&T, RCE 20327
 O/S 1.00'S'LY
 EL=(100.93)

VIA

ANITA