9A. PRE06-00037: RUKHSANA MIR

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 417 Via Anita.

Recommendation

Denial without prejudice.

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

Jehan Mir, 417 Via Anita, applicant, stated that he made sure when he bought the subject property 18 years ago that he could build a second story without impacting the view, light, air and privacy of neighbors. Submitting photographs to illustrate, he disputed the claim of the neighbor at 421 Via Anita that the project would block sunlight from this property. With regard to claims of view impact at 408 Via La Soledad, he explained that this neighbor never had a view over his rooftop until the neighbor at 404 Via La Soledad cut down a huge tree that had blocked the view for several years. He reported that 408 Via La Soledad was a non-view property until a second story was added and related his belief that the Hillside Overlay Ordinance should make a distinction between view and non-view properties and acquired and primary views. He suggested that the Hillside Ordinance should be a two-way street and people who have acquired views should not have domain over their neighbors' properties. He displayed additional renderings of the project to counter the claim that the structure was too massive, noting that his architect could produce a three-dimensional model but it would take approximately one month.

Commissioner Browning voiced objections to the project's FAR of .59, which in his opinion makes the project look massive.

Referring to the application, Chairperson Busch stated that he did not believe the response to Item 2b, "the existing home needs to be removed and denial would cause the property to be vacant and reduce its value substantially," constituted an unreasonable hardship. He explained that Dr. Mir was not being denied the right to build a new home, however, the project must comply with guidelines in the Hillside Ordinance.

Dr. Mir stated that the hardship is that he needs more space because five people will be living in the home, two of them elderly.

After a show of hands of those who wished to speak, Chairperson Busch requested that they limit their remarks to 3 minutes.

William Matthews, 210 Via Pasqual, voiced objections to the project, citing the massiveness of the structure and the impact on light and privacy. He expressed concerns that approval of the project could set a precedent and lead to further mansionization in the area.

Lisa Edmondson, 429 Via Anita, stated that while she would like to see this property improved because it has been in disrepair for some time, the proposed project does not comply with the Hillside Ordinance because it was disproportionate in size to other homes in the area and it would adversely impact the view and light of neighbors. She suggested that the project be redesigned to maintain a single-story appearance by digging down into the grade.

Joan Buck, 433 Via Anita, related her belief that it was clear from the design of the project that Dr. Mir paid no attention to the requirements of the Hillside Ordinance.

Thomas Fallo, 421 Via Anita, reported that the proposed project would impact light and ventilation to his property, as well as block views. He urged the Commission to deny the project "with prejudice" because the applicant has failed to make any attempt to work with his neighbors to resolve their concerns. He disputed the applicant's claim that the project would increase property values in the neighborhood.

Todd Vanderplym, 425 Via Anita, stated that the proposed project goes too far and pushes everything to the maximum. He expressed concerns about the impact this project has had on the neighborhood and called for the City to rewrite the Hillside Ordinance so that neighbors could remain friends.

Pat Mraz, 214 Via Pasqual, submitted a petition signed by 46 neighbors who are opposed to the project and believe it violates the Hillside Ordinance. He expressed concerns that should the project be approved, a precedent would be set and the Hillside Ordinance would lose its power. He reported that since the Hillside Overlay has been in place, those who wish to add square footage have done so by building subterranean rather than adding a second story. Submitting photographs to illustrate, he contended that the project would intrude on the privacy of his backyard, master bedroom and family room, block sunlight from his backyard and home, and decrease the value of his property.

Jindra Wollner, 207 Via Alameda, stated that if people were allowed to build second stories in the Hillside Overlay everyone would block everyone else's view, which would not be desirable.

Brent Mullin, 405 Via Anita, stated that everyone who buys property in the Hillside Overlay should understand the restrictions and urged denial of the project because it would have too great an impact on too many people.

Steve Morris, 230 Via Pasqual, reported that he spent $1 million on a 1500 square-foot home three years ago due to its beautiful, private backyard and voiced objections to the proposed project because it would intrude on that privacy. He suggested that the applicant has plenty of room to build a single-story home, which makes sense because he has indicated that elderly people will live there.

Kathie Baldwin, 408 Via La Soledad, stated that her view would be extremely impacted by the project and urged the Commission to deny it. She explained that a neighbor planted a pine tree that little by little obscured her view and she was very pleased when the tree was cut down and her view was restored. She expressed her willingness to work with the applicant, but voiced her opinion that the project as proposed does not fit the lot.

Returning to the podium, Dr. Mir contended that the project would have absolutely no impact on properties on Via Pasqual as photographs he submitted demonstrate and disputed claims that it would block sunlight from 421 Via Anita. He noted that there are several two-story homes in the area so the argument that the project is not in harmony with the neighborhood was without merit. He stated that it doesn't make sense to dig down because it could make the hillside unstable. He suggested that the basic reason his project has met with opposition is because this is a retirement community with people who bought properties in the 1950s, live on a fixed income and pay very little in property taxes, therefore they have no incentive to fix up their properties. He stated that he cannot expand to the rear because it would impact his neighbor and maintained that it was unreasonable to deprive him of the ability to expand his home when the only thing he can do is add a second story.

Commissioner Uchima reported that he visited the site and observed that the project was too tall and too large and not in harmony with the neighborhood. He stated that while the proposed home was very attractive, he could not support it as submitted because it would impact the view, light, air and privacy of neighbors, therefore it violates the Hillside Ordinance.

Commissioner Weideman indicated that he also would not support the project and questioned whether Dr. Mir had discussed the project with his neighbors.

Dr. Mir reported that he had spoken to his immediate neighbors and Kathie Baldwin several months ago, as well as Mr. Matthews on Via Pasqual even though he did not see how he possibly could be impacted.

Commissioner Weideman asked if any modifications were made in response to input received from neighbors. Dr. Mir stated that the only input he got was, "don't build a second story."

At Chairperson Busch's request, Deputy City Attorney Whitham explained the legal implications of denying a project "with prejudice." She advised that an applicant must wait six months before submitting a new application when a project is denied with prejudice, however, there is no waiting period if a project is denied without prejudice.

Chairperson Busch expressed his reluctance to deny a project with prejudice, recalling that this has not been done during his tenure on the Commission.

Commissioner Browning stated that he would not support the project and commended staff for the well written staff report.

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

Commissioner Horwich stated that this is another situation where the property owner feels he has the right to do what he wants with his property, however, ten of his neighbors have testified that their rights will be infringed upon if the project goes forward. He indicated that he could not support the project due to the overwhelming number of neighbors who oppose it.

Chairperson Busch stated that he also would not support the project because he believes the FAR is too high, the project is too massive, and there would be impacts on the view, light, air and privacy of neighbors in violation of the Hillside Ordinance.

MOTION: Commissioner Fauk moved to deny PRE06-00037 without prejudice. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 07-063.

MOTION: Commissioner Fauk moved for the adoption of Planning Commission Resolution No. 07-063. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Commissioner Gibson asked about the timeframe for the removal of the silhouette. Deputy City Attorney Whitham advised that the silhouette should be removed within a reasonable amount of time unless Dr. Mir plans to appeal, in which case the silhouette should remain in place until the appeal has been heard.

Dr. Mir requested that the Commission provide findings of fact.

Chairperson Busch advised that there are findings of fact in the resolution and reflected in the minutes of the meeting, which will be part of the record.

The Commission recessed from 8:25 p.m. to 8:38 p.m.

Agenda Items 12A through 12 D were considered out of order at this time.

May 2, 2007

MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 11E (PRE06-00037: Mike Bihn/Rukhsana Mir) to May 16, 2007.

MOTION: Commissioner Horwich moved to continue Item Agenda Item 11E to May 16, 2007. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Chairperson Fauk noted that the hearing would not be re-advertised because it was continued to a date certain.

Planning Manager Lodan requested that those present for this hearing leave contact information with staff.

Due to the number of people present for the hearing, Commissioner Busch, echoed by Commissioner Weideman, indicated that he would not support another continuance, should the applicant not be prepared to go forward at the May 16 meeting.

Jehan Mir, applicant, stated that he was unaware of the opposition to the project and would like more time to meet with his neighbors to try to resolve their concerns.

MOTION: Commissioner Horwich moved to rescind the previous motion. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

MOTION: Commissioner Busch moved to continue Agenda Item 11E indefinitely. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

11. FORMAL HEARINGS

11E. PRE06-00037: MIKE BIHN (RUKHSANA MIR)

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 in the Hillside Overlay District in the R-1 Zone at 417 Via Anita.

Continued indefinitely.

18. ADJOURNMENT

At 9:15 p.m., the meeting was adjourned to Wednesday, May 16, 2007.

Approved as Submitted
June 20, 2007
s/ Sue Herbers, City Clerk

Attachment I

AGENDA ITEM NO. 9A

CASE TYPE & NUMBER: Precise Plan of Development – PRE06-00037

NAME: Rukhsana Mir

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage on property located in the Hillside Overlay District.

LOCATION: 417 Via Anita

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

ADJACENT ZONING AND LAND USE:

NORTH:	R-1	Hillside Overlay District, One Story Single Family Residences
SOUTH:	R-1	Hillside Overlay District, One and Two Story Single Family Residences
EAST:	R-1	Hillside Overlay District, One Story Single Family Residence
WEST:	R-1	Hillside Overlay District, One Story Single Family Residence

GENERAL PLAN DESIGNATION: Low-Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan Land Use Designation of Low Density Residential allowing up to nine dwelling units per acre. The proposed construction of a two-story single-family residence on this property is consistent with Low Density Residential designation.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES: The subject property contains a one story single family residence with an attached two-car garage constructed in 1954.

ENVIRONMENTAL FINDINGS: New construction of one single family residence in a residential zone is Categorically Exempted by the 2006 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a).

BACKGROUND AND ANALYSIS:

This request was originally scheduled for a Planning Commission Hearing on May 2, 2007. The applicant requested an indefinite continuance to allow for adequate time to address impacts to the neighboring property owners. At this time, the applicant has not made any changes to his original request nor has he submitted a written request to withdraw the item. Staff has determined that in the interest of completing the processing of this request it is necessary to reschedule this item at this time. Please see the notice sent to the applicant as Attachment #6. The applicant requests approval to construct a new two story single family residence with an attached garage. 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.

The lot is 7,357 square feet in area and is roughly rectangular in shape. The project consists of the construction of a new two story single family residence. The proposed residence will have a front yard setback of 20 feet at the closest point, the rear yard setback will be 37 feet six inches at the closest point, the easterly setback is proposed to be six feet two and ¼ inches and the

westerly side yard setback is proposed to be six feet seven inches at the closest point. All of the setbacks comply with Code requirements.

The project is proposed to consist of a basement, first floor and second floor. The basement is proposed to 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 is proposed to contain two bedrooms, a bathroom, a family room, loft area, and a master suite. The applicant is proposing to have an open stair case from the basement to the second floor which creates volume area that is counted in the overall floor area ratio. The volume space is approximately 351 square feet as scaled by staff. The new residence will be 26 feet nine inches in height from the lowest adjacent grade of 102.2 to the highest ridge of 129.99.

A project summary is provided below:

Statistical Information		
♦ Lot Area	7,357	square feet
♦ New First Floor	1,849.04	square feet
♦ New Second Floor	1,757.98	square feet
♦ New Garage	414.67	square feet
♦ Volume Area	351.00	square feet
♦ Total Area	4,372.69	square feet
♦ Basement (not part of FAR)	1,468.92	square feet
♦ Floor Area Ratio	0.59	
♦ Maximum Floor Area Allowed @ 0.6	4,414.2 square feet	
Lot Coverage is 30%.		

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

Staff made a field observation of the proposed residence and based on the silhouette is appears to cause significant 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 loss of view of city lights and mountains due to the proposed height of the new residence. The 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 and 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, exceeds the open space requirements, and is within the allowable lot coverage. The applicant is proposing a contemporary Spanish style residence 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.

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

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE PRECISE PLAN:
Findings of fact in support of denial of the precise plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS:
Recommended conditions of the proposed project have not been set forth in the attached Resolution as the recommendation is for denial.

Prepared By,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:
1. Planning Commission Resolution
2. Recommended Conditions if Approved
3. Location and Zoning Map
4. Hillside Ordinance Criteria Response
5. Silhouette Verification
6. Notice of rescheduling request
7. Code Requirements
8. Correspondence from Applicant
9. Correspondence from Neighbors
10. Site Plan, Floor Plans, & 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:

To the south properties either are offset to the east or have a large hedge to the west with a street directly across from the project. To the north properties are at a lower elevation and there is foliage along the property lines. On the west & east the setbacks exceed 6' which is greater than the existing.

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 rear of the house is in line with adjacent homes & the 2nd floor balcony is setback 29' to protect privacy & setbacks exceed the existing on both sides. Site topography is unchanged & the structure is of normal height

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

The architectural style is attractive & high quality, material is used on the exterior. The home is balanced and similar in style to many other homes in the area.

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:

A Quality Architectural Plan is provided that will improve land values & investment of other properties in the vicinity by replacing an old house with a larger home.

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):

The project will improve the area by removing an old house showing many signs of deferred maintenance with a high quality architecturally desirable home.

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

The project has no known adverse impacts so it can not be cumulatively adverse.

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:

Increasing the first floor size would minimize setbacks, block air & light and impact privacy of neighbors.

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

The existing home needs to be removed & denial would cause the property to be vacant & reduce its value substantially

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

The project will improve the area by removing an old house showing many signs of deferred maintenance with a high quality architecturally desirable home.

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):

The home was designed for my family & denial would mean I would loss the full & free enjoyment of my property and deminish the properties values.

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):

It will improve the aesthetic of the neighborhood & increase property values

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

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 3/29/07 (date), based on plans submitted to the City of Torrance

by JAY MIR - PEKA ASSOC. (applicant/architect) on _____ (date). The survey was taken

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.***

OFFICIAL STAMP

REGISTERED PROFESSIONAL ENGINEER
VICTOR J. PIAI
Exp. 9/30/07
No. 20327
CIVIL
STATE OF CALIFORNIA

VICTOR PIAI
Name (please print)

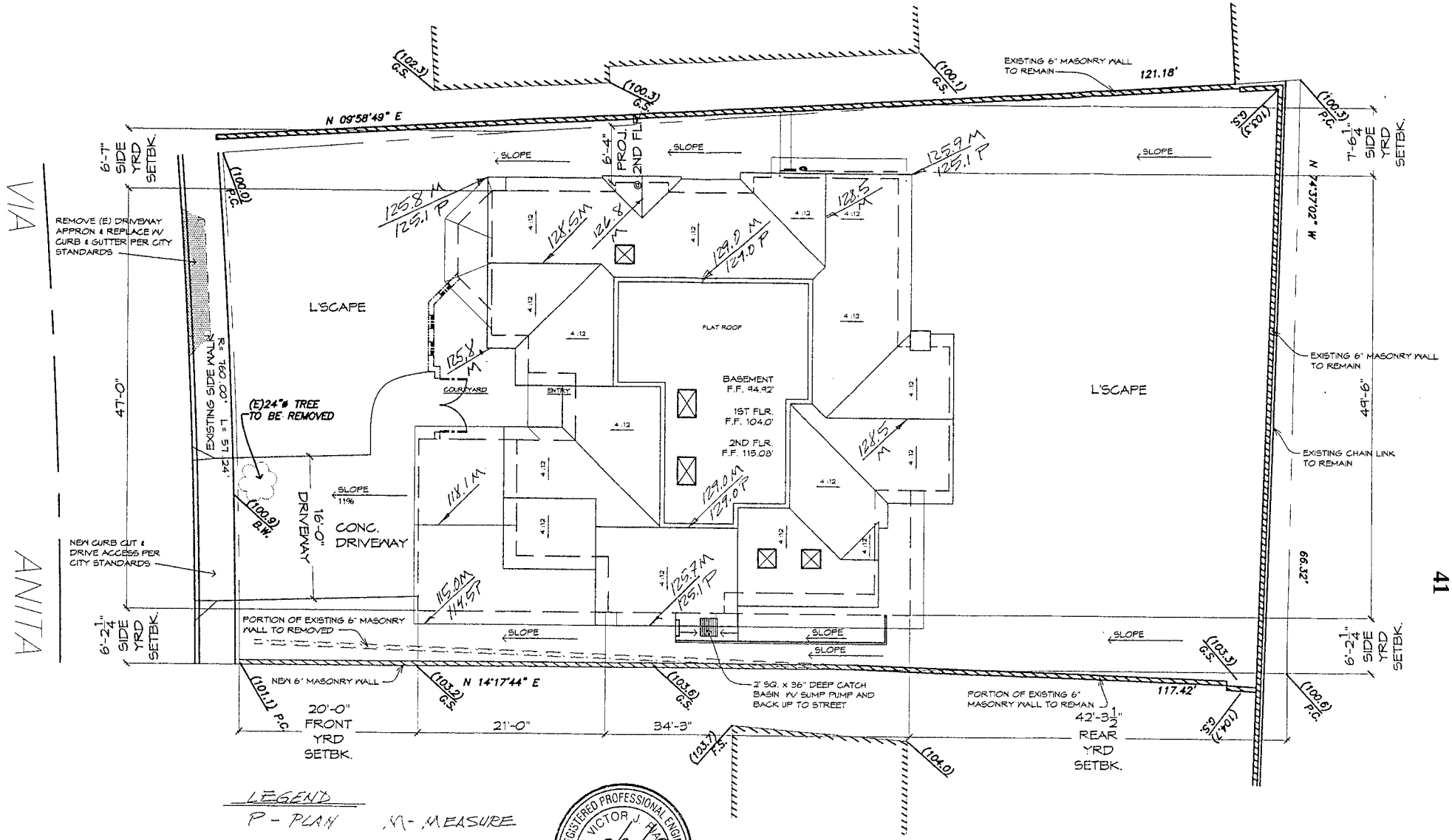
20327
LS/RCE#

SIGNATURE

310-379-4941
PHONE

DATE

Notes: _____



LEGEND
P - PLAN M - MEASURE

REGISTERED PROFESSIONAL ENGINEER VICTOR J. PAPA Exp. 9/30/07 No. 8027 CIVIL STATE OF CALIFORNIA

LEGEND

(100.0) - DENOTES EXISTING GRADE
100.0 - DENOTES NEW FINAL GRADE
(100.0) INT. - DENOTES INTERPOLATED GRADE

NOTE:
PROVIDE ALL NEW UTILITY SERVICES FROM STARTING POINT OF CONNECTION

SITE PLAN

1/8" = 1'-0"

PRINTED
MAR 20 2007
PEHA & ASSOC

CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

November 15, 2007

Rukhsana Mir
417 Via Anita
Redondo Beach, CA 90277

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

On August 23, 2007, a letter was sent to Mike Bihn, former applicant, and carbon copied to Rukhsana Mir stating that if your intention to withdraw the above application was not received by the Development Review Division of the Community Development Department within thirty (30) calendar days a public hearing would be scheduled before the Planning Commission. Since the time of sending that letter, no such request has been received; therefore, a public hearing before the Planning Commission will be scheduled on December 5, 2007 for your request at 417 Via Anita.

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 _____
Gregg Lodan, AICP
Planning Manager

Sent By DS. 11/15/07

Attachment 6

3031 Torrance Boulevard • Torrance, California 90503 • Telephone 310/618-5990 • Fax 310

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CITY OF
TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

August 23, 2007

Mike Bihn
1456 18th Street
San Pedro, CA 90732

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

On November 9, 2006, Mike Bihn for Rukhsana Mir submitted an application for a Precise Plan of Development to allow the construction of a new single family residence at the above address. An email was received from the applicant, Mike Bihn, 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 has not been informed of any such progress.

If we do not hear your intention to withdraw this application within thirty (30) calendar days from the date of this letter, a public hearing will be scheduled before the Planning Commission.

For further information or assistance, please contact Aquilla Hurd-Ravich of the Development Review Division of the Community Development Department at (310) 618-5990.

Sincerely,

JEFFERY W. GIBSON
PLANNING DIRECTOR

By _____
Gregg Lodan, AICP
Planning Manager

CC: Rukhsana Mir

Sent 8/23 AOH

3031 Torrance Boulevard • Torrance, California 90503 • Telephone 310/618-5990 • Fax 310/618-5829

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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 unit for cable television

Engineering Division:

- That concrete in gutter shall be removed to allow water flow.
- Replace sections of damaged sidewalk per City of Torrance Standards.
- Close abandoned driveway
- Install a street tree in the City parkway every 50 feet for the width of this lot. (74.3.2) Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- A construction and excavation permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way.

Environmental:

- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/ drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

417 VIA ANITA
REDONDO BEACH, CA 90277

NOV 29 2007

SUMMARY OF ARGUMENTS IN SUPPORT OF APPLICATION FOR A BUILDING PERMIT

Introduction:

Along with Michael Bihn , Jehan Mir is representing the interests of Rukhsana Mir who is applying for the building permit .

Jehan Mir is a physician who is from New York. In December 1968, he received orders to go to Vietnam to join First Medical Battalion , First Marine Division, Danang ,Vietnam.

Upon return from Vietnam he was stationed at San Diego, California. After leaving US Navy in 1972, he moved to Los Angeles County. He has continuously resided within 5 miles radius of the Torrance City Hall for the past 32 years, including the last 17 years at the 417 Via Anita Redondo Beach, CA

Mir family from New York intends to move to the new residence when completed.

Impact on Neighborhood;

There is no impact on the *original* view, light, air or privacy of any of the properties in the neighborhood.

1. *VIEW :*

Facts :

Kathy Baldwin is the current property owner and resident of property located at 408 Via La Soledad, Redondo Beach, CA 90277.

On May 3, 1954, the original building permit was issued, to first owner of the property, Peter Irwin. The property was valued at $ 11,700.00. This property is located on the Eastern side of Via La Soledad, was rated and priced as a *non view* property, whereas, the properties located on the northern side of Via Anita and the western side of Via La Soledad were rated as view properties and priced 5000-7000 higher than the non view properties.

On January 29, 1963, Peter Irwin obtained a building permit for addition of a second story. The value of the proposed second story was $ 6000.(**Exhibit A).**

There was no Hillside Overlay Ordinance in effect. The neighbors had no say in the application process of this project and a permit was granted.

The second story addition to 408 Via La Soledad, a non view property , *acquired* an unobstructed ocean view above the properties located on the western side of Via La Soledad. The view acquired on the southern side was through two windows of the Palos Verdes Estate Hills and the ocean.

The view on the northern side was through seven windows. The view from the front window on the northern side of the second story was limited due to a large tree located on the property located at adjacent property at 404 Via La Soledad, Redondo Beach , CA 90277 (current owners Duartes).

The view through the middle and the rear window on the northern side was for city lights over the properties located at 425 and 429 Via Anita, Redondo Beach , CA. There was no view of property located at 417 Via Anita.

Applicant Mir started this project for addition of a second story in 2003, after exercising due diligence. He made sure that addition of story would not impact the view of any of the neighbors. Had that been the case, he would have not proceeded with the plans or would have resolved it with such a neighbor before embarking on such an expensive project. However, Mir made neighbors aware of his proposed project.

Few years ago Kathy Baldwin had an Open House for one day. Mir personally checked the view from all of the windows on the northern side on the second story. Facing Via Anita, Mir could not see his property at 417 Via Anita, at all.

He took a photograph through the front, western-most window on the northern side of the second story, of the large tree on the adjacent property completely blocking the view. Mir cannot locate the photograph at this time.

Mir got on top of his roof and took pictures of Via La Soledad, particularly of the property located at 408 Via La Soledad could not be seen due to the tree located at 404 Via La Soledad. ([1]**Exhibit B)**

Sometimes in 2007 or late 2006, Duartes , property owners at 404 Via La Soledad , cut the tree on her property which had been blocking view through the western-most (front) window on the northern side of second story at 408 Via Soledad, since the property was built in 1954.

The property at 408 Via La Soledad now *acquired* a view through the western most (front)window on the northern side of the second story going through the western most part of and air space of 417 Via Anita , Redondo Beach .

([2]Exhibit C)

Kathy Baldwin may object to losing a portion of the view *recently acquired* over the roof and through the air space of 417 Via Anita, a primary view property.

2. *Argument in Support of Granting of Permit :*

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[1] Exhibit B , consists of two photographs taken from the roof of 417 Via Anita , Redondo Beach, facing south towards Via La Soledad. The property at 408 Via La Soledad is on the left completely hidden by the trees.

[2] Exhibit C , consists of three pictures. The top two pictures re of 408 Via Soledad ,after trees were cut. The bottom third picture is of back side of 409 Via Anita facing north , Via Pasquel.

417 Via Anita has been rated and priced since 1954 as a primary view property, for which the property owner paid about 7,000 more than the other non view properties in the area.

The property at 408 acquired view in 1963 when no Hillside Overlay Ordinance was in effect. Regardless, neither in 1954 when the property was first built nor in 1963 when the second story was added *or* when current owner Kathy Baldwin bought this property or for the subsequent years of ownership, had a view over the western part of the roof or through the air space of 417 Via Anita, till 2007 when the tree was cut on a different property. This recent development does not provide Kathy Baldwin , the owner of property at 408 Via La Soledad , a domain over 417 Via Anita , something Kathy Baldwin never paid for, owned or enjoyed.

Mir has been involved in this project for over 4 years ,spent countless hours and about $ 40,000 on this project for which he could not expect to be objected to.

If more and more trees are cut, does that mean Kathy Baldwin can extend her right over more and more properties in the area and prevent other property owners from proceeding with the plans.

The tree which blocked the view was not located on property at 408 Via La Soledad and it cannot be argued that, the owner had elected not to exercise his / her option to have the view.

The property at 408 Via Soledad has plenty of unobstructed ocean view through the front and the city lights, mountain view through the side windows.

3. *Reciprocal Application of Hillside Overlay Ordinance:*

The properties which are not subject to Hillside Overlay Ordinance are free from any scrutiny, objections from neighbors. Since these property owners are free from the constraints of Hillside Overlay Ordinance for building second stories , they are also not beneficiaries of or protected by the Hillside Overlay Ordinance.

Similarly, the second story on property at 408 Via La Soledad was added without any challenges under Hillside Overlay Ordinance. It would be an inconsistent policy to provide benefits of the Hillside Overlay Ordinance to this non view property at the expense of other properties.

Kathy Baldwin never bargained, paid for, enjoyed the view since its ownership till recently acquired through one of the several windows in questions on the second story because of the acts or improvements of another property owner.

There is no concept of ever expanding or ever pervading domain over other properties. In other words, Kathy Baldwin has more right over the air space or view for 417 Via Anita ,than 417 Via Anita.

. It is therefore requested that the Planning Commission allow the addition of second story as planned at 417 Via Anita, the primary view property. No other property's view is impacted.

4. *No Impact on Properties On Via Pasquel ;*

The light, air, view or privacy of any of the properties located on Via Pasquel are not affected. in any way. In fact pictures taken from the eye level at the proposed second floor show is that only the roofs of some of the properties are visible, the other properties are not visible at all. Furthermore these pictures were taken unencumbered by any walls on the proposed second story. In fact, there is a wall on the balcony in the proposed plans, which would prevent any view of property's own backyard let alone other properties.

Only roofs of three properties on Via Pasquel are visible .The backyards are completely covered or privacy protected by the vegetations, plants, trees located at the property lines and inside such backyards. **([3]Exhibit D)**

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[3] Exhibit D, is set of four pictures ,facing the northern side towards Via Pasquel, The first picture (showing a w shaped lawn) covers 202, 206,210 Via Pasquel.

If these property owners wished they can let the vegetations, trees grow to prevent any view of their roofs. The only way a picture of their backyards can be taken is to extend the arm and the camera over the fence, trees and bushes to get a picture inside their backyards.

5. *Waiver of Objections :*

Furthermore, any objection on any grounds including privacy would not be credible and maintainable, in view of the fact that property owners on Via Pasquel and Via Anita waived any objections to building a second story on Via Anita.

On 21 December 1977, Burritt Hill & Lurline Hill, made application to the City Planning Commission for approval Precise Plan of Development to allow the construction of a second story addition to an existing single-family residence in the R-1 zone on property located at 409 Via Anita, second property west to property at 417 Via Anita.

The Planning Commission made the following findings and provided:

" (c) Burritt and Lurline Hill have submitted for adoption a plan of development of the subject property, which has been worked out to the satisfaction of the Planning Commission and *adjacent property owners* so as to provide a Desirable development with maximum protection to adjacent properties and

---

The second picture with a large red tile roof in the center is for the property located at 214 and 218 Via Pasquel,

The third picture covers the remainder of 218 Via Pasquel. The red tile roof for 214 Via Pasquel is seen on the left of the picture.

The fourth picture shows a Deck on 425 Via Anita on the right side. However, the picture covers the areas for 222, 226,Via Pasquel.

The roofs for 230, 234 Via Pasquel is not visible.

Minimizing traffic problems in the area and

(d) The proposed development will not be materially detrimental to the Public Welfare or to the property of other persons located in the *Vicinity* thereof and will not substantially interfere with the orderly Development of the city as provided for in the Official Land Use Ordinance of the City ." *(Emphasis added)* **(Exhibit E)**

The findings of the Planning Commission have the Collateral Estoppel effect on any Objections on the issues of privacy or issues based upon changing the character of the neighborhood for adding a second story.

. The Property at 425 Via Anita has a large Deck in the backyard. This Deck abuts the property line on 232 , 236 Via Pasquel . It would be unreasonable that second story at 417 Via Anita would cause interference with privacy , yet the properties on either side of 417 Via Anita , which have either have a Deck abutting Via Pasquel or a second story, would not interfere with privacy.

The City Planning Commission cannot give any weight to unreasonable, inconsistent position taken by the neighbors under the guise of Hillside Overlay Ordinance.

6. *Interference With Light On Adjacent Properties:*

There is no issue of interference to light to adjacent property. The light can be direct or indirect. There would not be any diminution of light all day long due to proposed construction.

The properties on the west of 417 Via Anita have no problem with light.

The property at 421 Via Anita (owner, resident Tom Fallows) on the east of 417 Via Anita, enjoy direct sunlight all day long.

In the late afternoon or evening hours, during winter, the Sun sets diagonally behind the tall, large trees located on the Southern side of Via Anita , most of the trees are located at 405 Via La Soledad.

During Summer the Sun sets more in line with Via Anita .The property at 421 Via Anita will have unlimited direct Sun light from the large windows facing sunset , as it extends way beyond the present boundaries of 417 Via Anita. The proposed building boundaries remain unchanged in the backyard. There will not be any encroachment of view or light for 421 Via Anita.([4]**Exhibit F)**

7. *Character of Neighborhood;*

Unreasonable stance may be taken at the Hearing that a addition of second story would alter the character of the neighborhood. There are four 2-story houses in the vicinity of 417 Via Anita, located at 409 Via Anita ; 408 Via La Soledad ; 417 Via La Soledad ; 433 Via La Soledad . Objections on grounds of changing the character of neighborhood have been long waived.

There are 42 two story properties in the immediate neighborhood.(**Exhibit G)**

8. *Conclusion :*

There is no impact on neighborhood properties. It is requested that the City Planning Commission approve Precise Plan of Development submitted by the applicant.

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[4] Exhibit F consists of three pictures. The top two pictures show that the property at 421 Via Anita extends well beyond the present building boundary which is also the same for the proposed construction and has plenty of large windows for light and view.

The third picture at the bottom shows large trees located at the corner of Via La Soledad and Via Anita. The Sun sets diagonally behind these trees during winter, late in the afternoon. There is plenty of indirect light.

EXHIBIT A

BUILDING APPLICATION

DEPT. OF PUBLIC WORKS
DIV. OF BUILDING & SAFETY

P. NO. 10547 | DATE RECEIVED 10-17-62 | RECEIVED BY J. Riley

PERMIT NO. 3338 B | DATE ISSUED 10/24/62 | ISSUED BY [illegible]

TYPE CONST. V | GROUP I | USE ZONE R-1 | FIRE ZONE 3

FOR APPLICANT TO FILL IN

OWNER: Peter Ienny
MAIL ADDRESS: 408 Via La Soledad
CITY: Torrance | TEL NO. FR 57641
ARCHITECT OR ENGINEER: DENN | TEL NO.
ADDRESS: 23870 Haw. Ave TOR. | CT NO
CONTRACTOR: Pacific Products
ADDRESS: 3945 Pac. C. Hwy | CITY: TOR
STATE LIC. NO. 190567 | CITY LIC. NO. | TEL NO. FR 50595

BUILDING ADDRESS: 408 Via La Soledad Torrance
LOT NO. 138 | BLOCK | TRACT 19306
OTHER LEGAL DESCRIPTION
Map. 146
SIZE OF LOT: 56 ~~m~~ 63 front X 100.5

MAJOR HWY: YES NO
STATE HWY: YES NO

BUILDING SETBACK	YARD	CL ST	STREET NAME	EXIST. WIDTH
FRONT P.L.	20'		Via La Soledad	40
SIDE STREET P.L.	None			
INT. SIDE P.L.	5'			

DESCRIPTION OF WORK

NEW		SIZE IN SQUARE FEET	785
ALTERATION		NUMBER OF ROOMS	3
ADDITION	X	NUMBER OF STORIES	2
REPAIR		EXTERIOR WALL COVERING	Stucco
DEMOLITION		INTERIOR WALL COVERING	Plaster
		ROOF COVERING	Shingles

NO. OF BLDGS. NOW ON LOT: 1
USES OF EXISTING BLDGS.: Residence with gar
USE OF PROPOSED STRUCTURE: 2 Bed Rooms - Bath w/ 2 lavs
Sewing Rm. -
Shower - Dual lav - Toilet
2 story - add to Res

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.
I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING.

NAME OR SIGNATURE OF PERMITTEE: J. Mulcahy
ADDRESS: 3945 Pac. C. Hwy TOR
SIGNATURE OF AUTHORIZED AGT.

$ VALUATION 6000.00 | P.C. FEE $ 10.50 | PER FEE $ 21.00

INSPECTION RECORD

DATE	CORRECTIONS	INSPECTOR

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
TRENCHES, FORMS, LOCATION, ETC.	10-24-62	H Dwalt
SUBFLOOR	11-26-62	H Dwalt
FRAME	"	"
FURNACE: LOCATION, VENTS		
LATH: INT.	12-14-62	H Dwalt
LATH: EXT.		
PLASTER: INT.		
PLASTER: EXT.	1-29-63	H Dwalt
FINAL		

5M SETS FORM 174

CITY OF TORRANCE

1

INTERDEPARTMENTAL FORM FOR APPROVAL FOR PROPOSED BUILDING CONSTRUCTION

BUILDING ADDRESS [illegible] Sepulveda

DATE RECEIVED [illegible] USE ZONE R-1

USE OF PROPOSED STRUCTURE [illegible]

Residence

LEGAL DESCRIPTION Lot 138 Tr 19306

PLAN CHECK NUMBER 10549 BLDG. PERMIT NUMBER 35318B

OWNER Peter Irwin

MAIL ADDRESS 408 Via La Soledad

CITY Torrance TEL. NO FR5-7641

APPLICANT Pacific Products

MAIL ADDRESS 3845 Pacific Coast Hwy

CITY Torr. TEL. NO. FR50595

APPLICATION HAS BEEN MADE TO THE BUILDING DEPARTMENT FOR A PERMIT AS SHOWN ON THE ACCOMPANYING PLANS AND/OR APPLICATION. SPACES HAVE BEEN PROVIDED BELOW FOR OTHER DEPARTMENTS TO INDICATE FEES TO BE PAID, AND OTHER REQUIREMENTS TO BE MET, BEFORE A BUILDING PERMIT MAY BE ISSUED; AS WELL AS REQUIRED FEES AND PERFORMANCE BEFORE FINAL INSPECTION AND OCCUPANCY IS APPROVED. ADDITIONAL SPACES HAVE BEEN PROVIDED FOR THE APPROVAL OF OTHER DEPARTMENTS, ETC., IF REQUIRED.

ENGINEERING DEPT.

DRAINAGE IMPROVEMENT FUND — AREA N/A (ADDITION) — RECEIPT NUMBER # — DATE

AMOUNT REQUIRED $ N/A — DATE

GRADING PLAN REQUIRED No — GRADING PERMIT NUMBER # —

NOTE: THERE MAY BE DRAINAGE OR GRADING PROBLEMS THAT ARE NOT DISCERNIBLE ON PLANS SUBMITTED. APPLICANT IS ADVISED TO CHECK THESE ITEMS BEFORE COMMENCING CONSTRUCTION.

COMMERCIAL IMPROVEMENT REQ'D. NO — ENGR. PLANS AND PROFILE REQUIRED NO — DATE RECEIVED

DEDICATION REQUIRED No R.O.W. Reqd. 10-19-62 GOM — DATE RECEIVED

GRADING INSPECTED AND APPROVED — COMMERCIAL IMPROVEMENTS INSPECTED AND APPROVED

SEWER REVOLVING FUND — AMOUNT REQUIRED $ N/A — RECEIPT NUMBER # — DATE

SEWER REIMBURSEMENT DISTRICT — AMOUNT REQUIRED $ N/A — RECEIPT NUMBER # — DATE

SEWER USE FEE (BLDG. DEPT. DETERMINES) — AMOUNT REQUIRED $ — RECEIPT NUMBER # — DATE

ENGINEERING APPROVAL TO ISSUE BLDG. PERMIT [illegible] 10/28/62 — ENGINEERING APPROVAL FOR OCCUPANCY

PLANNING DEPT.

APPROVAL FOR ZONE — APPROVAL OF PLANS AS SUBMITTED — CASE NO. #

CORRECTIONS REQUIRED BEFORE BLDG. PERMIT

SPECIAL REQUIREMENTS BEFORE OCCUPANCY

APPROVAL FOR BLDG. PERMIT [illegible] 10-18-62 — APPROVAL FOR OCCUPANCY — DATE

FIRE DEPARTMENT — APPROVAL BY

CORRECTIONS REQUIRED IF NOT APPROVED

STAFF APPROVAL — LICENSE DEPT. APPROVAL

COUNCIL APPROVAL — HEALTH DEPT. APPROVAL

Types of Construction
Type 1—Fire Resistive
Type 2—Heavy Timber
Type 3—Ordinary Masonry
Type 4—Metal Frame
Type 5—Wood Frame

Fees
Permit $ 27
Plan Checking $
Permit Number
27300
Date Received
Date Issued
MAY 3 1954

CITY OF TORRANCE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

FOR TYPE NO. 5 BUILDING
(Application Must Be Filled Out by Applicant)

To the Building Department of the City of Torrance:

Application is hereby made to the Building Department of the City of Torrance for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Torrance.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(Use Ink or Indelible Pencil)

LOCATION OF JOB

Street Address ~~132~~ 408 Via La Soledad
Lot No. 138 - 207 BR Block No. Tract No. 19306
Other Legal Description:

Owner's Name ~~PEERLESS BUILDING CORPORATION~~ DON JA RAN CONSTRUCTION CO., INC. Owner's Address 8660 Wilshire Blvd., Beverly Hills
Contractor's Firm Name DON JA RAN CONSTRUCTION CO., INC. State License No. 118294
Contractor's Address 8660 Wilshire Blvd., Beverly Hills City License No.
Architect / Engineer Charles E. DuBois State Certificate No. C 320
Proposed Use of Building or Structure ~~Dwelling~~ RESIDENCE AND ATTACHED GARAGE
VALUATION OF PROPOSED WORK ("Value" of a Building Shall Be the Estimated Cost to Replace the Building in Kind.) $ 11,700.00
No. of Families 1 No. of Rooms 6
Any other buildings on lot? No How used - Minimum distance from proposed new building -
Size of proposed building ____ (Width) x ____ (Length) feet 1996 (Area of First Floor)
Height to highest point 12 feet. Number of stories in height 1
Material of exterior walls Stucco Material of Roof Wood shingle

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the building Ordinance and State Laws will be complied with, whether herein specified or not.

DON JA RAN CONSTRUCTION CO., INC.

Show Required Dimensions on Reverse Side.

(Sign Here) By: [signature]
(Owner or Authorized Agent)

PLANS AND SPECIFICATIONS AND OTHER DATA MUST ALSO BE FILED AS REQUIRED BY BUILDING DEPARTMENT

(NOTE—Turn over and fill out plot plan on other side.)

FOR DEPARTMENTAL USE ONLY

Occupancy	Checked as to:
Type of Construction	Fire Resistance:
Fire District	Structural Design:
Land Use Zone	State Housing Laws:
Land Use Application No.	Land Use:

FORM 1

EXHIBIT B

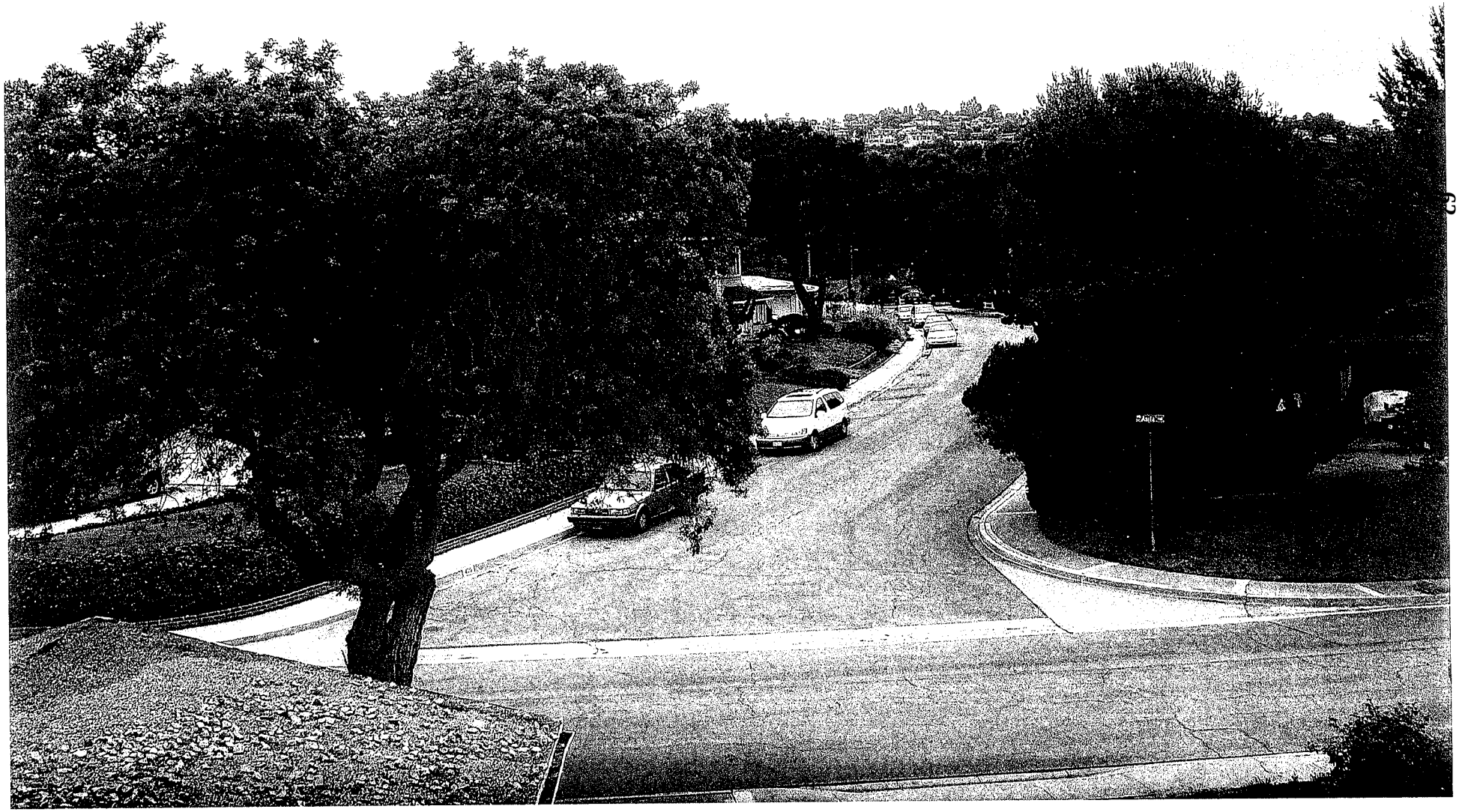
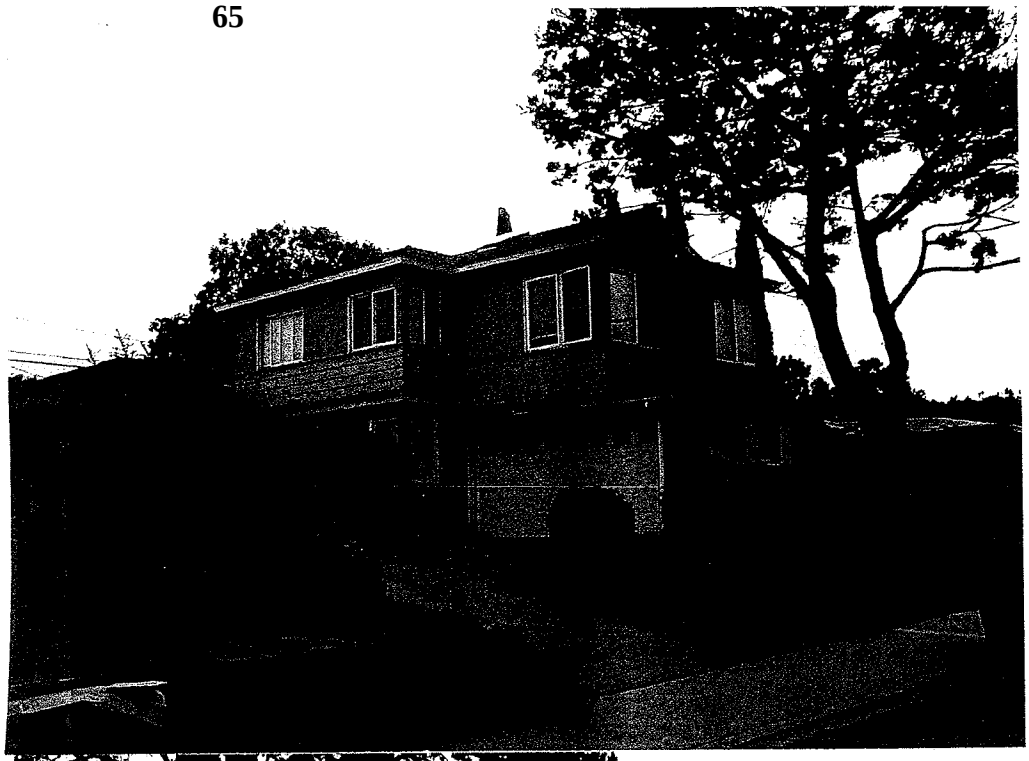


EXHIBIT C

c

408
Via La Soledad
(Northern & Western Side)
Owner Kathy Baldwin



408
Via La Soledad
(Western & Southern Side)
Owner Kathy Baldwin

409
Via Anita >>>>>
(Northern Side)
Owners Burritt & Lurline Hill

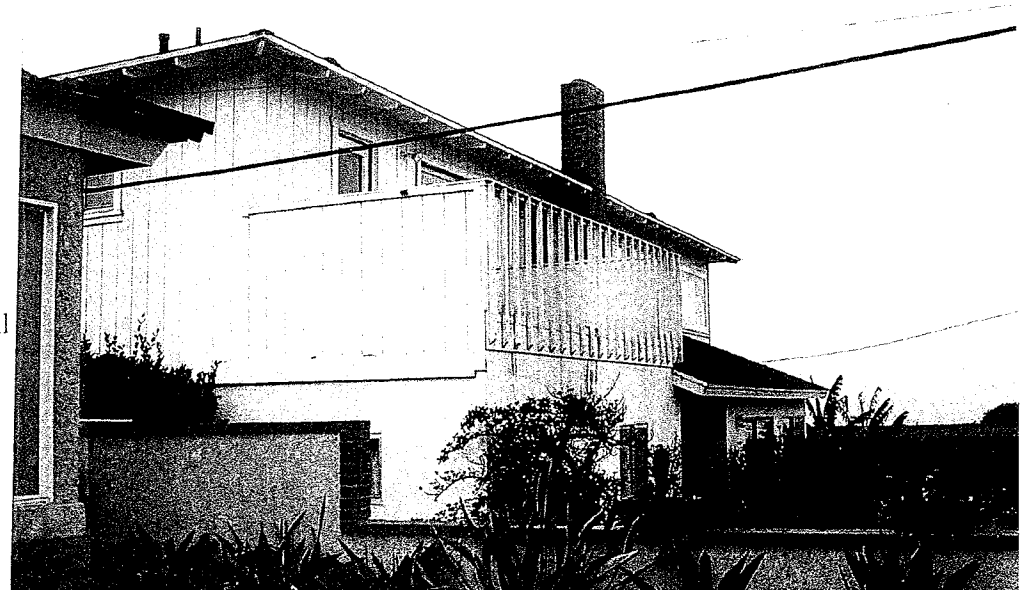


EXHIBIT D

D
c

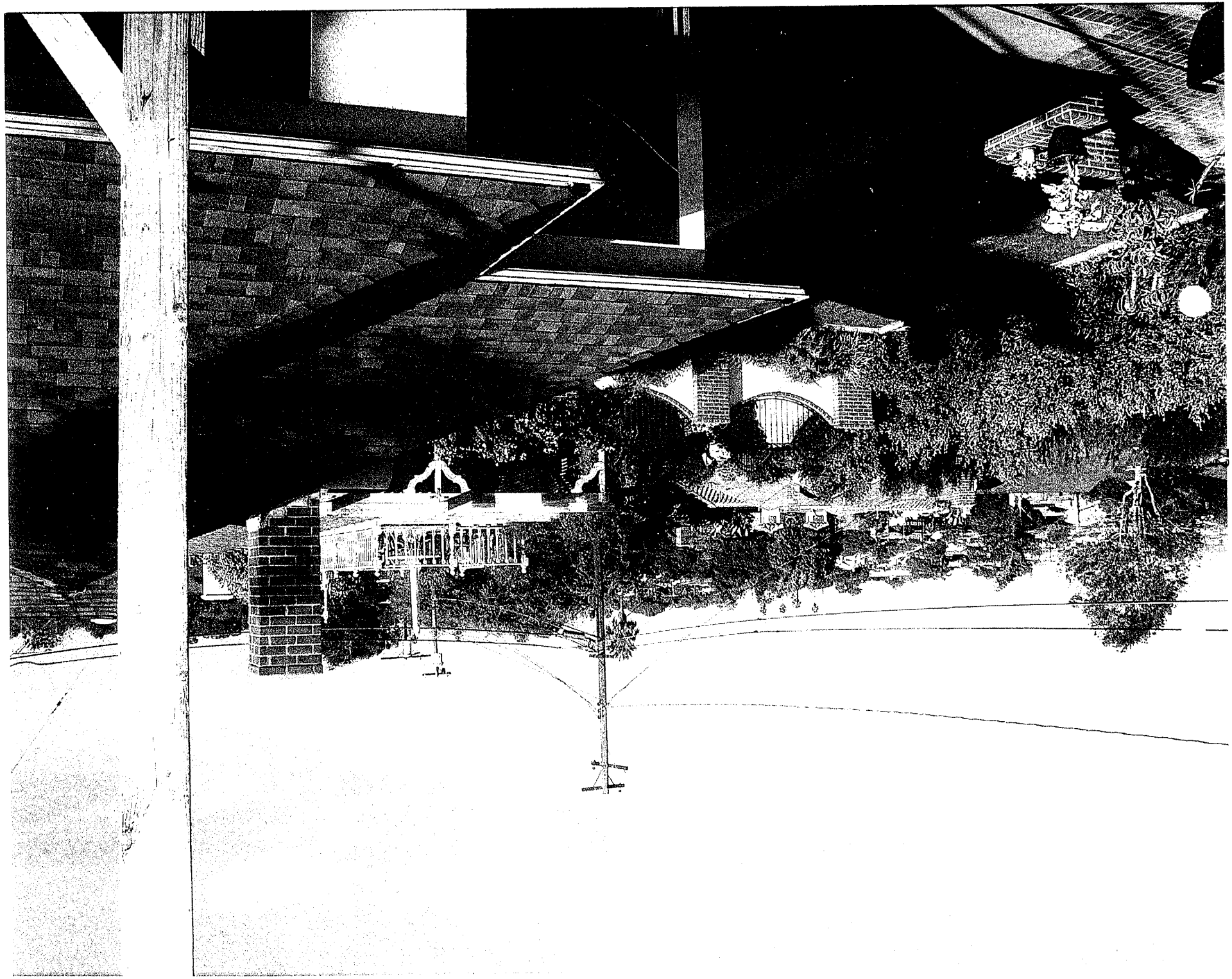


EXHIBIT E

D
c

AGENDA ITEM NO. 11.

PLANNING DEPARTMENT RECOMMENDATIONS TO THE PLANNING COMMISSION FOR THE PLANNING COMMISSION MEETING OF DECEMBER 7, 1977

CASE NO. PP 77-42: BURRITT AND LURLINE HILL

REQUEST: Approval of a Precise Plan of Development to allow the construction of a second story addition to an existing residence on a hillside lot

LOCATION: 409 Via Anita

ZONING: R-1

ATTACHMENTS:

1. Location and Zoning Map.
2. Elevations and Floor Plan.
3. Area Map.
4. Comments from Various City Departments Not Included in this Report.

A. AREA ANALYSIS:

The subject property is an interior lot on the south side of Via Anita between Via la Soledad and Via Mesa Grande in the hillside area. Surrounding land uses consist exclusively of single-family homes.

B. ENVIRONMENTAL REVIEW BOARD ACTION:

Minor alterations to existing structures are categorically exempted under the Guidelines for Implementation of the California Environmental Quality Act, Section 15101 (a).

C. ANALYSIS AND RECOMMENDATIONS:

The proponents wish to construct a 760 square foot second story addition to an existing 1,060 square foot single-family residence on an 8400 square foot lot. Precise Plan review is required under the Hillside Ordinance

The proposed project will include the second floor addition only and involve no major changes in the existing first floor or the present footprint of the structure. Total height of the residence will be 22' and the new roof lines will create an integrated first and second story effect.

Staff has evaluated the probable impact of the proposed addition on surrounding properties (see area map). We feel that only the view from the residence across Via Anita to the south (405 Via la Soledad) will be adversely affected. That residence is at an elevation higher than the subject property and presently has a partial view over the Hill's single story roof line. A minor portion of that view will be obscured, while the substantial ocean view will not be affected.

There would be no intrusion on the views of the properties at 405 and 413 Via Anita. There may, however, be some intrusion on the present privacy of the homes at 206 and 210 Via Pasqual. Staff notes that this will be minimized by the 47' rear yard setback of the subject property.

The owners of the residences mentioned have been requested for their input on the proposed project but, at the date of this writing, have not responded.

If this request is approved code conditions which must be met include, but are not limited to, the following:

(1) Underground utilities must be provided.

Staff feels that the proposed project is acceptable and, if there is no negative reaction from the neighbors, we recommend APPROVAL of this request, subject to the following conditions: *

1. That the use of the subject property for a single family residence shall be subject to all conditions of PP 77-42 and amendments thereto or modifications thereof, on file in the Planning Department of the City of Torrance, and that no construction or use above, beyond, in addition to or differing from that stipulated in said Precise Plan of Development shall be allowed without prior Planning Commission approval;

2. That smoke detectors shall be provided adjacent to bedrooms; and

9. 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.

* Conditions may be modified, added or deleted during the consideration of this case by the decision-making body. Review the recommendations and attachments carefully.

P. D. RECOMMENDATIONS - 12/7/77
AGENDA ITEM NO. 11.
CASE NO. PP 77-42

RW:pc

PLANNING COMMISSION RESOLUTION NO. 7[illegible]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SECOND STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE R-1 ZONE ON PROPERTY LOCATED AT 409 VIA ANITA AS APPLIED FOR BY BURRITT AND LURLINE HILL IN PLANNING COMMISSION CASE NO. PP 77-42.

WHEREAS, additions to single-family homes are categorically exempted under the Guidelines for Implementation of the California Environmental Quality Act, Section 15101 (e);

WHEREAS, on December 7, 1977, Burritt and Lurline Hill applied to this Planning Commission for approval of a Precise Plan of Development to allow the construction of a second story addition to an existing single-family residence in the R-1 zone on property located at 409 Via Anita;

WHEREAS, the above described project conforms to the General Plan of the City of Torrance;

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

WHEREAS, the Planning Commission, by the following roll call vote APPROVED Precise Plan 77-42:

AYES: COMMISSIONERS: Alter, Bramhall, Pryor, Sterhouse, Uerkwitz, Uyeda and Chairman Shelbourn.

NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: None.

WHEREAS, the permit for this Precise Plan of Development shall become null and void: (1) when any time specified in the permit has expired; or (2) if the permit is not used within one year after the adoption of this resolution unless it is extended one or more times by the Planning Commission for an additional period of time; however, no request for an extension of time shall be granted if the request is made after the expiration date of the original permit or term for performance of the condition or extension thereof.

NOW, THEREFORE, the Planning Commission of the City of Torrance does hereby find and determine as follows:

(a) Burritt and Lurline Hill have applied to the Planning Commission for approval of a Precise Plan of Development to allow the construction of a second story addition to an existing single-family residence in the R-1 zone on property located in the hillside area at 409 Via Anita;

Planning Commission Resolution No. 77-169 (Continued)

(b) The property for which this Precise Plan is approved is described as Lot 156, Tract 19306 (location sketch attached hereto);

(c) Burritt and Lurline Hill have submitted for adoption a plan of development of the subject property, which has been worked out to the satisfaction of the Planning Commission and adjacent property owners so as to provide a desirable development with maximum protection to adjacent properties and minimizing traffic problems in the area; and

(d) The proposed development will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof and will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Ordinance of the City.

NOW, THEREFORE, the Planning Commission of the City of Torrance does hereby resolve that this Planning Commission hereby approves a Precise Plan of Development as submitted by the applicant for the development of said property, in accordance with map for PP 77-42, Burritt and Lurline Hill, marked Planning Commission Identification No. 77-126, on file in the Planning Department Office, and by reference hereto made a part hereof, subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions of PP 77-42 and amendments thereto or modifications thereof, on file in the Planning Department of the City of Torrance, and that no construction or use above, beyond, in addition to or differing from that stipulated in said Precise Plan of Development shall be allowed without prior Planning Commission approval; and

2. That smoke detectors shall be provided adjacent to bedrooms.

Introduced, approved and adopted this 21st day of December, 1977.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

Planning Commission Resolution No. 77-169 (Continued)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, JEAN DANIELSON, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 21st day of December, 1977, by the following roll call vote:

AYES: COMMISSIONERS: Alter, Bramhall, Uerkwitz, Uyeda and Chairman Shelbourn.

NOES: COMMISSIONERS: None.

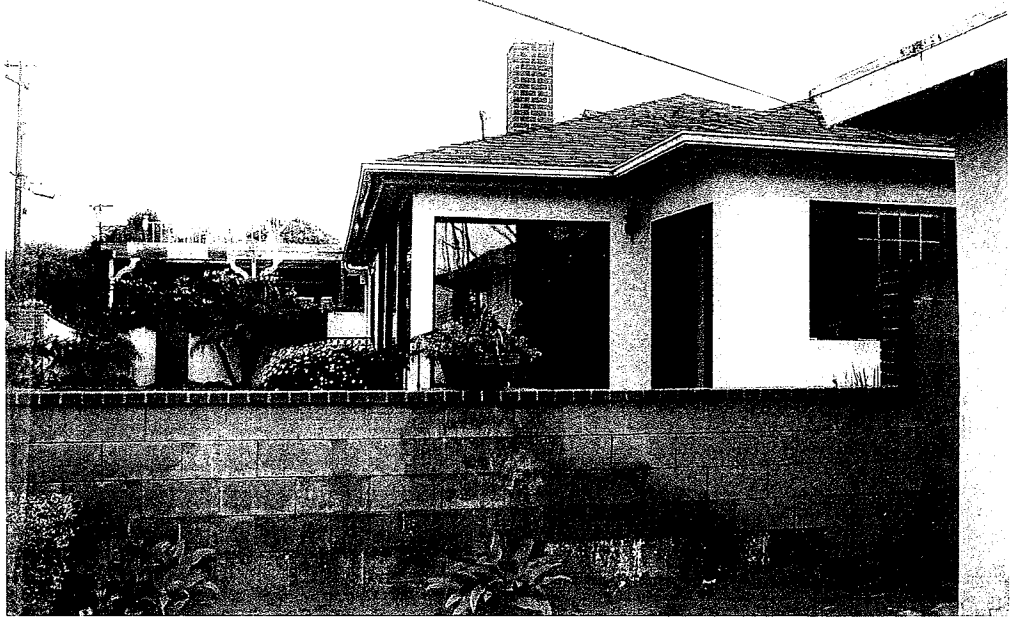
ABSENT: COMMISSIONERS: Pryor and Stenhouse.

Jean Danielson
Secretary, Torrance Planning Commission

EXHIBIT F

421
Via Anita
(Northern & Western Side)
Owner Tom Fallows

Projects Beyond
417 Via Anita
No Obstruction To
Direct Sunlight



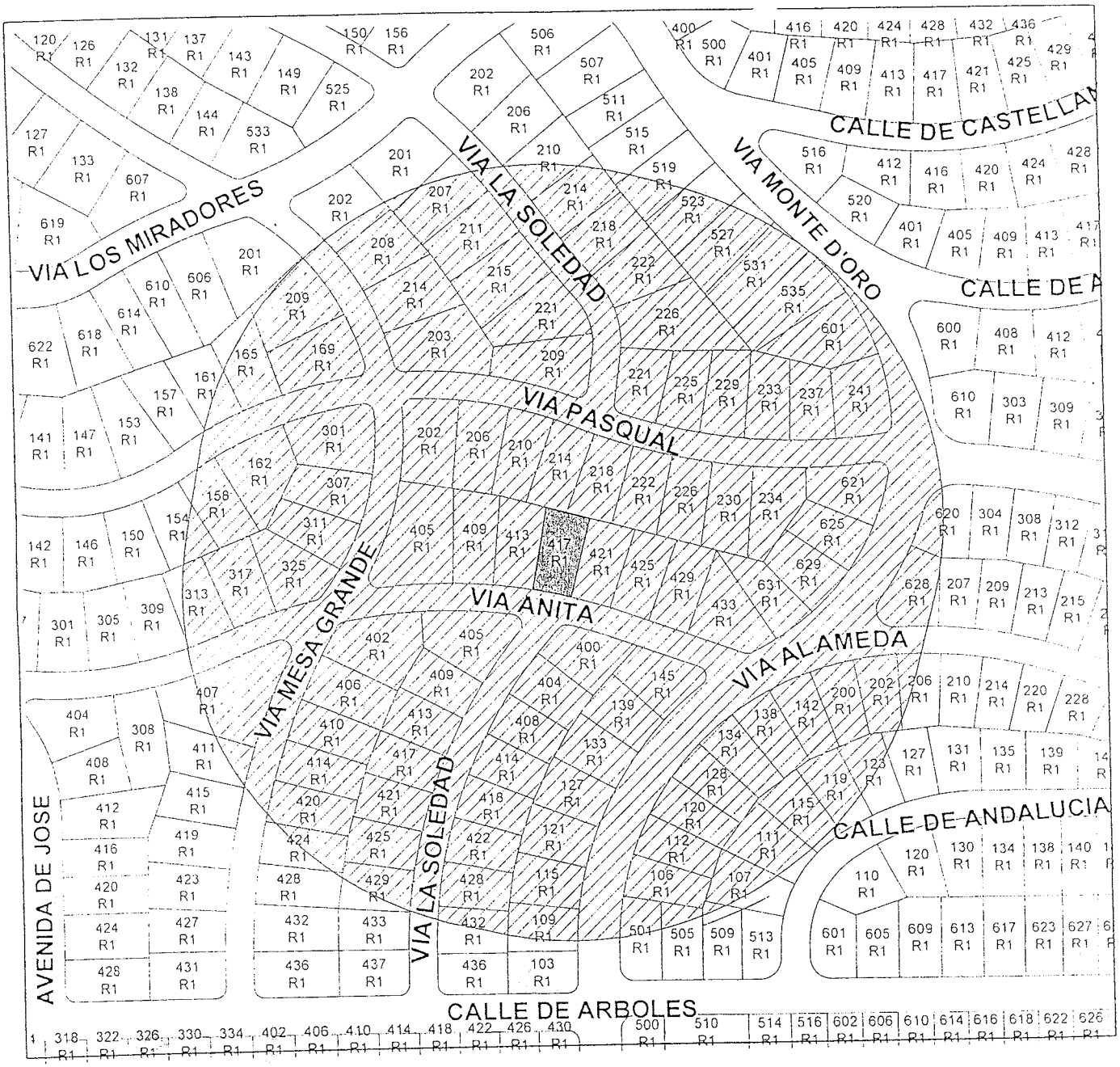
421
Via Anita
(Western Side)
Owner Tom Fallows

Projects Beyond
417 Via Anita
No Obstruction To
Direct Sunlight

405
Via La Soleda
(Corner)
Owner Jim Pickard

Showing Trees

EXHIBIT G



LOCATION AND ZONING MAP

417 Via Anita
PRE06-00037

LEGEND

417 Via Anita

500 Feet Notification Area

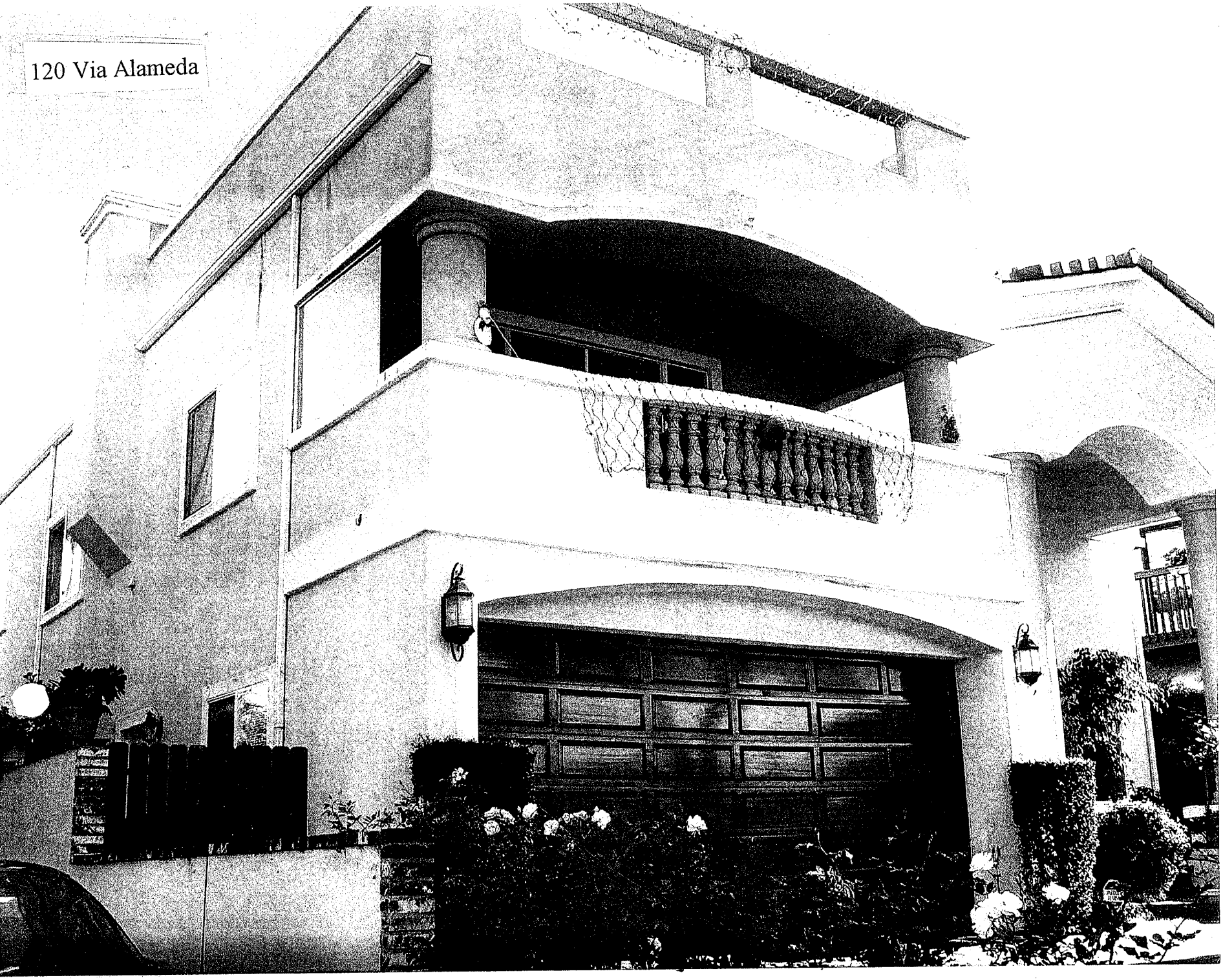
0 75 150 300 Feet

N W E S

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

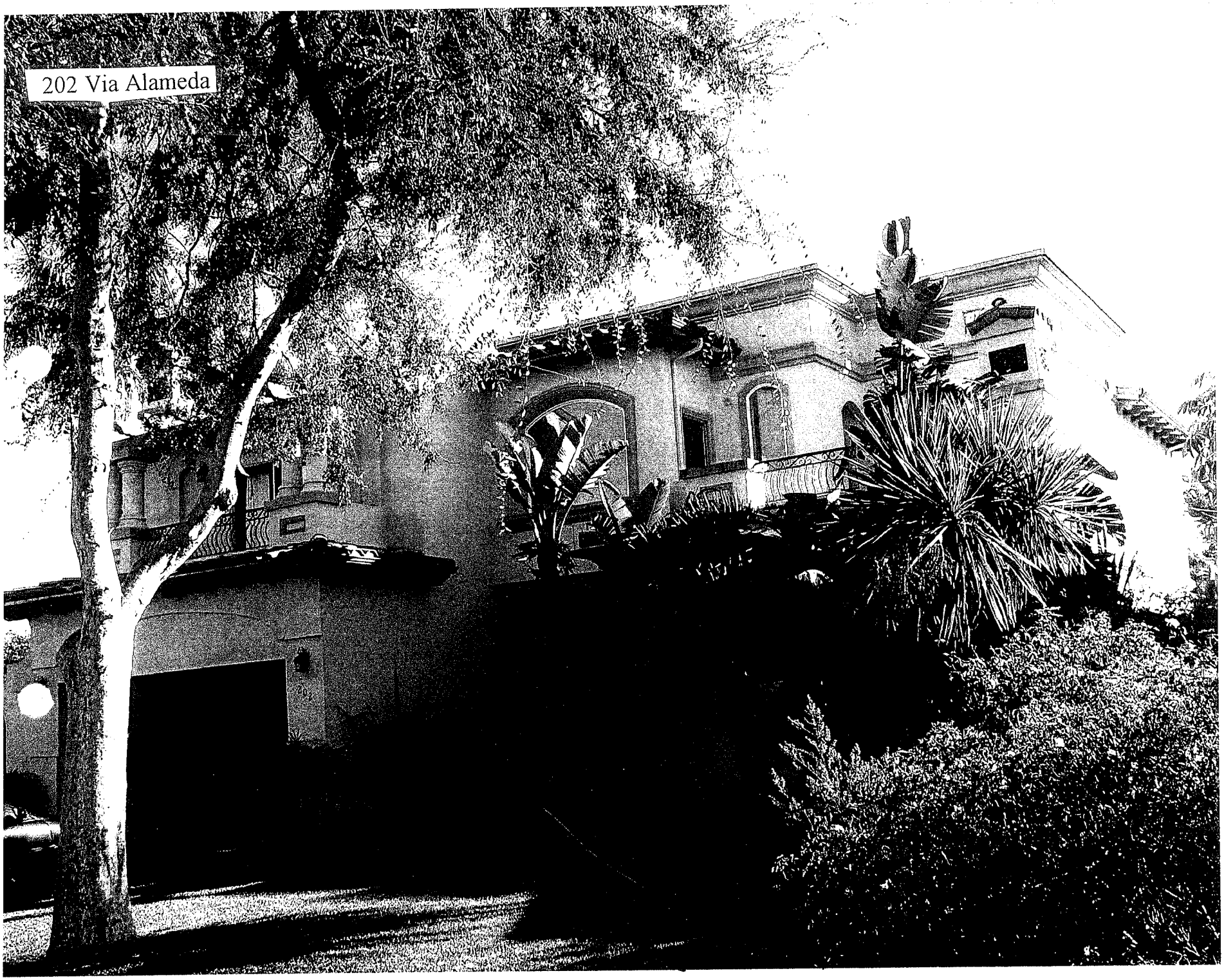
120 Via Alameda

628 Via Monte D'Oro


120 Via Alameda

112 Via Alameda

13



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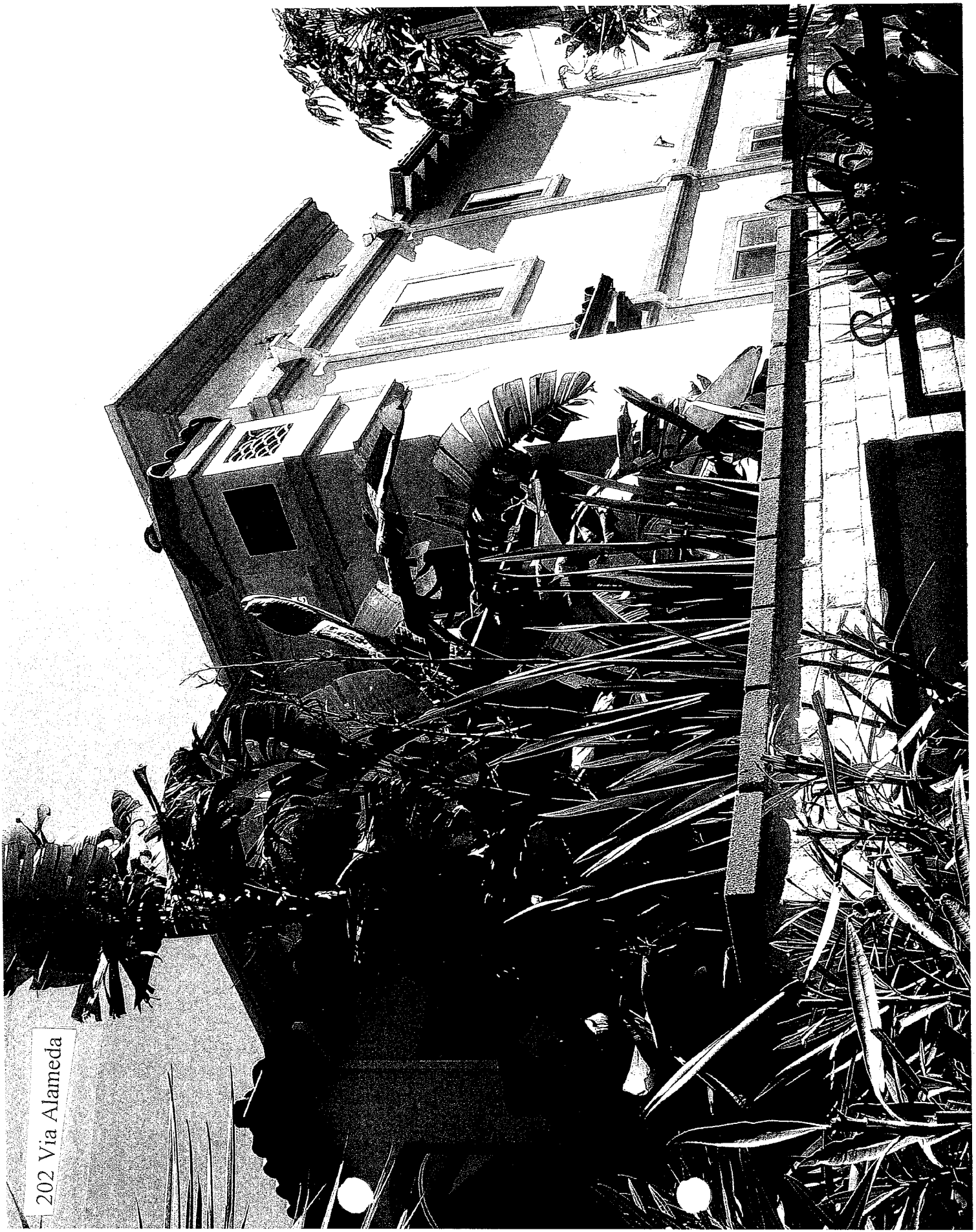
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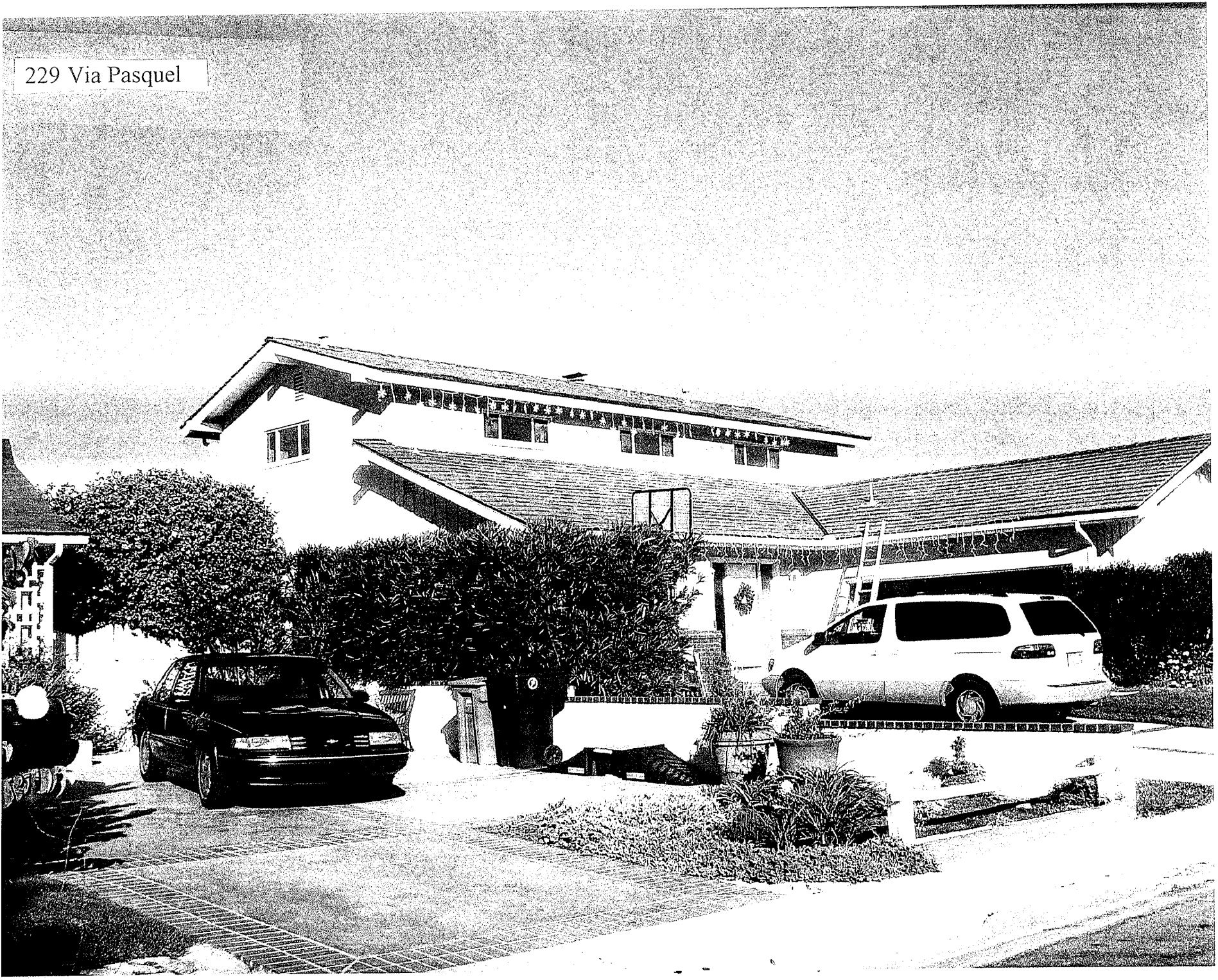
217 Via Alameda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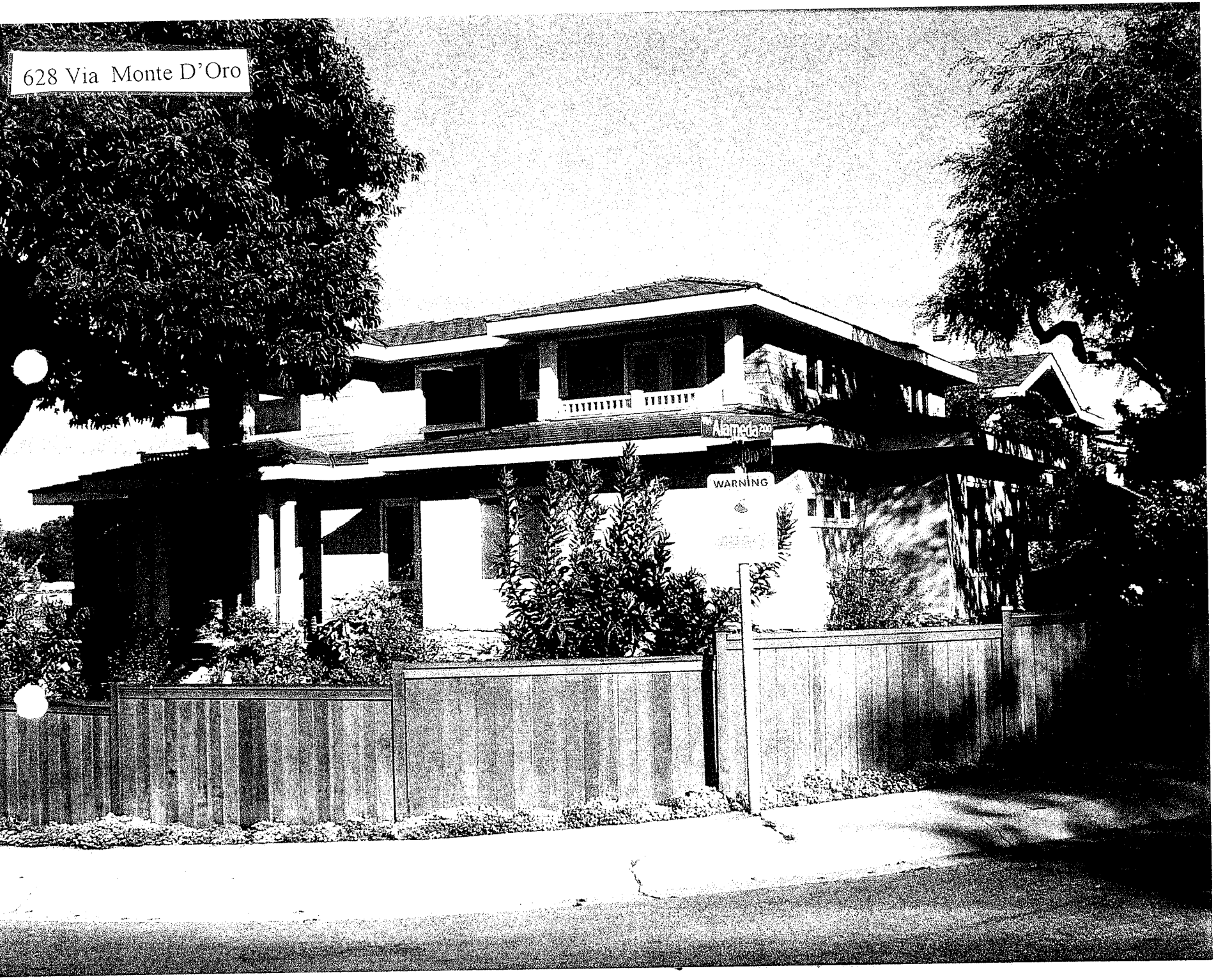
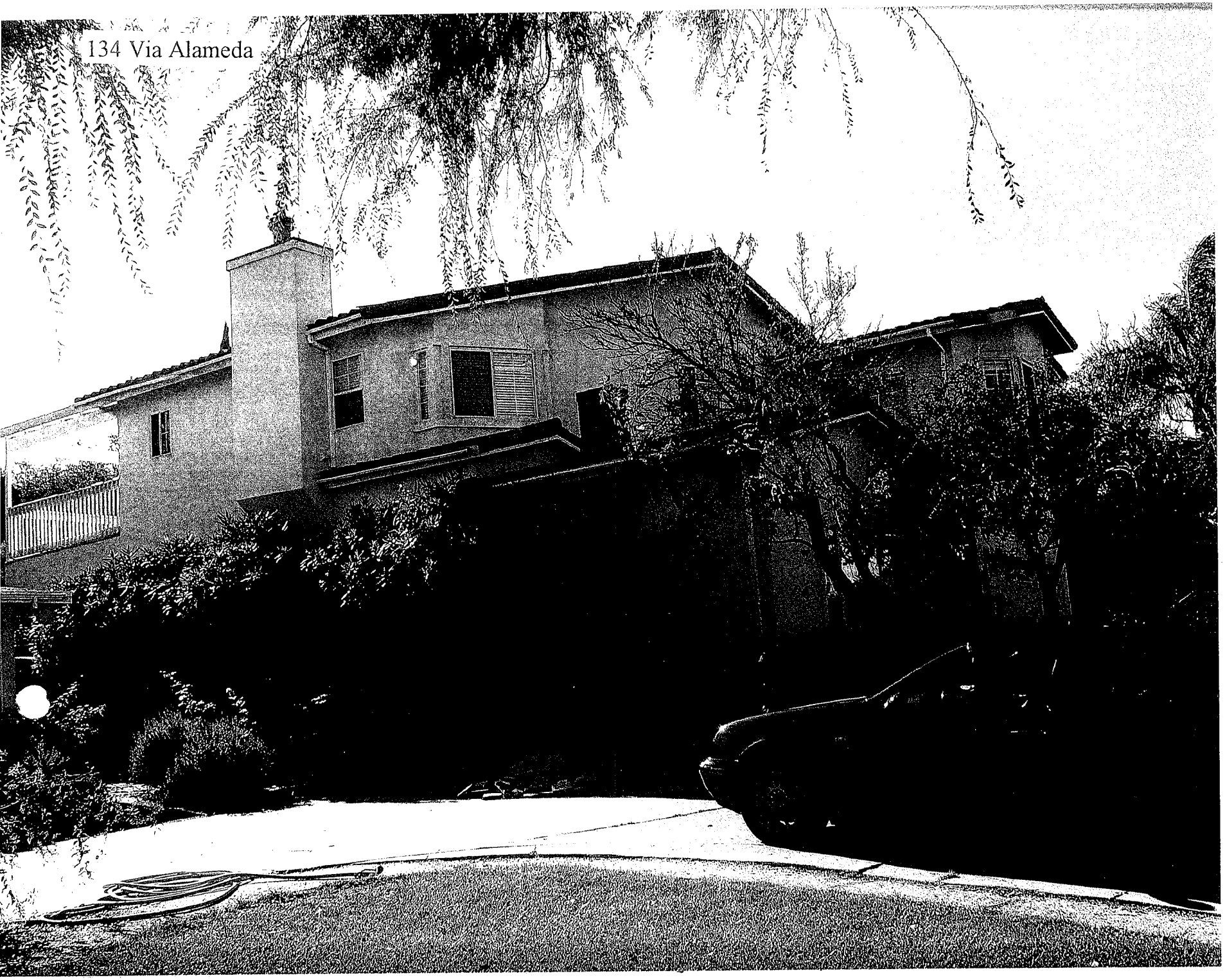
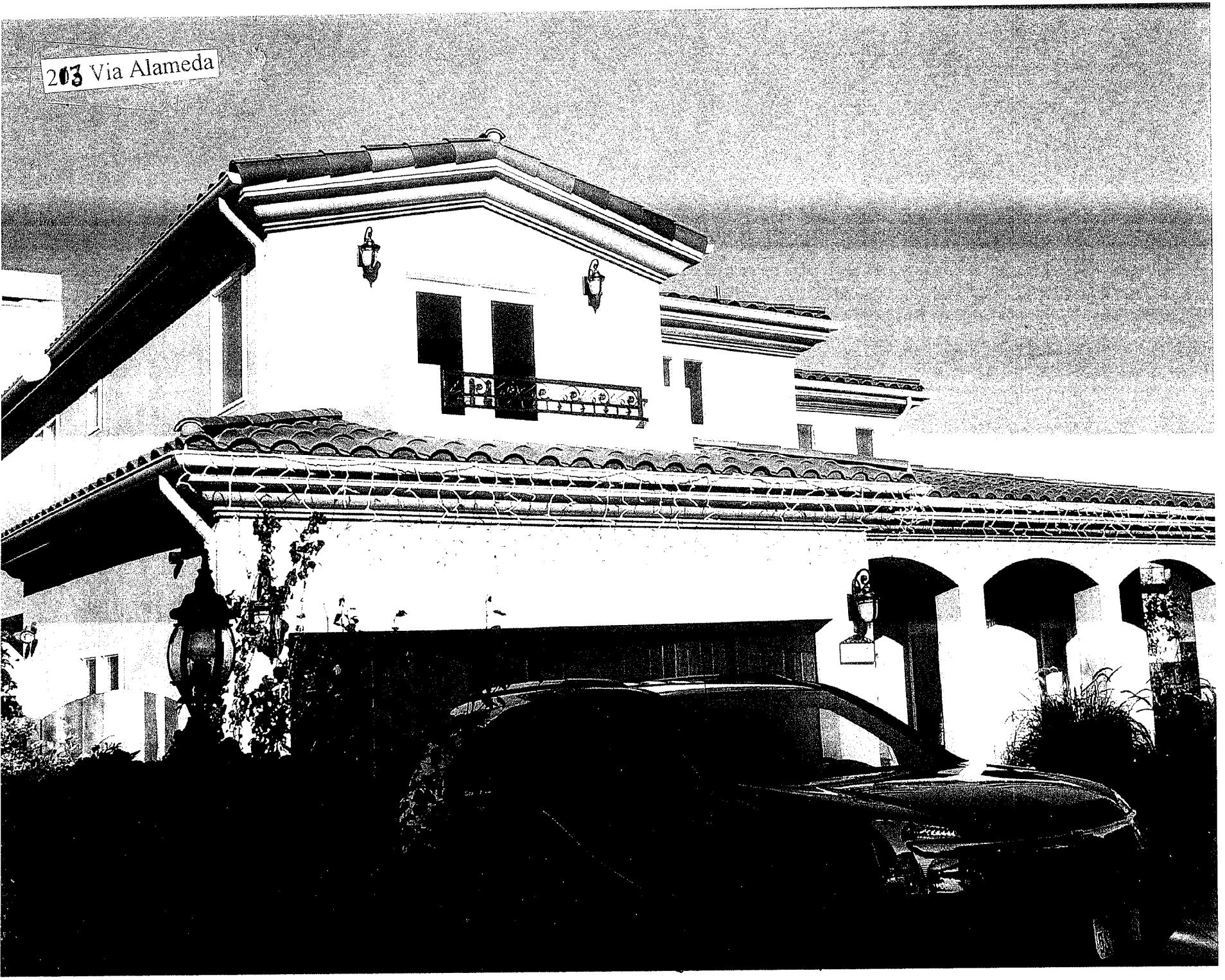
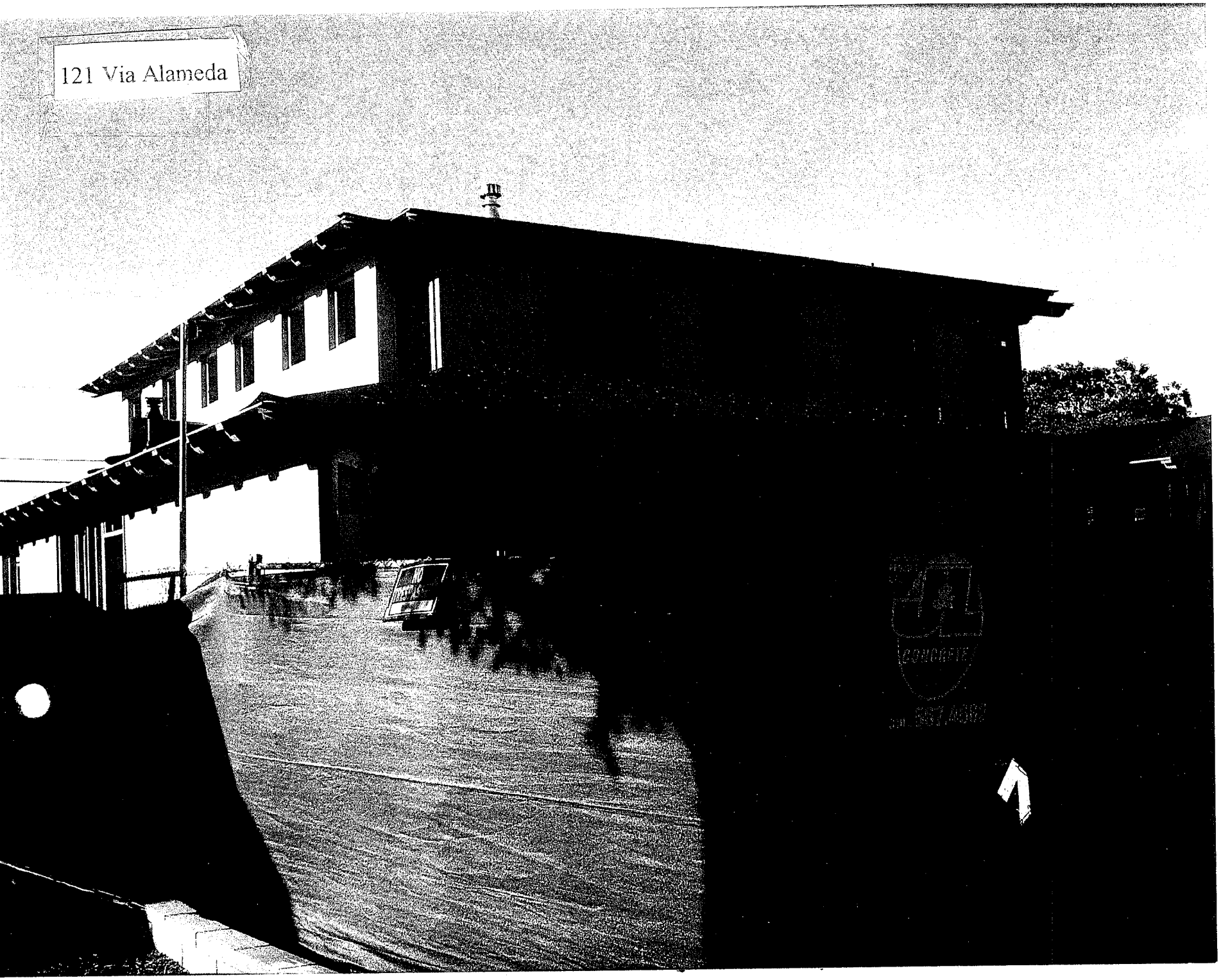

628 Via Monte D'Oro
WARNING



9


203 Via Alameda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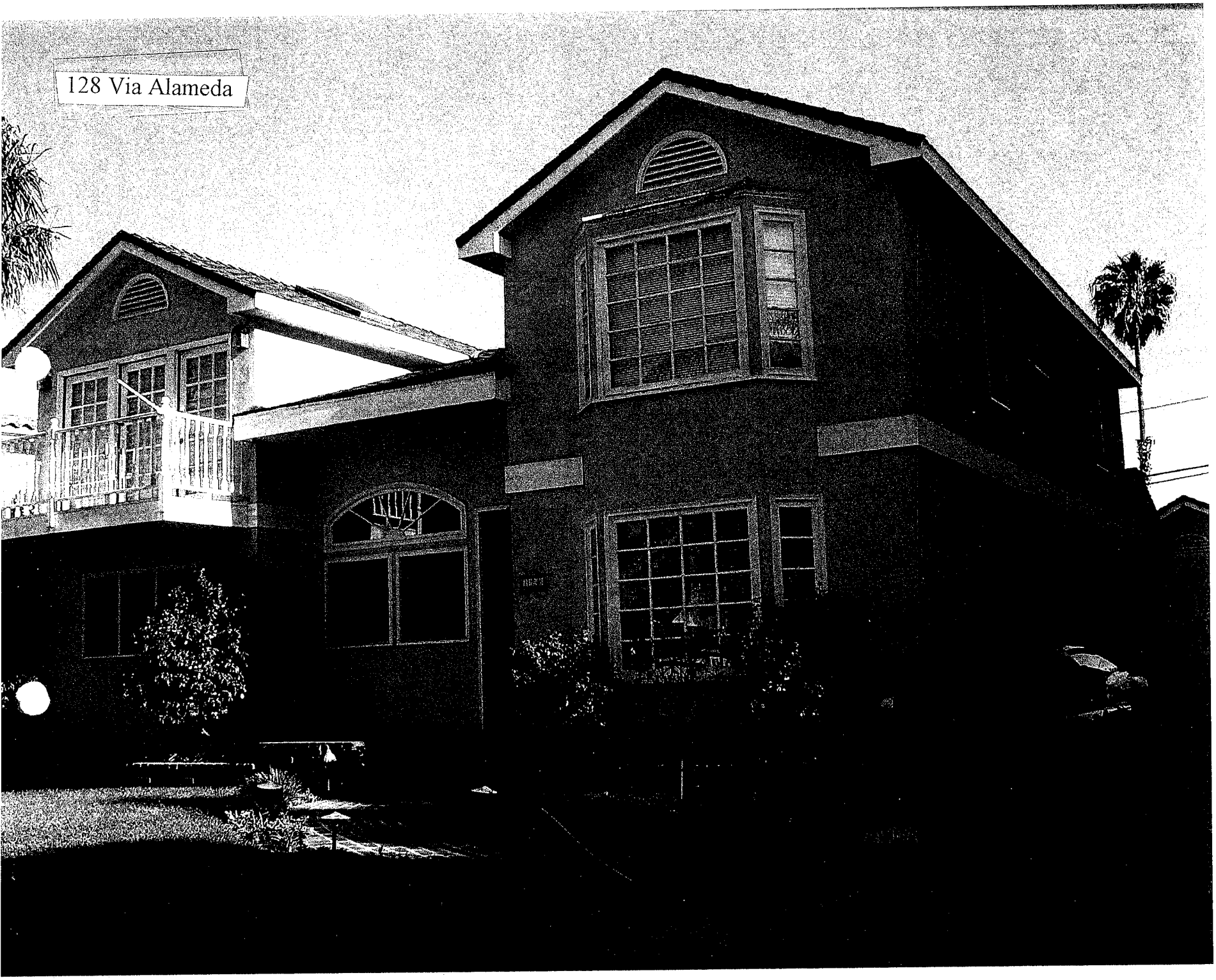
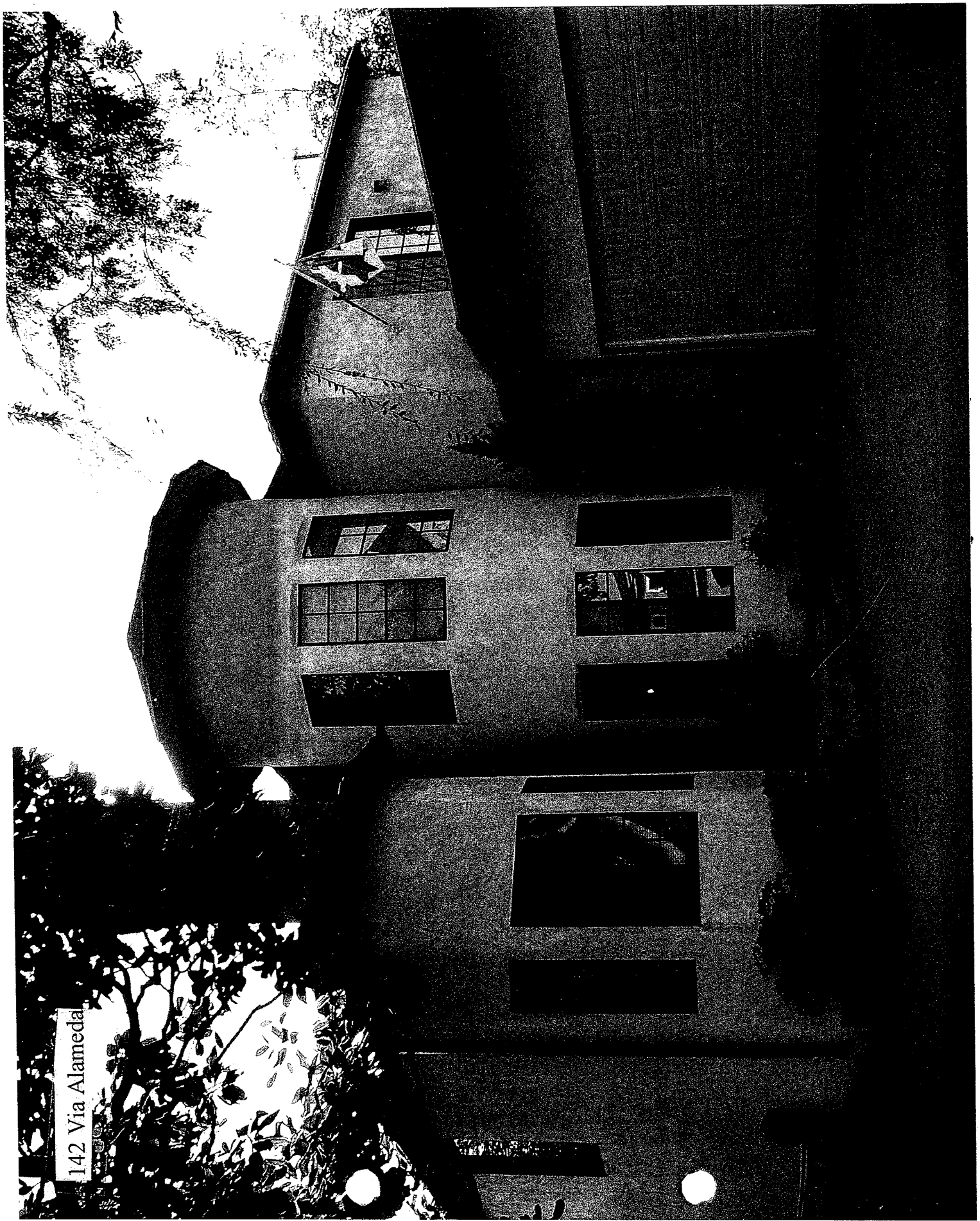
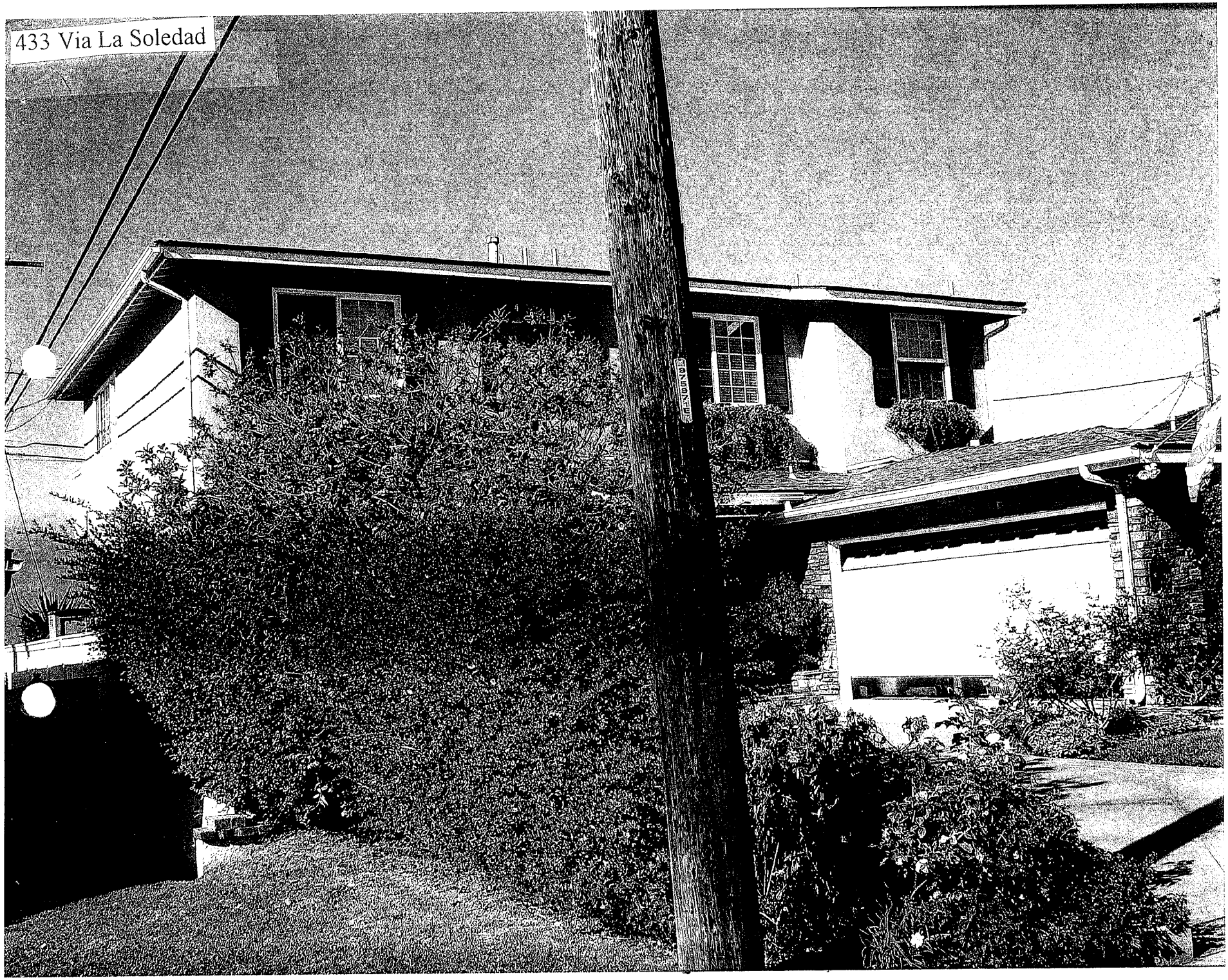
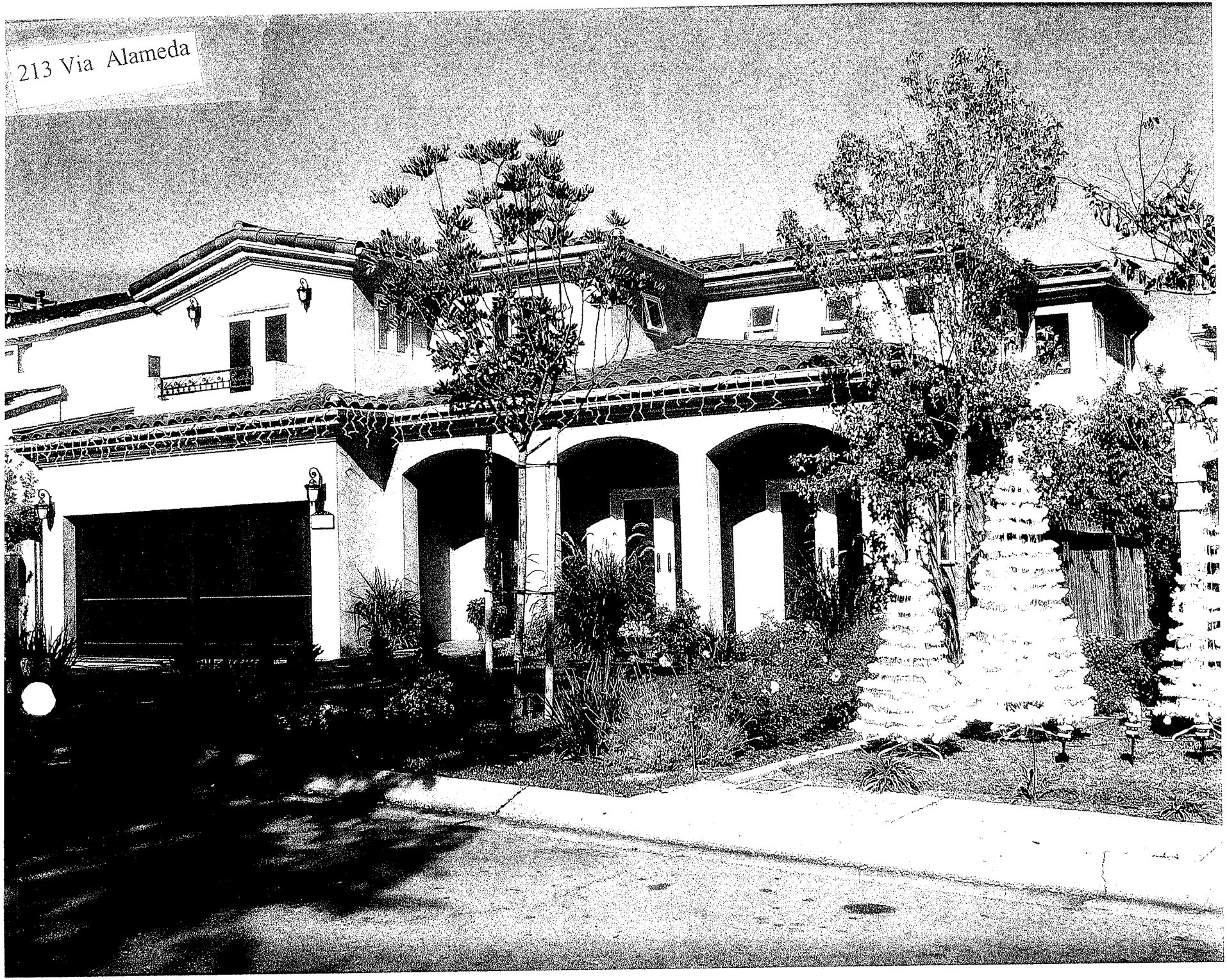


8


142 Via Alameda

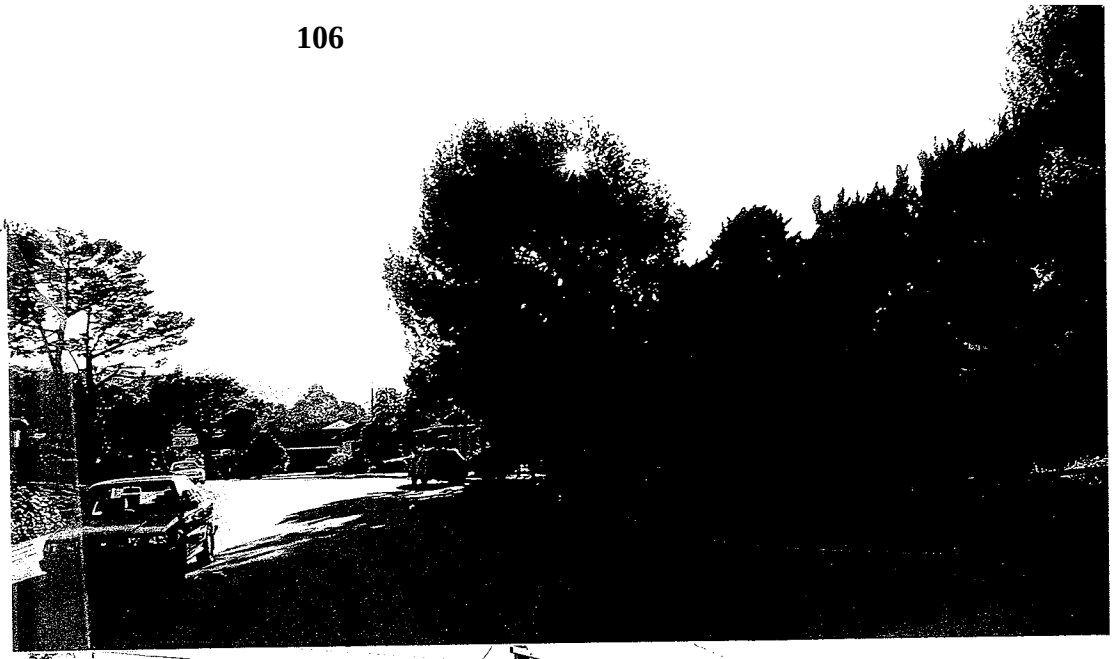


16


213 Via Alameda

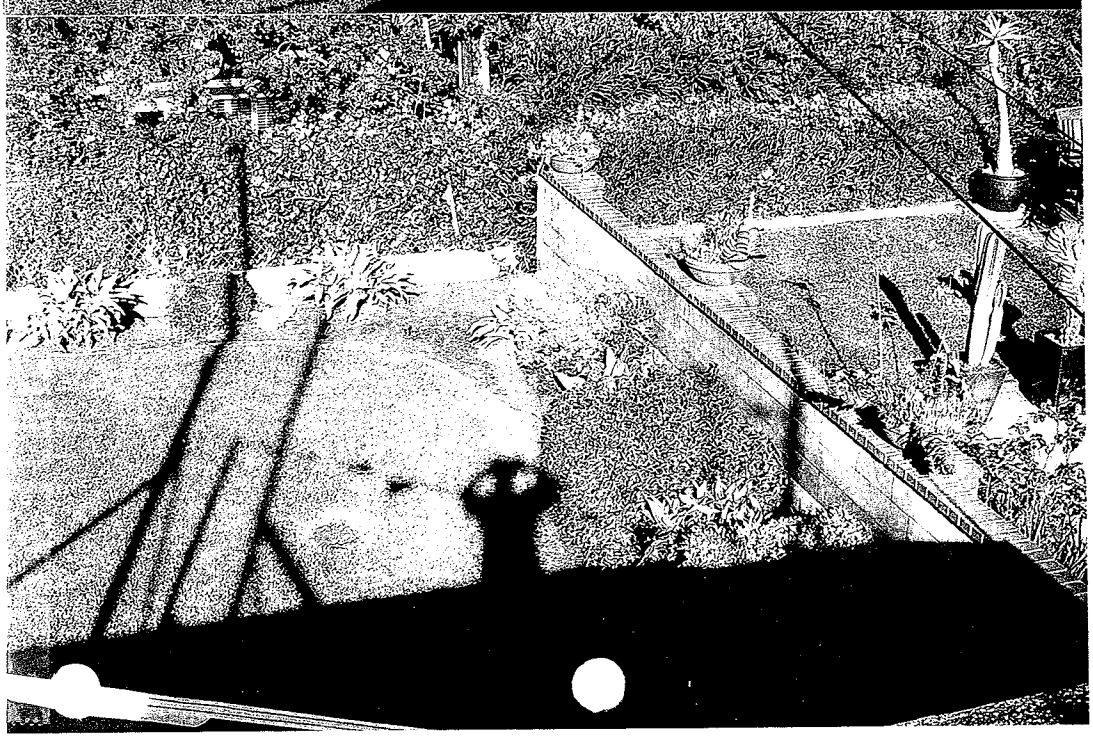
628 Via Monte D'Oro

Sun Setting Behind
Trees on Via Soleda
421 Via Anita
3.17 P.M. 12/3 /7



Shadows in the backy
417 Via Anita
9.33.A.M

Shadows in Backyard
417 Via Anita
1.51.P.M..



MIR-2

Sun Rising in The
East of
421 Via Anita
7.44 A.M. 12/3/7

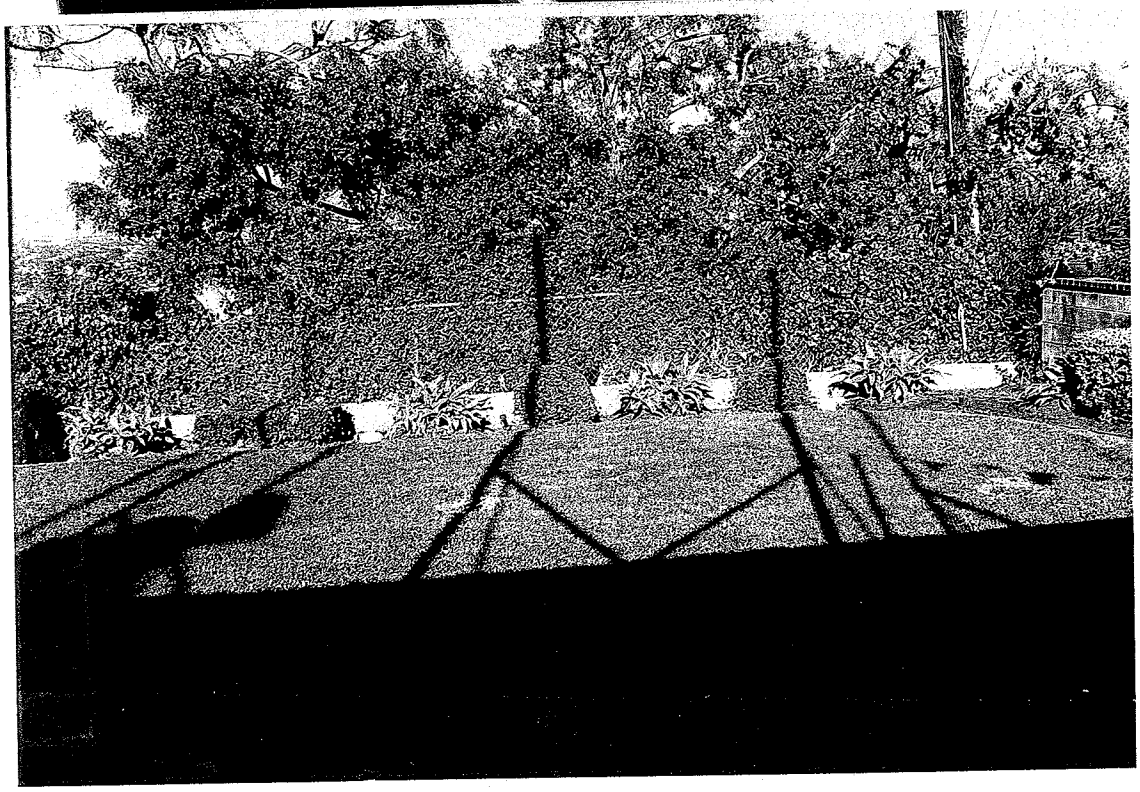
Shadow Towards
West
421 Via Anita
7.48.A.M. 12/3/7

Shadow At
3.04 P.M.
Tree Shadow On
421 Via Anita

MIR-1

Shadows
Heading Straight
Into Backyard
321 P.M.
417 Via Anita

Shadows
Heading Straight
Into Backyard
1:47 P.M.
417 Via Anita



MIR 3

Kathie Baldwin
408 via la Soledad
Redondo Beach, CA 90277-6628
(310) 375-7504

APR 23 2007

April 23, 2007

Community Development Department
Aquilla D. Hurd-Ravich
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970

Re: Proposed Construction at 417 via Anita (Mir)

Dear Ms. Hurd-Ravich:

I am strongly opposed to the new construction planned at the above address for many reasons. They are:

1. The silhouette in place describes a structure that will take out half of my main city lights view, which will not only rob me of the pleasure of the view, but could potentially diminish the value of my property at 408 via la Soledad.

2. I've seen the plans on file and they are too ambitious for this particular lot. He needs a wide lot for this style architecture but his lot is long and narrow. The house is going to look squeezed and out of place for the neighborhood. Not only that, the upper floor is going to take a lot of pounding from wind that travels right up via Anita from the ocean. They've had a heck of a time keeping the silhouette up.

On a personal note, why does one man need a basement with two floors?

I have had one conversation with Mr. Mir about the project, at which time he told me he was not going to be able to afford the new property tax after it's adjusted. So maybe he is going to sell it as soon as it's done. So it's logical that he's going to squeeze as many square feet out of the structure as he can. If he puts it on the market, he will be competing with properties all over the peninsula with *really* spectacular views, and when he doesn't get his asking price and is forced to lower, he drags down the value of all our homes.

Mr. Mir has lived in the house for 15 + years and hasn't spent any money on maintenance. The paint is peeling, he says the roof leaks and he has a big rat problem. When I asked him why he hasn't maintained it, he said it would have been a waste of money. Clearly, Mr. Mir doesn't have much stake in the neighborhood. Are we trading a one story eye sore for a two story one?

Please let me know how I can assist you further. I have lived at this address for 31 years and don't want to see my city lights view covered over.

Kathie Baldwin

Kathie Baldwin

SUBMITTED BY MS. BALDWIN
@ 408 VIA LA SOLEDAD

NOV 28 2007

Aquilla D.Hurd-Ravich
Community Development Department
City of Torrance
3031 Torrance Boulevard
Torrance,California 90503 2970

April 26,2007

Dear Madam:-

RE;PRE06-00037
417 VIA ANITA
MIKE BIHN

This is to register my concern and strong objection to the above project not only for the invasion of my privacy (which I do admit is slight) but also the enormous damage it will do to my neighbors and neighborhood.

I respectfully request you deny this project and allow my neighbors the privacy they have so long enjoyed.

In closing I wish to thank you for the courtesy you have shown to me during my visit and I will E mail you as a reminder for the needed hearing device.

Very truly yours,

Mary Picciani

Mary Picciani
221 Via Pasqual
Redondo Beach,Ca

90277

MAY 04

April 25, 2007

Aquilla Hurd-Ravich
Planning Associate
Community Development Department, City Hall
3031 Torrance Blvd
Torrance, CA 90503

Dear Aquilla,

We spoke on April 24, 2007 regarding the petitioned construction in the Hillside Overlay District R-1 Zone at 417 Via Anita (PRE06-00037). My home is located in the district at 214 Via Pasqual. At the time of our conversation you notified us the published May 2nd public hearing date has been postponed with a new date of May 16th. Because of our heighten concern in relation to the negative impact this proposed structure will have on myself and neighboring structures I thought it prudent to provide a written document for your records.

Section 91.41.6 of the overlay building restrictions clearly prohibits proposed developments from adversely impacting the light, air, and privacy of vicinity properties. In addition the design must provide an orderly and attractive development in harmony with other properties. The height of the proposed structure not only impedes upon my backyard privacy but will allow this neighbor to view into both my master bedroom and family room. In addition to my loss of privacy I will loose significant light for both back yard planting and warmth to my home. The structure is not designed in harmony with other one story homes in the neighborhood. As you are aware the only two story homes in the district are those that have been designed and built prior to the overlay districting.

I appreciate your assistance in this matter and welcome any of the planning commission to schedule time to visit my home to view this structure's impact first hand. Either Janet or I can be contacted at (310) 375-2525.

Thank you,

Pat Mraz

Janet Mellott

Janet Mellott

April 27, 2007

Aquilla D. Hurd-Ravich
Planning Associate
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503-3970

Dear Ms. Hurd-Ravich,

This letter is meant to request your denial of the petition to allow development and 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.

My wife and I have lived in the area for 47 years and raised our 3 children here. They attended Parkway School, Newton School, and South High, and we wouldn't dream of living anywhere else.

Some years ago, when the concept of a Hillside Overlay District was first proposed, we enthusiastically endorsed its development and welcomed the ordinance when it was enacted. Prior to that time, part of our beautiful view had been obstructed by a second story addition.

The proposed construction at 417 Via Anita is precisely the kind of intrusive over-building that prompted the origination of the "Overlay" and its over-whelming voter approval. The Municipal Code says that the proposed development cannot have "an adverse impact upon the view, light, air and privacy of other properties in the vicinity." If approved, the 417 Via Anita construction will totally violate the provisions for protection of light, air and privacy intrusion.

The code requires "orderly and attractive development in harmony with other properties in the area." The mansion-ization proposed at 417 Via Anita totally misses the mark and won't pass muster. Other tenets of the code require that "designs will not have harmful impact upon the land values and investment of other properties in the vicinity." Again, 417 Via Anita does not conform. A two story construction, towering above the neighbors, cutting off light and invading the privacy we have enjoyed for so long will decimate property values in surrounding homes.

In summary, the proposed construction, seemingly does not conform with provisions laid out in Torrance Municipal Code, Section 91.41.6 Planning and Design, and Section 91.41.7 Permitted Development-Residential, . The petition for construction of a two story single residence at 417 Via Anita should be denied.

Thank you,

William Mathews
Sally Mathews

William B. Mathews
Sally C. Mathews
210 Via Pasqual
Redondo Beach, CA 90277
310 378-6818
wmathews@socal.rr.com

(In regards to petition PRE06-00037, from Mike Bihn.)

I moved to this beautiful neighborhood in December of 2004. I live at 230 Via Pasqual, the street parallel to and below Via Anita. Even back then I noticed this house on 417 Via Anita, with its look of complete and total neglect. My first thought was perhaps an invalid lived there or a shut-in. Then I thought maybe the owner lived elsewhere, it was being rented, and that no offer was ever high enough to sell it. Or maybe the owner, Mr. Bihn, had simply abandoned the house to the elements. Apparently as long as the roof wasn't caving in, the house was just fine to Mr. Bihn. I think a lot of people, not just me, shake their heads in shame any time we walk or drive by it. The home is, pardon my bluntness, a blight on the neighborhood. And surely is not helping us all out when it comes to property values.

So now, after years of being an embarrasment to the community, Mr. Bihn wants to add insult to injury and build a two-story house or a second story to his existing house. Right now, the house, which is literally falling apart, is a blatant eyesore. If this request is approved, the house will intrude on the backyard privacy of its surrounding neighbors, me included. This is a double-whammy.

I do not have a view from my home. My backyard is the primary reason I bought my home in this neighborhood. I have spent fifty thousand dollars on my backyard, I put in a hot tub for my wife and 6-year-old daughter, it is where we spend the bulk of our free time. Right now, it is fairly private. I value that highly. If the house on 417 Via Anita goes to two floors, our privacy is gone.

But this is my biggest problem with this request. If it is approved it sets a precedent and in some cases makes it a necessity for others in this area to build up as well. So what's to stop everyone behind, next to, and in front of my house from going to two floors? Or me? I understood when I bought this home that my property was subject to the rules and conditions, and building limitations of the Hillside Overlay District. I understood that no matter how much I craved a view or more square footage, there were rules in place that didn't permit me to build if it undermined the views or privacy of my neighbors. I vote "NO" on this request.

Thank you,

Steven Morris

Steve Morris, owner
230 Via Pasqual
Redondo Beach, CA 90277
310-373-3543

MAY 15 2007

(In regards to petition PRE06-00037, from Mike Bihn.)

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Thank you,

Steve Morris, owner
230 Via Pasqual
Redondo Beach, CA 90277
310-373-3543

MAY 03 2007

Hurd-Ravich, Aquilla

From: Mike Bihn [mbihn@hotmail.com]
Sent: Friday, August 24, 2007 3:07 PM
To: Hurd-Ravich, Aquilla
Subject: 417 Via Anita

Aquilla,

I am no longer associated with this application and would ask that my name be remove from the Planning Case.

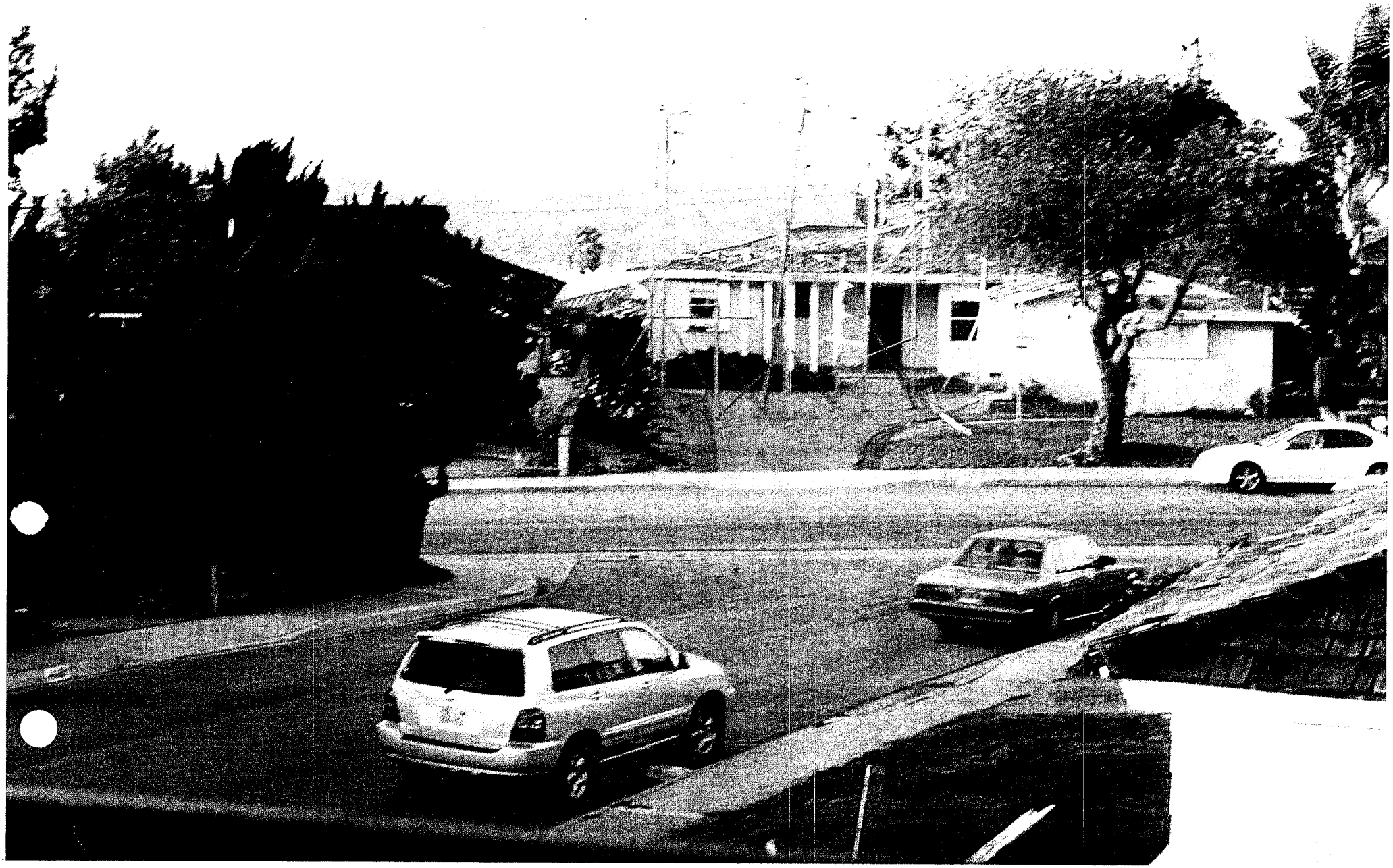
Thanks,

Michael G. Bihn
1456 W. 18th St.
San Pedro, CA 90732
Office: (310) 427-7548
Mobile: (310) 308-6856
FAX: (310) 833-2708
Email: mbihn@hotmail.com

AUG 23 2007

SUBMITTED BY MS. BALDWIN
@ 408 VIA LA SOLEDAD

NOV 28 2007



SUBMITTED BY MS. BALDWIN
@ 408 VIA LA SOLEDAD

NOV 28

SUPPLEMENTAL #1 TO AGENDA ITEM 9A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): PRE06-00037 (RUKHSANA MIR)

LOCATION: 417 Via Anita

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

1. Correspondence from neighbor.

2. The Engineering Division has revised the 3rd Code Requirement to read as follows: "Close abandoned driveway with full height curb and gutter to match existing." In addition, the 1st Code Requirement shall be deleted.

Staff continues to recommend denial of the project.

Prepared by,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

Attachments:
A) Correspondence.
B) Engineering Memorandum.
C) Revised Code Requirements.

Director
Planning Commission
city of Torrance, CA

Re:Application for approval of Precise Plan for 417 Via Anita, Redondo Beach, Plan number PRE06-00037

Dear Director,

We own and live on the property at 433 Via Anita, Redondo Beach. We object to any approval of the application of Rukhsana Mir for approval of his precise plan for construction on the lot at 417 Via Anita. Redondo Beach, CA. We object on the bases that the Applicant has failed to prove that his proposed construction satisfies each and every requirement of the Hillside Ordinance of the Torrance Municipal Code.

Sincerely,

Joe and Joan Buck

RECEIVED
DEC 0 3 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Graham, Oscar

From: MDuarte@da.lacounty.gov
Sent: Wednesday, December 05, 2007 3:32 PM
To: Graham, Oscar
Subject: Fw: property at 417 via anita

RECEIVED
DEC 05 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

----- Forwarded by Michael Duarte/DAUsers/NLADA on 12/05/2007 03:30 PM -----

Michael Duarte/DAUsers/NLADA
12/05/2007 03:27 PM

Toograham@tormet.com
cc
Subjectproperty at 417 via anita

Mr Graham,

My name is Michael Duarte and I am the owner of the property located at 404 Via La Soledad Redondo Beach, California 90277. Our property is located across the street from the subject property located at 417 Via Anita in the city of Redondo Beach. I have some major concerns regarding the subject property.

I am asuming that the silhouette that has been reconstructed by the homeowner as of wednesday December 5, 2007 is the intended addition. I say this because the silhouette has fallen down many times since the time that it was first constructed month's ago. It was recently reconstructed this last saturday December 1, 2007. It took two workers all day to reconstruct it.

It is very clear that the proposed residence has NOT 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. The slight view that our property has of the city will be taken away by the proposed residence. It clearly will do the same to the property located to the right of our property which is directly across the street from the proposed residence. The properties below on the backyard side of he proposed residence will have an immense invasion of their respective air and privacy.

One of the beauty's of traveling up Via Anita and Via Monte de Oro from Calle Mayor is seeing the beauty of the skyline in the daytime and the nightline and the stars at night. The proposed residence will greatly take from this natural beauty.

If the proposed residence at 417 Via Anita in Redondo Beach is allowed to proceed the city may as well do away with the Hillside Overlay Ordnance. Because of prior committments that I cannot change I will not be able to attend the meeting tonight. Please email me back to let me know that you received this email.

Thank you,
Michael Duarte

Michael Duarte/DAUsers/NLADA
12/05/2007 03:27 PM

To ograham@tormet.com
cc
bcc
Subject property at 417 via anita

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Thank you,
Michael Duarte

RECEIVED
DEC 05 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

CITY OF TORRANCE
ENGINEERING DIVISION
December 4, 2007

TO: Gregg D. Lodan, Planning Manager

FROM: Ted Symons, Associate Civil Engineer

SUBJECT: **Agenda Item No. 9A**
PRE06-00037
417 Via Anita

Please revise the 3rd code condition of Engineering Division to read as follows:

Close abandoned driveway with full height curb and gutter to match existing.

Please delete the 1st code condition of the Engineering Division -
That concrete in gutter shall be removed to allow water flow.

By _____
for Ted Symons
Associate Civil Engineer

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 unit for cable television

Engineering Division:

- Replace sections of damaged sidewalk per City of Torrance Standards.
- Close abandoned driveway with full height curb and gutter to match existing.
- Install a street tree in the City parkway every 50 feet for the width of this lot. (74.3.2) Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- A construction and excavation permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way.

Environmental:

- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/ drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

214 Via Pascual

Cam

Hillside OverlaySection 91.41.6

Construction and remodeling must comply with the following Provisions:

a) The proposed development **will not have an adverse impact upon the view, light, air and privacy** of other properties in the vicinity

b) The development has been located, planned and designed so as to **cause the least intrusion on the views, light air and privacy** of other properties in the vicinity

c) The design provides an **orderly and attractive development in harmony** with other properties in the vicinity

The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
DIANE CONNOLLY	206 VIA PASQUAL	4-29-07	Diane Connolly	
JAMES CONNOLLY	206 VIA PASQUAL	4/29/07	Jim Connolly	
Pat Foley	138 Via Alameda	5/7/07	Pat Foley	would like too see plans
"Kritika" see below	138 Via Alameda			
J. W. Green	142 Via ALAMEDA	5-7-07	J. W. Green	
CARL + DORIS SPIEGEL	200 VIA ALAMEDA	5-7-07	Carl Spiegel	
DORIS SPIEGEL	"	"	Doris Spiegel	
Jeff Wells	628 Via Monte dso	5-7-07	Jeff Wells	
Stefanie Wells	628 Via Monte dso	5-7-07	Stefanie Wells	
Maureen Donahue	128 Via Alameda	5-7-07	M Donahue	
Chris Gilbert	133 Via Alameda	5-7-07	Chris Gilbert	
TERRY OPDAHL	120 VIA ALAMEDA	5-7-07	Opdahl	
JUDITH OPDAHL	120 VIA ALAMEDA	5-7-07	Judith Opdahl	
Erika Paramonski	112 Via Alameda	5-7-07	Erika Paramonski	
Ed Paramonski	112 Via Alameda	5-7-07	Ed Paramonski	
Laura Pyter	134 Via Alameda	5-7-07	Laura Pyter	
CHRIS PYTER	134 VIA ALAMEDA	5-7-07	Chris Pyter	
Matthew PYTER	" "	5-7-07	Matthew Pyter	
CRAIG S. SMITH	145 VIA ALAMEDA	MAY-7, 2007	Craig S. Smith	
James B Donahue	128 Via Alameda	5-7-07	James B Donahue	
Chris gilbert	133 Via Alameda	5-7-07	Chris gilbert	Philosophically Inclined
John C. Quicker	106 Via Alameda	5-8-07	John C. Quicker	
Diane Arthur	106 Via Alameda	5-8-07	Arthur	
KIRTIKA PATEL	138 VIA ALAMEDA	5/9/07	[illegible]	

Hillside OverlaySection 91.41.6

Construction and remodeling must comply with the following Provisions:

a) The proposed development **will not have an adverse impact upon the view, light, air and privacy** of other properties in the vicinity

b) The development has been located, planned and designed so as to **cause the least intrusion on the views, light air and privacy** of other properties in the vicinity

c) The design provides an **orderly and attractive development in harmony** with other properties in the vicinity

The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
DOROTHY K. WATTS	139 VIA ALAMEDA	5/7/07	[illegible]	
HERBERT C. WATTS	139 VIA ALAMEDA	5/7/07	[illegible]	
SAVERY DASH	422 VIA SOLEDAD	5-7-07	[illegible]	
LEWIS OVERBEY	419 VIA MESA GRANDE	5/7/07	[illegible]	

Hillside OverlaySection 91.41.6

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The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
T.M. FALLO	421 VIA ANITA	MAY 3	T.M. Fallo	
SCOTT THOMAS	218 VIA PASQUAL	5-3	pm for Scott	

Hillside OverlaySection 91.41.6

Construction and remodeling must comply with the following Provisions:

a) The proposed development **will not have an adverse impact upon the view, light, air and privacy** of other properties in the vicinity

b) The development has been located, planned and designed so as to **cause the least intrusion on the views, light air and privacy** of other properties in the vicinity

c) The design provides an **orderly and attractive development in harmony** with other properties in the vicinity

The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
Kathie Baldwin	408 via la Saledad	4-27	Kathie Baldwin	
WILLIAM MATHEWS	210 VIA PASQUAL	4-27	William Mathews	
SALLY MATHEWS	210 VIA PASQUAL	4-27	Sally C. Mathews	
JANET MELLOTT	214 VIA PASQUAL	4-29	Janet Mellott	
PAT MRAZ	"	"	[illegible]	
WANDA PYTER	134 Via Alameda	5-2	[illegible]	
JANUSZ PYTER	" "	5-2	[illegible]	

Hillside OverlaySection 91.41.6

Construction and remodeling must comply with the following Provisions:

a) The proposed development **will not have an adverse impact upon the view, light, air and privacy** of other properties in the vicinity

b) The development has been located, planned and designed so as to **cause the least intrusion on the views, light air and privacy** of other properties in the vicinity

c) The design provides an **orderly and attractive development in harmony** with other properties in the vicinity

The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
KIRK + LISA EDMUNDSON	429 VIA ANITA	4/27/07		
ELAINE SMITH	145 Via Alameda	4/28/07	Elaine Smith	
Andrew + Elizabeth Naddin	400 Via la Soledad	4/28/07		
			Elizabeth Naddin	
Joe + Joan Buck	433 Via Anita	4/29/07		
			Joan Buck	

Hillside OverlaySection 91.41.6

Construction and remodeling must comply with the following Provisions:

a) The proposed development **will not have an adverse impact upon the view, light, air and privacy** of other properties in the vicinity

b) The development has been located, planned and designed so as to **cause the least intrusion on the views, light air and privacy** of other properties in the vicinity

c) The design provides an **orderly and attractive development in harmony** with other properties in the vicinity

The proposed construction at 417 Via Anita (PRE06-00037) negatively impacts my dwelling by one or all of the above mentioned codes governing the Hillside Overlay District therefore is in violation of intended building restrictions.

Name	Address	Date	Signature	Note
MICHAEL DUARTE	404 VIA LA SOLEDAD	5/15/07	[illegible]	
Barbara Lund	404 Via La Soledad	5/15/07	[illegible]	

12-3-2007

To Whom It May Concern:

I, Scott Thomas, owner and resident at 218 Via Pasqual, directly oppose the proposed construction of the second level of the house located behind me.
This additional level will infringe on my privacy and dramatically reduce the value of my property.

Thank you for your consideration and understanding.

Scott Thomas
218 Via Pasqual
Redondo Beach, Ca
90277
310-880-6541

421 Via Anita
Redondo Beach, CA 90277
December 5, 2007

Planning Commission
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Mr. Chair, Planning Commission Members, Ladies and Gentlemen:

I am Thomas Fallo, owner and resident of 421 Via Anita, the property adjacent and to the east of Applicant Mir's property. I have lived at this address for over 8 years having fled Manhattan Beach over issues of congestion and "mansionization."

My comments and references are addressed to the agenda item packet #9a. I urge you to deny this project, however, I pray you do so with prejudice. This project has traumatized the area for over 8 months. I would urge the Commission, in the future, never to let a project linger over such a period.

On page 2 of the agenda, the analysis of the Commission indicates that "the property owner directly to the east at 421 Via Anita states that "due to its placement and size the project will significantly impact his use of natural light and ventilation." I also would add "view." Unfortunately, the project will eclipse the view of the sky.

The simple mass and bulk of the project adversely effects light, ventilation and view at 421 Via Anita. I also appeal to you to amend the proposed resolution 07-063 and add another finding in G, on page 5, stating "the mass and bulk of this project would effect the light, ventilation and view."

The Commission should deny the project with prejudice because Applicant Mir has not moved forward in a timely manner. He did not work with the neighbors to make any changes to his proposal. He let his silhouette fall into disrepair which further deteriorated the ambience of the neighborhood for over 7 months. Only on Saturday, December 1, 2007, did Applicant Mir attempt to reconstruct the silhouette. Virtually all of the flags have been shredded and have landed in my yard over the last 6 months.

Applicant Mir should be directed that if he returns with a revised plan, it must satisfy a reasonable number of the Community's concerns. On page 16, a Planning Department communication to Mr. Mike Bihn states "the Planning Commission approved a motion to continue the item indefinitely to allow the applicant adequate time to resolve outstanding issues with his neighbors." This simply did not occur.

On pages 18 through 49, the applicant attempts to address concerns relayed through his discussions with the Planning Commission staff. Applicant Mir has never spoken with me of my concerns and his pictures on page 47 do not prove his case about direct sunlight. It is fascinating, if you carefully view the top picture, you can see some of the poles of the silhouette reflected in my windows thus proving the restriction of direct sunlight from the west.

Applicant Mir offers the growth of shrubs, trees and plants of his neighbors to the north of his development as a solution to their views of his proposed mansion. I wish we had a City ordinance that controls shrubs and trees, but we do not. All Applicant Mir's project would do is to encourage more obstruction through larger trees and larger shrubs to block the applicant's proposed blight on our community.

Applicant Mir proposes to demolish and reposition a section of a masonry wall between our properties. I believe this will have a significant and material effect on a gate on my property and 3 planters and trees on my property. Again, we have never discussed the financial hardship and/or property values or any other issues in relation to his proposal.

The letters from neighbors submitted to you in this packet are a fair indication of the community's feelings about this proposal and further invalidates the statements in Applicant Mir's submissions on page 9-12 where he extols his interpretation of the increases in property values. Common unity is obvious. Applicant Mir's project will destroy our community.

Sincerely,

Thomas M. Fallo

Proposed construction 417 Via Anita (PRE06-000037)

- Will negatively impact my home as well as neighboring homes and is therefore in violation of Hillside Overlay ordinances
  - (91.41.6 and 91.41.7)
- Forty-six (46) neighbors have signed this petition in agreement that the proposed construction is in violation of one or more of the named ordinances
- By allowing this structure a precedent is set and will negate the very intent of the Hillside Overlay ordinance. There will be no protection to prevent future construction
  - Intent was preserve views and privacy by disallowing 2 story structures and preventing transition from neighborhood to North Redondo or Manhattan Beach like districts.

Hillside Overlay Section 91.41.6 Planning and Design

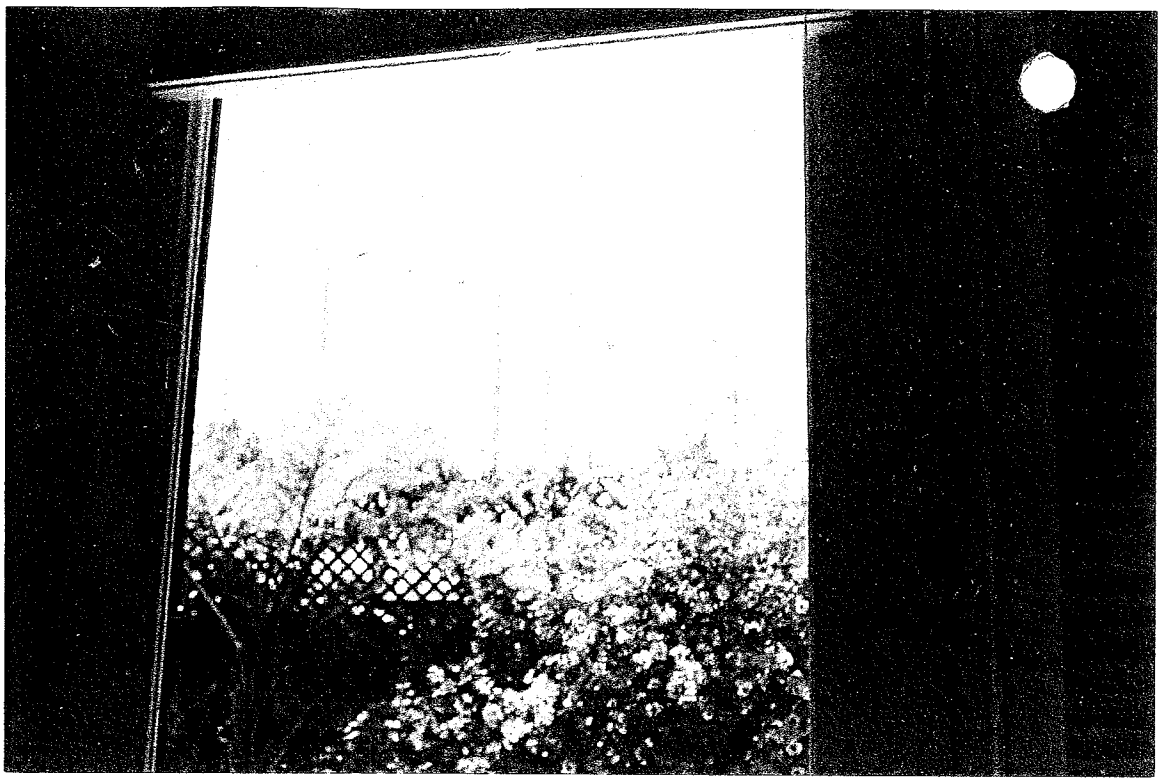
- **Proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity**
- **Development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity**
  - **Privacy** – 2nd story addition has a direct view into my bedroom, family room & entire backyard. Violates personal privacy within my own home
  - **Light** – During winter months sun would be blocked and light diminished all year round by this massive 2 story structure.

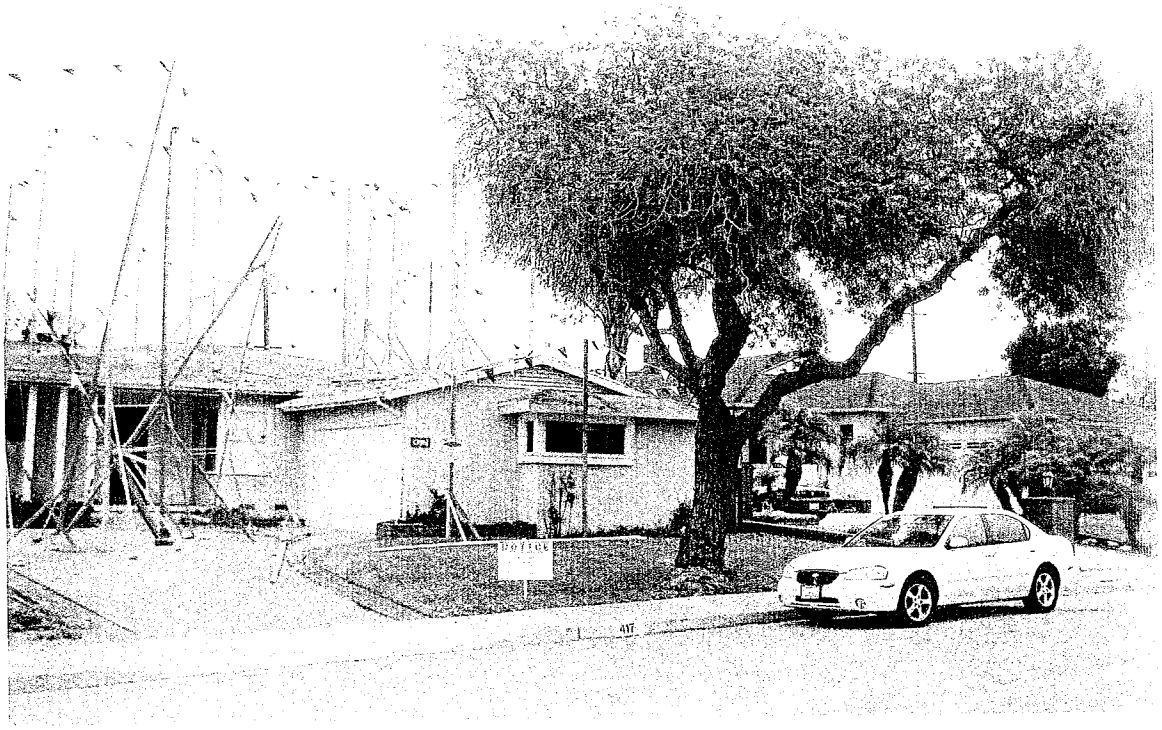
Hillside Overlay
Section 91.41.6
Planning and Design

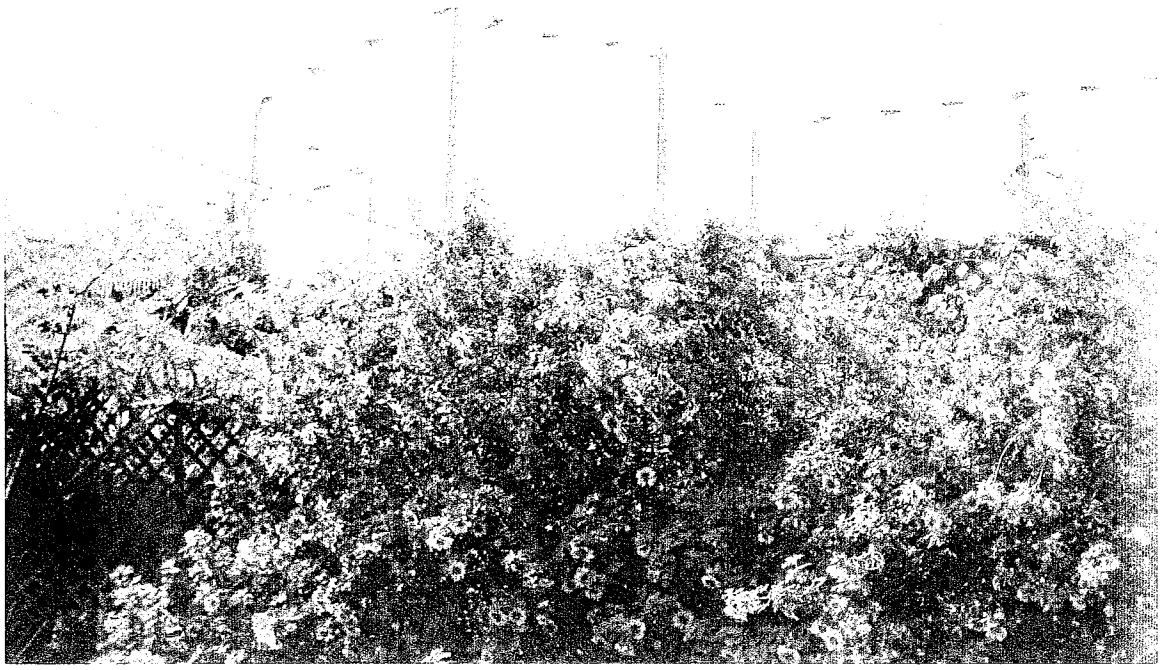
- **The design provides an orderly and attractive development in harmony with other properties in the vicinity**
  - **Neighborhood assimilation** – the proposed construction is a massive 2 story consuming most of the lot. It doesn't fit in with the other single story homes adjacent and throughout the neighborhood.
- **Will not have a harmful impact upon the land values and investment of other properties in the vicinity**
  - **Land Values** – I was willing to pay the price I paid for my home because of security of view and privacy provided by the Hillside Ordinance. Without this guarantee prospective buyers will be reluctant to pay for a view and/or privacy which could be stolen from them in a few short months or years.
  - **Current Land Values** - My home will lose value due to lack of privacy. Will impact neighboring values who are losing privacy, views and structural harmony.

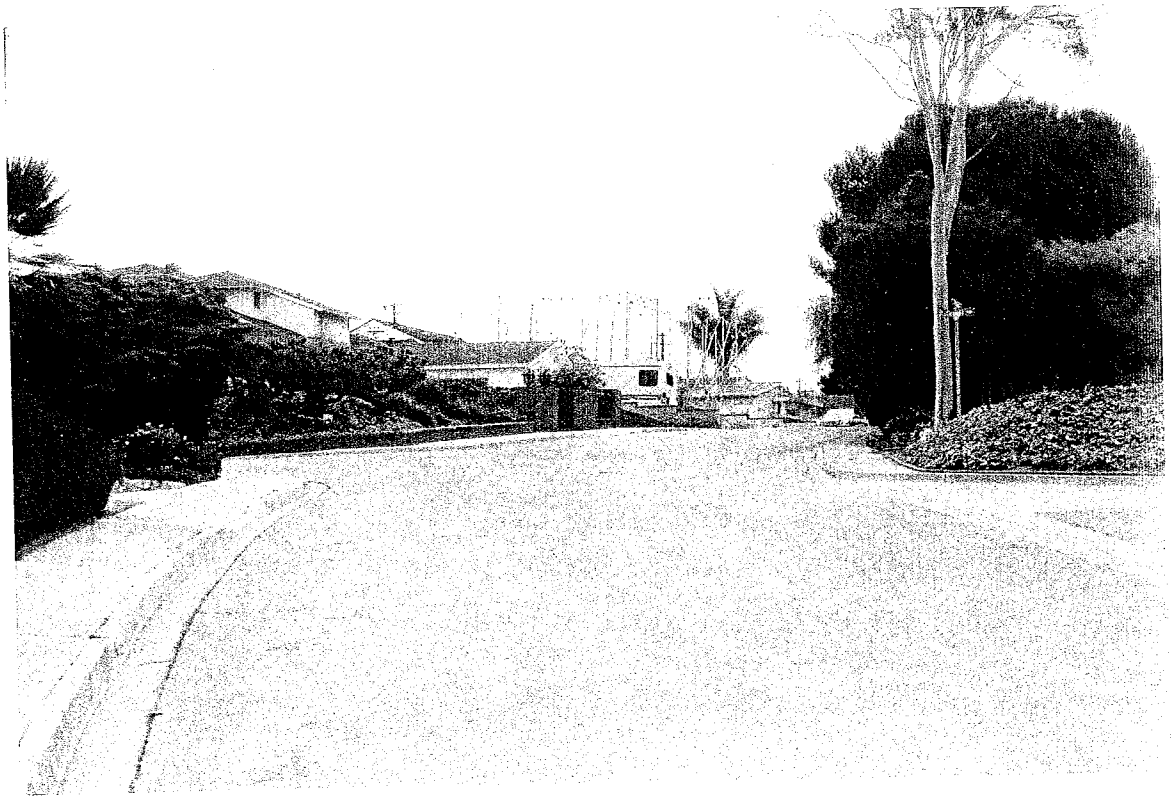
Hillside Overlay
Section 91.41.7
Permitted Development - Residential

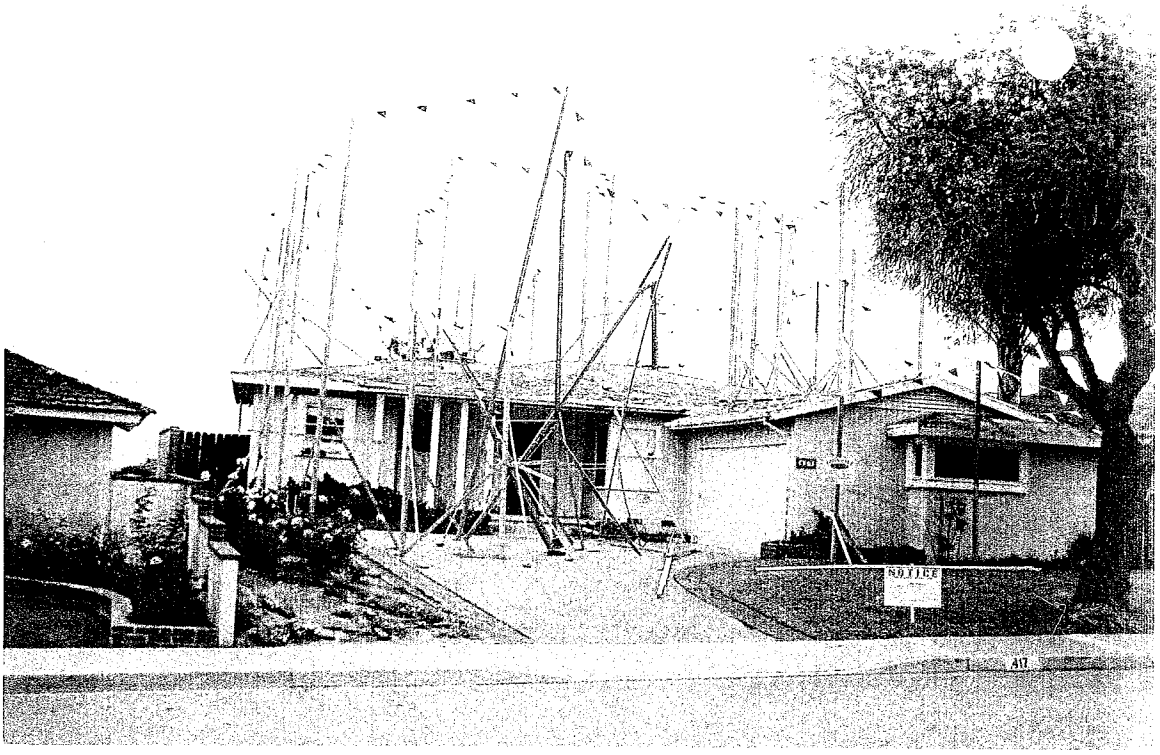
- **The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located.**
  - Proposed structure bumps up to my backyard property line and appears to consume greater than 50% of their lot.










NOTICE
417

413

Director
Planning Commission
city of Torrance, CA

Re:Application for approval of Precise Plan for 417 Via Anita, Redondo Beach, Plan number PRE06-00037

Dear Director,

We own and live on the property at 433 Via Anita, Redondo Beach. We object to any approval of the application of Rukhsana Mir for approval of his precise plan for construction on the lot at 417 Via Anita. Redondo Beach, CA. We object on the bases that the Applicant has failed to prove that his proposed construction satisfies each and every requirement of the Hillside Ordinance of the Torrance Municipal Code.

Sincerely,

Joe and Joan Buck

RECEIVED
DEC 0 3 2007
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Attachment J

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6655 * (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

September 26,

all in the year 2008

the foregoing is true and correct.
Dated at Torrance

California, this 26 September 2008

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB Public Notices 51 Public Notices 51 Public Notices 51

DB 9-107

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., October 7, 2008, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE06-00037, Rokhsana Mir: City Council consideration of an appeal of a Planning Commission 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.

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: Sept 26, 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 **September 25, 2008**, I caused to be mailed **117** copies of the within notification for City Council **PRE06-00037: RUKHSANA MIR** 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 **September 25, 2008** at Torrance, California.

Denise Mobli
(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., October 7, 2008** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

> **PRE06-00037, Rukhsana Mir: City Council consideration of an appeal of a Planning Commission 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.**

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

Publish: **September 26, 2008**

SUE HERBERS
CITY CLERK

One hundred seventeen (117) notices mailed 09/25/08. da

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 **November 21, 2007**, I caused to be mailed **116** copies of the within notification for Planning Commission **PRE06-00037: RUKHSANA MIR** 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 **November 21, 2007**, at Torrance California.

(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 City of Torrance Planning Commission at **7:00 P.M., DECEMBER 5, 2007**, in the City Council Chambers, City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE06-00037: Petition of **RUKHSANA MIR** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 417 Via Anita.

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 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 City Council 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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title ii]

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

JEFFERY W. GIBSON
Community Development Director

Publish: November 23, 2007

One Hundread and Sixteen notices mailed out on 11/21/07. eg

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

November 23,

all in the year 2007

the foregoing is true and correct.
Dated at Torrance

California, this 23 Day of November 2007

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2007 DEC -5 PM 12: 08

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 11-113
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., DECEMBER 5, 2007**, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

PRE06-00037: Petition of **RUKHSANA MIR** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 417 Via Anita.

PRE06-00040: Petition of **SCOTT AND RENA VAN DOESELAAR** for approval of a Precise Plan of Development to allow the construction of second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22630 Draille Drive.

PRE07-00010: Petition of **TOM AND MARY PAT GAHAN** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 22322 Susana Avenue.

CUP07-00026, TTM69668: Petition of **DIANNA AND MICHAEL TUMANJAN** for approval of a Conditional Use Permit and Tentative Tract Map for a proposed five-unit detached condominium project on property located in the R-3 Zone at 2718 Dalemead Street.

PCR07-00001, CUP07-00028: Petition of **MAKENA GREAT AMERICAN** for approval of a Planning Commission Review for the construction and operation of a new retail/commercial center in conjunction with a Conditional Use Permit to allow food uses on property located in the C-2 Zone at 4135 Pacific Coast Hwy.

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.

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 Clerks office at 310.618.2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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

JEFFERY W. GIBSON
Community Development Director

Pub.: November 23, 2007.

PROOF OF SERVICE BY MAIL

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

On **April 20, 2007**, I caused to be mailed **118** copies of the within notification for Planning Commission **PRE06-00037: MIKE BIHN (RUKHSANA MIR)** 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 **April 20, 2007** , at Torrance California.

Cindy Powell
(signature)

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

April 21,

all in the year 2007
]
the foregoing is true and correct.
Dated at Torrance

California, this 21 Day of April 2007

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB

DB 4-120

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., MAY 2, 2007, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

CUP07-00006, DIV07-00006: Petition of **DON AND PAULA STILLION (DOUG AND SHELLY CANFIELD)** for approval of a Conditional Use Permit to allow the construction of three new attached condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 2008 Santa Fe Avenue.

CUP07-00004, DIV07-00004: Petition of **CHARLES BELAK-BERGER (ANTONIO TELLEZ)** for approval of a Conditional Use Permit to allow the construction of two new condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 18212 Mansel Avenue.

CUP07-00013, PRE07-00003, DIV07-00005: Petition of **ALI MASHHADI AND ANDREA K. STAVAST** for approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of a new two-story commercial building with food uses in conjunction with a Division of Lot to allow three lots to be merged into one on property located in the C-2 PP Zone at 3614 Pacific Coast Highway.

PRE06-00037: Petition of **MIKE BIHN (RUKHSANA MIR)** for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 417 Via Anita.

DIV07-00008: Petition of **DEL AMO 5, LLC** for approval of Division of Lot for a lot line adjustment between APN 7525-023-022 and APN 7525-023-001 on property located in the HBCSP-DA1 Zone at 21515 Hawthorne Boulevard.

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.

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 Clerks office at 310.618.2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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

JEFFERY W. GIBSON
Community Development Director

Pub.: April 21, 2007.