

COUNCIL MEETING OF
October 21, 2008

PUBLIC HEARING

SUPPLEMENTAL #1 TO ITEM 13A

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

Members of the Council:

SUBJECT: Supplemental #1 to Council Item 13A

Community Development – Consider appeal of the Planning Commission’s Approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 161 Paseo de las Delicias.

PRE08-00009: Stephen and Judy Ebey

Attached for your consideration please find additional public correspondence received after Agenda Item 13A was distributed. The Planning Commission and the Community Development Director recommend that the City Council deny the appeal and adopt a Resolution approving the project.

Respectfully submitted,

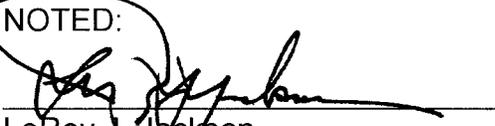
JEFFERY W. GIBSON
Community Development Director

By 
for: Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachment: A: Correspondence

A sampling of houses in the neighborhood of 161 Paseo de las Delicias

taken from the County of Los Angeles Assessor's information

(book 7514 City of Torrance Assessor's map) except for

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CITY CLERK'S OFFICE

Driving through our neighborhood I saw many large, beautiful homes. This is not an exhaustive list—just a sample of some of the old and new ones. I found at least 29 houses in our immediate area that have over 3000 square feet of living area. There are 21 houses on this list that have more living area than our house.

Street	house number	year built-effective date	Living area square footage NOT counting the garage space
Paseo de las Delicias	120	1948-60	2715
	121	2002	3321
	131	1960-1963	2552
	135	1952-1962	2419
	154	1950-1988	3026
	215	1936-1944	2864
	223	1955-1975	3158
	235	1967-1980	3242
	Via Monte de Oro	100	1954-1966
106		1929	2663
124		1928	6756
Camino del Campo	203	1936-1945	3871
	521	1948-1966	2521
	522	1951-63	2592
Camino de las Colinas	156	1928	3083
	216	1930-1935	2861
	226	1998	3891
	313	2004	3564
	317	1930-1938	4291
	350	1930	2758
	357	1929-1930	3377
	400	2003	3802
*info. from City of Torrance Planning Dept.	404	new house currently under construction	3883

Via Linda Vista	216	1950-1965	3751
	255	1929-1934	2960
	279	1931-1943	3481
	332	1950-1966	2618
Via los Miradores	147	1937-1940	2360
	175	1939-1968	3968
Calle Miramar	509	1954-1959	3598
	624	1929	2831
	625	2005	3258
	628	1931-1940	3436
	636	1951-1956	4092
	651	1995	2981
	664	1939-2005	4004
Vista del Parque	224	1957	2492
	236	1955-1956	2999
Via la Circula	125	1952-1977	2582
	143	2004	3412
	144	1948-1960	3048
	213	1949	2696
	220	1990	3151
	221	1978	3116
Paseo de Gracia	234	1933-1963	3422
	245	1939-1968	2814
Via Buena Ventura	119	1956-1980	3448
	205	1948-1971	3349
	216	1949-1971	2552
	240	1949-1963	3446
Paseo de las Delicias	161	2008	3167