Council Meeting of
November 18, 2008

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

PUBLIC HEARING

Members of the Council:

Subject: Community Development – Consider an appeal of a Planning Commission denial of a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum building height, and a Variance to the maximum allowable Floor Area Ratio on property located within the Hillside Overlay District, in the R-1 Zone at 5615 Via del Collado.

PRE08-00017; VAR08-00002; WAV08-00008 : Clinton Eull

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director and the Planning Commission that the City Council deny the appeal and take the following action on property located at 5615 Via del Collado:

1. Adopt resolutions denying:
   - A Precise Plan of Development;
   - A Waiver of height requirement; and
   - A Variance for a Floor Area Ratio over .6 in the R1 zone.

Funding: Not applicable

BACKGROUND

The applicant is requesting approval of a Precise Plan of Development, a Variance and a Waiver to allow semi-subterranean, first and second story additions to an existing one story single family residence. A Precise Plan is required because the property is located within the Hillside Overlay District and the new construction is over fourteen feet in height. This request was originally submitted in March of 2007, but it took some time for the applicant to get the application package completed and the case did not go to the Planning Commission until August 6, 2008. At that meeting, the project was denied by the Planning Commission by a vote of 6-0 with one Commissioner absent.

On August 21, 2008 the applicant appealed the denial decision to the City Council, and the case was subsequently scheduled for the November 18, 2008 City Council Hearing.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for August 6, 2008. On July 25, 2008, 105 notices were mailed to property owners within a 500 foot radius. A City Council Public Hearing was scheduled for November 18, 2008 and 135 notices were mailed on November 6, 2008. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on November 6, 2008.

Environmental Findings

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

ANALYSIS

The applicant is proposing the construction of a three-level residence with a semi-subterranean garage and a roof top deck. On the semi-subterranean level, the project includes the construction of a new two-car garage and an open basement plan. An elevator shaft starts on this level and continues to the upper stories. On the first floor, a significant portion of the existing house will be demolished and the new construction will include a new great room, living room, kitchen and children's study area. On the second floor, the project includes the construction of a game room, master suite and three additional bedrooms. In addition, a 3,070 square foot roof deck is proposed on the upper most level. A project summary is provided below:

Project Information

• **Lot Size**	8,990 sq. ft.
• **Existing Residence (1st Floor)**	2,315 sq. ft.
• **Proposed Additions (1st Floor)**	1,555 sq. ft.
• **Proposed Additions (2nd Floor)**	3,468 sq. ft.
• **Proposed Garage & Basement**	2,000 sq. ft.
• **Proposed Total Square Footage**	9,338 sq. ft.
• **Proposed Roof Deck (Not included in FAR)**	3,070 sq. ft.

Calculations

• **Proposed Floor Area Ratio (FAR)**	1.04 %
• **Proposed Lot Coverage**	43 %
• **Proposed Building Height**	37.33 ft

Staff has received numerous correspondence from neighbors with concerns about view, light, air and privacy impacts. Neighbors are also concerned with the proposed building height and proposed Floor Area Ratio as they both exceed the maximum allowed by the Torrance Municipal Code. In addition, phone calls were received from several neighbors especially those on Calle de Ricardo. Staff visited neighbors at 5301 and 5309 Calle de Ricardo and noticed that these properties have a distant view of the coastline and the ocean which would be partially blocked by the proposed project. Staff also visited neighbors at 5409 and 5519 Calle de Ricardo and noticed that these properties will experience a partial loss of their city lights view due to the proposed height of the new residence.

The property owner directly to the west of the proposed project at 5617 Via del Collado states that, due to its placement and height, the new house will impact his house in terms of view, privacy, natural light and ventilation. Staff noted impacts to their privacy and natural light could potentially be adverse. Staff also received correspondence and talked to the neighbors located directly north of the project at 432 and 436 Via El Chico. These neighbors stated that they have concerns about privacy impacts and concerns about the stability of the hill as they are located at a lower elevation.

Based on staff observations of the house, the silhouette, and neighboring properties on Via del Collado, Calle de Ricardo and Via El Chico there do appear to be adverse impacts to the view, light, and privacy of surrounding properties by the proposed new construction. 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, air and privacy 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 is requesting a Waiver to exceed the maximum height allowed in the R-1 Zone, and to allow less than the required side yard setback, in addition to a Variance request to exceed the maximum allowable Floor Area Ratio. In the judgment of staff, these requests do not meet the criteria for approval as the property does not exhibit physical hardships. Neither the lot area of 8,990 sf. nor the lot width of 62 ft. are substandard in size. The lot does not have an irregular configuration as it is rectangular in shape, and there does not appear to be any topography issues that are significant in nature or would prevent completion of a residence with the established Code required heights, setbacks, Floor Area Ratio and Lot Coverage.

The applicant has prepared a plan that complies with some of the R-1 standards; however, it does not comply with the required side yard setbacks, building height, Lot Coverage and Floor Area Ratio. In addition, 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 adverse impacts to several properties on Calle de Ricardo, Via El Chico and Via del Collado. For these reasons, Staff recommends denial of this request.

PLANNING COMMISSION RECOMMENDATION

As previously noted, this item was denied by the Planning Commission on August 6, 2008. At this hearing, the representative for the applicant requested a continuance, but Staff recommended that the Planning Commission take action at that meeting as it had taken some time to get the applicant to agree to a hearing date on this project which was originally submitted in March of 2007. Several Planning Commissioners expressed concerns regarding the unusual characteristics and dimensions of the project, including the proposed Floor Area Ratio (FAR) of 1.04 which would adversely impact neighbors. After the comments expressed by the Commission, no members of the public chose to speak. A motion for denial of the project without prejudice passed by unanimous roll call vote.

CONCUR:

Jeffery W. Gibson
Community Development Director

NOTED:

LeRoy J. Jackson
City Manager

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By _____
Gregg D. Lodan, AICP
Planning Manager

Attachments:
A. Resolutions
B. Recommended Resolutions, if approved
C. Location and Zoning Map
D. Letter of Appeal
E. Correspondence from applicant dated 10/27/08
F. Planning Commission hearing Minutes Excerpts 08/06/08
G. Previous Planning Commission Staff Reports
H. Proofs of Publication and Notification
I. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
J. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008 _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND DENYING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK, AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

PRE08-00017: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, the Planning Commission of the City of Torrance denied an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, on August 21st, 2008 the applicant file an appeal for consideration of the Planning Commission denial of the above mentioned project; and

WHEREAS, on November 18, 2008 the City Council of the City of Torrance conducted a public hearing and denied an appeal of the Planning Commission decision to deny a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado;and

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

WHEREAS, 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 15301 (e) (2);and

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

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That the proposed residence will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause adverse impacts to views of the city lights and the coastline. The proposed building height will adversely impact the view from properties on Calle de Ricardo;

d) That the proposed residence has been located in a manner that creates intrusions on the privacy of other properties in the vicinity because the proposed second story decks and proposed roof deck are located in a such a manner that they would impact the privacy of adjacent neighbors;

e) That the design of the proposed residence provides an attractive development because the exterior design elements are of a high quality; however, the proposed flat roof creates the appearance of mass and bulk that is not in harmony with the surrounding properties;

f) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will negatively impact the natural light and privacy of the property to the west;

g) That the proposed residence would cause or result in an adverse cumulative impact on other properties in the vicinity because of the appearance of mass and bulk that would not be in harmony with the surrounding residences;

h) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions do not conform to the required Floor Area Ratio, side yard setbacks and maximum height allowed; and

NOW, THEREFORE, BE IT RESOLVED that PRE08-00017, filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1

Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby DENIED;

Introduced and adopted on the 18th day of November 2008

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

WAV08-00008: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, the Planning Commission of the City of Torrance denied an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, on August 21st, 2008 the applicant file an appeal for consideration of the Planning Commission denial of the above mentioned project; and

WHEREAS, on November 18, 2008 the City Council of the City of Torrance conducted a public hearing and denied an appeal of the Planning Commission decision to deny a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado;and

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

WHEREAS, 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 15301 (e) (2);and

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

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That the proposed residence will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause significant impacts to views of the city the coastline. The new height will adversely impact the view from properties on Calle de Ricardo;

d) That the proposed residence has been located in a manner that creates intrusions on the privacy of other properties in the vicinity because the proposed second story decks and proposed roof deck are located in a such a manner that they would impact the privacy of adjacent neighbors;

e) That the design of the proposed residence provides an attractive development because the exterior design elements are of a high quality; however, the proposed flat roof creates the appearance of mass and bulk that is not in harmony with the surrounding properties;

f) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will negatively impact the natural light and privacy of the property to the west;

g) That the proposed residence would cause or result in an adverse cumulative impact on other properties in the vicinity because of the appearance of mass and bulk that would not be in harmony with the surrounding residences;

h) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions do not conform to the required Floor Area Ratio, side yard setbacks and maximum height allowed; and

NOW, THEREFORE, BE IT RESOLVED that WAV08-0008, filed by Clinton Eull to allow a Waiver to exceed the maximum height and to allow less than the required side yard setback in conjunction with a Precise Plan of development to allow semi-subterranean, first and second story additions to an existing one story single family residence and a Variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby DENIED;

Introduced and adopted on the 18th day of November 2008

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2008_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND DENYING A VARIANCE AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE, AND A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

VAR08-00002: CLINTON EULL

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

WHEREAS, the Planning Commission at its meeting of August 6, 2008 considered VAR08-00002 filed by Clinton Eull to exceed the maximum allowable Floor Area Ratio, in conjunction with a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, and a Waiver to exceed the maximum height and to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

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

WHEREAS, the Planning Commission recommended denial of VAR08-00002 to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 18, 2008 to consider VAR08-00002; and

WHEREAS, the City Council at its meeting of November 18, 2008 adopted a Categorical Exemption;

WHEREAS, the City Council finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That this application to exceed the maximum allowable Floor Area Ratio for a single family residence will interfere with the orderly development of the City as it will not be compatible with the surrounding single-family residences; and

d) That this request for a Variance is inconsistent with the City's General Plan because it exceeds the Floor Area Ratio established by the Low-Density General Plan Designation; and

e) That the granting of this Variance will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause adverse impacts to views of the city lights and the coastline. The proposed building height and mass will adversely impact the view from properties on Calle de Ricardo, and

f) That the granting of this Variance will interfere with the orderly development of the City and it is inconsistent with the R-1 zoning of the property; and

g) That granting of this Variance to exceed the allowed Floor Area Ratio will create intrusions on the privacy of other properties in the vicinity because the proposed residence will negatively impact the natural light and privacy of the property to the west;

h) That the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code.

NOW, THEREFORE, BE IT RESOLVED that VAR08-00002 filed by Clinton Eull to exceed the maximum allowable Floor Area Ratio, in conjunction with a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, and a Waiver to exceed the maximum height and to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby DENIED;

Introduced and adopted on the 18th day of November 2008

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MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AN APPEAL AND APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK, AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

PRE08-00017: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, the Planning Commission of the City of Torrance denied an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, on August 21st, 2008 the applicant file an appeal for consideration of the Planning Commission denial of the above mentioned project; and

WHEREAS, on November 18, 2008 the City Council of the City of Torrance conducted a public hearing and approved an appeal and approved a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615Via del Collado; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with

the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, 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 15301 (e) (2);and

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

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That the proposed residence will not have an adverse impact upon the view of other properties in the vicinity (to be determined by City Council);

d) That the proposed residence has not been located in a manner that it creates intrusions on the privacy of other properties in the vicinity (to be determined by City Council);

e) That the design the proposed design does not create the appearance of mass and bulk and it is in harmony with the surrounding properties (to be determined by City Council);

f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity (to be determined by City Council);

g) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity (to be determined by City Council);

h) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity (to be determined by City Council);

NOW, THEREFORE, BE IT RESOLVED that PRE08-00017, filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in Precise Plan of Development 08-00017 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other

documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Precise Plan of Development 08-00017 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the remodeled residence at the highest point of the roof shall not exceed a height of 37.33 feet as represented by the elevation of 140.70 on the plans and lowest adjacent grade of 103.37 based on a benchmark elevation of 109.31 located at the southwesterly corner of the lot as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of the new residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 37.33 feet based on the elevation of 140.70 as indicated on Certified Silhouette and based on the lowest grade elevation of 103.37 as shown on the survey map and based on a benchmark elevation of 109.31 on file in the Community Development Department; (Development Review)
5. That the applicant shall eliminate the enclosure located on the roof deck level in order to minimize view impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
6. That the applicant shall work with Staff to reduce the size of the second floor and roof decks as to minimize privacy impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall work with Staff to reduce the relocate and resize windows facing the adjacent neighbors as to minimize privacy impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
8. That the design of the house shall be modified to reduce the appearance of bulk and mass to the satisfaction of the Community Development Director; (Development Review)
9. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
10. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
11. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
12. That the garage shall be redesigned as not to exceed more than 1,000 sf. per Code and to the satisfaction of the Community Development Director; (Development Review)

13. That the applicant shall provide 4" contrasting address numerals for residential uses (Environmental)

14. That automatic garage roll-up doors shall be provided for both garage doors to the satisfaction of the Community Development Director; (Environmental)

15. That the front yard area shall not be more than fifty percent (50%) paved (Environmental)

16. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced and adopted on the 18th day of November 2008

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MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

WAV08-00008: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, the Planning Commission of the City of Torrance denied an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

WHEREAS, on August 21st, 2008 the applicant file an appeal for consideration of the Planning Commission denial of the above mentioned project; and

WHEREAS, on November 18, 2008 the City Council of the City of Torrance conducted a public hearing and approved an appeal of the Planning Commission decision to deny a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado;and

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

WHEREAS, 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 15301 (e) (2);and

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

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That the proposed residence will not have an adverse impact upon the view of other properties in the vicinity (to be determined by City Council);

d) That the proposed residence has not been located in a manner that it creates intrusions on the privacy of other properties in the vicinity (to be determined by City Council);

e) That the design the proposed design does not create the appearance of mass and bulk and it is in harmony with the surrounding properties (to be determined by City Council);

f) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity (to be determined by City Council);

g) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity (to be determined by City Council);

h) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity (to be determined by City Council)

NOW, THEREFORE, BE IT RESOLVED that WAV08-0008, filed by Clinton Eull to allow a Waiver to exceed the maximum height and to allow less than the required side yard setback in conjunction with a Precise Plan of development to allow semi-subterranean, first and second story additions to an existing one story single family residence and a Variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in WAIVER 08-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be

established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Waiver 08-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

Introduced and adopted on the 18th day of November 2008

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2008 _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AN APPEAL AND APPROVING A VARIANCE AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE, AND A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

VAR08-00002: CLINTON EULL

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

WHEREAS, the Planning Commission at its meeting of August 6, 2008 considered VAR08-00002 filed by Clinton Eull to exceed the maximum allowable Floor Area Ratio, in conjunction with a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, and a Waiver to exceed the maximum height and to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

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

WHEREAS, the Planning Commission recommended denial of VAR08-00002 to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 18, 2008 to consider VAR08-00002; and

WHEREAS, the City Council at its meeting of November 18, 2008 adopted a Categorical Exemption;

WHEREAS, the City Council finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

i) That the property is located at 5615 Via del Collado.

j) That the property is identified as Lot 230 in Tract 22024.

k) That this application to exceed the maximum allowable Floor Area Ratio for a single family residence not will interfere with the orderly development of the City (to be determined by City Council); and

l) That this request for a Variance is consistent with the City's General Plan (to be determined by City Council); and

m) That the granting of this Variance will not have an adverse impact upon other properties in the vicinity (to be determined by City Council), and

n) That the granting of this Variance will not interfere with the orderly development of the City and it is consistent with the R-1 zoning of the property (to be determined by City Council); and

o) That granting of this Variance to exceed the allowed Floor Area Ratio will not create intrusions on the privacy of other properties in the vicinity (to be determined by City Council); and

p) That the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code.

NOW, THEREFORE, BE IT RESOLVED that VAR08-00002 filed by Clinton Eull to exceed the maximum allowable Floor Area Ratio, in conjunction with a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, and a Waiver to exceed the maximum height and to allow less than the required side yard setback on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions;

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in VARIANCE 08-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this VARIANCE 08-00002 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

Introduced and adopted on the 18th day of November 2008

_____

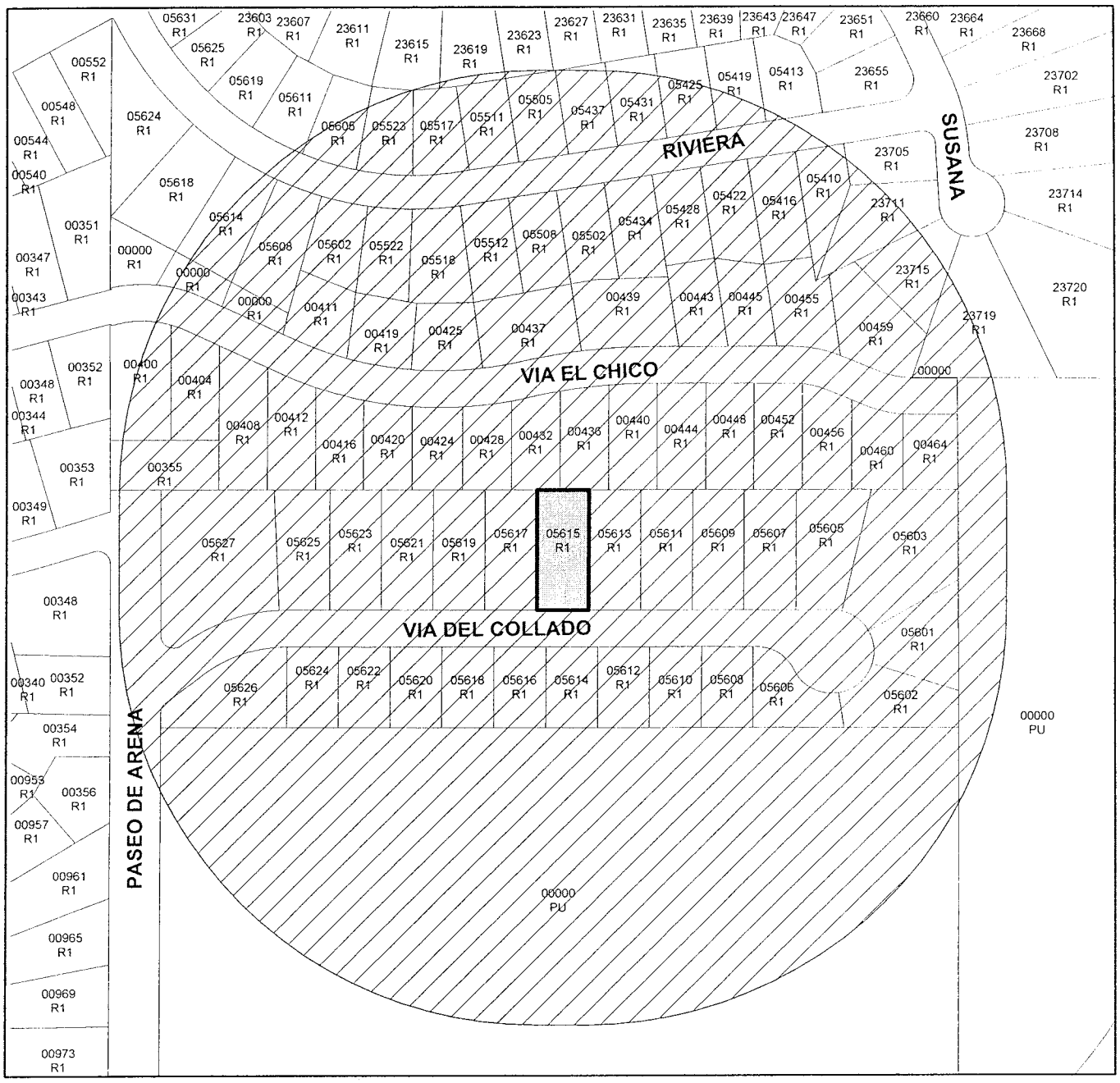
MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney
By_____



LOCATION AND ZONING MAP

5615 Via Del Collado

PRE08-00017

VAR08-00002

WAV08-00008

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

5615 Via Del Collado

0 80 160 320 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System

Jeffery W. Gibson, Community Development Director

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: August 21, 2008

TO: **Jeffrey Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2008-13**

Attached is Appeal 2008-13 received in this office on August 21, 2008 from Clinton B. Eull III, P.O. Box 10418, Torrance, CA 90505. This appeal is of the Planning Commission's denial I made on August 6, 2008 regarding PRE08-00017, WAV08-00008, VAR08-00002: CLINTON B. EULL III located at 5615 Via del Collado, Torrance, CA 90505.
SEE ATTACHMENT.

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

SECTION 11.5.3. PROCEDURE AFTER FILING.

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

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

Sue Herbers
City Clerk

cc: City Council
Building and Safety

CITY OF TORRANCE

APPEAL FORM

RECEIVED
2008 AUG 21 AM 8:43
CITY OF TORRANCE
CITY CLERK'S OFFICE

AN APPEAL TO:

- ☒ City Council
- ☐ Planning Commission
- ☐ _____

RETURN TO:

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

CLINTON B. EULL III

RE: Pre08-00017, VAR08-00002, WAV08-00008
(Case Number and Name)

Address/Location of Subject Property 5615 Via del Collado
(If applicable)

Decision of:

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

Date of decision: 8/6/08 **Appealing:** ☐ APPROVAL ☒ DENIAL

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.)*

See over

Name of Appellant Clinton B. Eull III

Address of Appellant PO Box 10418 TORRANCE CA 90505

Telephone Number (310) 704 5567

Signature Clinton B. Eull

For office use only:

Appeal Fee paid $_____ Date_____ Received by_____

Notice to: Community Development Department: ☐ Planning ☐ Building & Safety

☐ City Council ☐ City Manager ☐ City Attorney ☐ Other Department(s)_____

SECTION 11.5.2. CONTENTS OF NOTICE OF APPEAL, FEES.
(Amended by O-3416)

a) The notice of appeal shall contain the following information in addition to the information given by the applicant thereon or reasonably required by the City Clerk therefor:
   1) The name, address, and telephone number of the applicant.
   2) The type of permit desired or action requested.
   3) The date on which said permit was issued or refused or the decision was made and the name of the City officer, body, or department taking such action.
   4) The grounds on which the appeal is taken.

b) A fee for filing an appeal shall be charged as provided by resolution of the City Council.

Reason

Gregg Lodan

1. Concealed material information about public feedback and surprised appellant with 21 neighbors' objections only 2 business days before the scheduled hearing date;

2. Made grossly inaccurate and misleading statements to the Planning Commission prior to voting;

3. Is making an already burdonsome process even more financially burdonsome by taking the aforementioned actions.

appellant

Attachment E

Graham, Oscar

From: yule3@aol.com
Sent: Tuesday, October 28, 2008 7:27 AM
To: Graham, Oscar
Subject: Re: Materials for Council Hearing

Mr. Graham,

Take my project off the schedule for Nov. 18.

Prepare a procedure manual for the Planning Department.

Forward the finalized, approved procedure manual to me at your earliest convenience.

Thank you,

Clint

11C. PRE08-00017, WAV08-00008, VAR08-00002: CLINTON B. EULL III

Planning Commission consideration for approval of a Precise Plan of Development to allow semi-subterranean, first and second-story additions to an existing one-story, single-family residence, in conjunction with a Waiver to exceed the maximum height and a Variance to exceed the maximum allowable Floor Area Ratio on property located within the Hillside Overlay District in the R-1 Zone at 5615 Via Del Collado.

Recommendation

Denial without prejudice.

Planning Assistant Yumul introduced the request and noted supplement material available at the meeting consisting of correspondence received after the agenda item was completed.

Robert Parsons, legal counsel for the applicant, stated that his client just received the lengthy staff report over the weekend and he was requesting a continuance for approximately 60 days to explore the feasibility of various options.

Responding to questions from the Commission, Mr. Parsons reported that the final decision to request a continuance was made the previous day, but this was not communicated to staff.

Commissioner Horwich stated that he couldn't understand how this project ever got this far because it doesn't meet any of the City's basic requirements and it was one of the most outlandish proposals he had ever seen in 14 years on the Commission.

Commissioner Gibson noted her agreement with Commissioner Horwich's remarks, relating her observation that the project would block views from several properties. She asked if the silhouette would remain in place if the project is continued.

Planning Manager Lodan expressed concerns about granting a continuance. He explained that it has taken some time to get the applicant to agree to a hearing date on this project, which was originally submitted in March of 2007, and there have been a number of complaints about the silhouette. He reported that staff made it clear that the Community Development Department would not support the project so the recommendation in the staff report should have come as no surprise.

A brief discussion ensued and it was the consensus of the Commission to deny the request for a continuance.

Mr. Parsons stated that he had exhausted his authority and would concur with staff's recommendation that the project be denied without prejudice.

Deputy City Attorney Whitham noted that the public must be given an opportunity to comment before the Commission could take action.

Commissioners indicated that they had read the many letters of opposition in the staff report and were inclined to deny the project without prejudice unless there was compelling testimony to the contrary.

Vice-Chair Weideman invited public comment. As no one came forward to speak, the public hearing was closed.

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

MOTION: Commissioner Uchima moved to deny PRE08-00017, VAR08-00002, and WAV08-00008 without prejudice. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Chairperson Browning).

Commissioner Uchima recommended that neighbors in the audience exchange contact information with applicant's representative in order to facilitate discussions.

Commissioner Gibson asked about the removal of the silhouette.

Planning Manager Lodan explained that the applicant could appeal the Commission's decision, in which case the silhouette must remain in place until after the hearing, however, staff will alert Code Enforcement staff if an appeal is not filed so they can follow up immediately.

Commissioner Skoll questioned whether the Commission could add a condition requiring that the silhouette be taken down as soon as possible.

Deputy City Attorney Whitham advised that since the Commission was denying the project, there was no approval to attach conditions.

Commissioner Busch suggested that it would show good faith on the part of the applicant if the silhouette is taken down immediately should he decide not to appeal the Commission's decision.

Vice-Chair Weideman asked if there was a minimum size for flags because the flags on this silhouette were hard to see from a distance, and Planning Manager Lodan advised that the size of flags is not regulated.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution Nos. 08-075 and 08-076.

MOTION: Commissioner Gibson moved for the approval of Planning Commission Resolution Nos. 08-075 and 08-076. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Chairperson Browning).

AGENDA ITEM NO. 11C

CASE TYPE & NUMBER: Precise Plan of Development – PRE08-00017;
Variance – VAR08-00002 ; Waiver – WAV08-00008.

NAME: Clinton Eull

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum height and to allow less than the required side yard setback, and a Variance to exceed the maximum allowable Floor Area Ratio on property located within the Hillside Overlay District in the R-1 Zone.

LOCATION: 5615 Via del Collado

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

ADJACENT ZONING AND LAND USE:

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

ENVIRONMENTAL FINDINGS: New construction of one single family residence in a residential zone is Categorically Exempted by the 2008 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e) (2).

BACKGROUND AND ANALYSIS:
The applicant is requesting approval of a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum height and to allow less than the required side yard setback, and a Variance to exceed the maximum allowable Floor Area Ratio. The property is an interior rectangular lot that is 8,990 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is

currently developed with a 2,315 square foot one-story single family residence and a two-car garage.

The total area for the project is 9,338 sf. On the semi-subterranean level, the project includes the construction of a new two-car garage and an open basement plan. An elevator shaft starts on this level and continues to the upper stories. On the first floor, a significant portion of the existing house will be demolished and the new construction will include a new great room, living room, kitchen and children's study area. On the second floor, the project includes the construction of a game room, master suite and three additional bedrooms. In addition, a 3,070 square foot roof deck is proposed on the upper most level. This level also features a 160 square foot enclosure which will house the elevator shaft and the staircase. The proposed front yard setback averages more than 20.00' ft., the easterly and westerly side yard setbacks are 4.00' and 4.70' respectively, and the proposed rear yard setback is 50.25'. Based on the Topographical Survey, the Height & Location Certification and the plans, the remodeled residence will be 37.33' in height from the lowest adjacent grade of 103.37' to the highest ridge elevation of 140.70', based on a benchmark elevation of 109.31'.

Project Information

• **Lot Size**	8,990 sq. ft.
• **Existing Residence (1st Floor)**	2,315 sq. ft.
• **Proposed Additions (1st Floor)**	1,555 sq. ft.
• **Proposed Additions (2nd Floor)**	3,468 sq. ft.
• **Proposed Garage & Basement**	2,000 sq. ft.
• **Proposed Total Square Footage**	9,338 sq. ft.
• **Proposed Roof Deck (Not included in FAR)**	3,070 sq. ft.

Calculations

• **Proposed Floor Area Ratio (FAR)**	1.04 %
• **Proposed Lot Coverage**	43 %
• **Proposed Building Height**	37.33 ft.

A Precise Plan of Development is required because the property is located within the Hillside Overlay District and the new construction is over fourteen feet in height. The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #5). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment #4). A licensed engineer has verified the height of the silhouette and staff made a field inspection.

Staff has received numerous correspondence from neighbors with concerns about view, light, air and privacy impacts. Neighbors are also concerned with the proposed building height and proposed Floor Area Ratio as they both exceed the maximum allowed by the Torrance Municipal Code. In addition, phone calls were received from several neighbors especially those on Calle de Ricardo. Properties on this street are outside of the project notification area as they are more than 500 feet away from the subject property; however, they have a view of the project as they are located at a higher elevation. Staff visited neighbors at 5301 and 5309 Calle de Ricardo and noticed that these properties have a distant view of the coastline and the ocean which would be partially blocked by the proposed project. Staff also visited neighbors at 5409 and 5519 Calle de Ricardo and noticed that these properties will experience a partial loss of their city lights view due to the proposed height of the new residence.

The property owner directly to the west of the proposed project at 5617 Via del Collado states that, due to its placement and height, the new house will impact his house in terms of view, privacy, natural light and ventilation. Staff visited this property and did not notice view impacts; however, impacts to their privacy and natural light could potentially be adverse. Staff also received correspondence and talked to the neighbors located directly north of the project at 432 and 436 Via El Chico. These neighbors stated that they have concerns about privacy impacts and concerns about the stability of the hill as they are located at a lower elevation.

Based on staff observations of the house, the silhouette, and neighboring properties on Via del Collado, Calle de Ricardo and Via El Chico there do appear to be adverse impacts to the view, light, and privacy of surrounding properties by the proposed new construction. 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, air and privacy 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 is requesting a Waiver to exceed the maximum height allowed in the R-1 Zone, and to allow less than the required side yard setback, in addition to a Variance request to exceed the maximum allowable Floor Area Ratio. In the judgment of staff, these requests do not meet the criteria for approval as the property does not exhibit physical hardships. Neither the lot area of 8,990 sf. nor the lot width of 62 ft. are substandard in size. The lot does not have an irregular configuration as it is rectangular in shape, and there does not appear to be any topography issues that are significant in nature or would prevent completion of a residence with the established Code required heights, setbacks, Floor Area Ratio and Lot Coverage.

The applicant has prepared a plan that complies with some of the R-1 standards; however, it does not comply with the required side yard setbacks, building height, Lot Coverage and Floor Area Ratio. In addition, 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 adverse impacts to several properties on Calle de Ricardo, Via El Chico and Via del Collado. For these reasons, Staff recommends denial of this request.

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. Waiver Substantiation Form
6. Variance Substantiation Form
7. Silhouette Verification
8. Code Requirements
9. Correspondence from Neighbors
10. Site Plan, Floor Plans, & Elevations

PLANNING COMMISSION RESOLUTION NO. 08-075

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK, AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

PRE08-00017: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Precise Plan of Development filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

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

WHEREAS, 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 15301 (e) (2);and

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

a) That the property is located at 5615 Via del Collado.

b) That the property is identified as Lot 230 in Tract 22024.

c) That the proposed residence will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause significant impacts to views of the city the coastline. The new height will adversely impact the view from properties on Calle de Ricardo;

d) That the proposed residence has been located in a manner that creates intrusions on the privacy of other properties in the vicinity because the proposed second story decks and

proposed roof deck are located in a such a manner that they would impact the privacy of adjacent neighbors;

e) That the design of the proposed residence provides an attractive development because the exterior design elements are of a high quality; however, the proposed flat roof creates the appearance of mass and bulk that is not in harmony with the surrounding properties;

f) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will negatively impact the natural light and privacy of the property to the west;

g) That the proposed residence would cause or result in an adverse cumulative impact on other properties in the vicinity because of the appearance of mass and bulk that would not be in harmony with the surrounding residences;

h) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions do not conform to the required Floor Area Ratio, side yard setbacks and maximum height allowed; and

WHEREAS, the Planning Commission by the following roll call votes DENIED WITHOUT PREJUDICE PRE08-00017:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE08-00017, filed by Clinton Eull to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a waiver to exceed the maximum height and to allow less than the required side yard setback, and a variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE;

Introduced and adopted on the 6th day of August 2008

_____
Chairman, Torrance Planning Commission

ATTEST:

_____
Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, denied, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of August 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 08-076

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A WAIVER TO EXCEED THE MAXIMUM HEIGHT AND TO ALLOW LESS THAN THE REQUIRED SIDE YARD SETBACK IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW SEMI-SUBTERRANEAN, FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE FLOOR AREA RATIO AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5615 VIA DEL COLLADO.

WAV08-0008: CLINTON EULL

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2008, to consider an application for a Waiver to exceed the maximum height and to allow less than the required side yard setback in conjunction with a Precise Plan of development to allow semi-subterranean, first and second story additions to an existing one story single family residence and a Variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado; and

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

WHEREAS, 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 15301 (e) (2);and

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

i) That the property is located at 5615 Via del Collado.

j) That the property is identified as Lot 230 in Tract 22024.

k) That the proposed residence will have an adverse impact upon the view of other properties in the vicinity because the proposed height and mass of the residence appears to cause significant impacts to views of the city the coastline. The new height will adversely impact the view from properties on Calle de Ricardo;

l) That the proposed residence has been located in a manner that creates intrusions on the privacy of other properties in the vicinity because the proposed second story decks and

proposed roof deck are located in a such a manner that they would impact the privacy of adjacent neighbors;

m) That the design of the proposed residence provides an attractive development because the exterior design elements are of a high quality; however, the proposed flat roof creates the appearance of mass and bulk that is not in harmony with the surrounding properties;

n) That the design may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will negatively impact the natural light and privacy of the property to the west;

o) That the proposed residence would cause or result in an adverse cumulative impact on other properties in the vicinity because of the appearance of mass and bulk that would not be in harmony with the surrounding residences;

p) That granting the application would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed additions do not conform to the required Floor Area Ratio, side yard setbacks and maximum height allowed; and

WHEREAS, the Planning Commission by the following roll call votes DENIED WITHOUT PREJUDICE WAV08-0008:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV08-0008, filed by Clinton Eull to allow a Waiver to exceed the maximum height and to allow less than the required side yard setback in conjunction with a Precise Plan of development to allow semi-subterranean, first and second story additions to an existing one story single family residence and a Variance to exceed the maximum allowable floor area ratio on property located in the Hillside Overlay District in the R-1 Zone at 5615 Via del Collado, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE;

Introduced and adopted on the 6th day of August 2008

_____
Chairman, Torrance Planning Commission

ATTEST:

_____
Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, denied, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of August 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

RECOMMENDED CONDITIONS IF APPROVED-

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in Precise Plan of Development 08-00017 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 08-00017 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the remodeled residence at the highest point of the roof shall not exceed a height of 37.33 feet as represented by the elevation of 140.70 on the plans and lowest adjacent grade of 103.37 based on a benchmark elevation of 109.31 located at the southwesterly corner of the lot as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the height of the new residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 37.33 f eet based on the elevation of 140.70 as indicated on Certified Silhouette and based on the lowest grade elevation of 103.37 as shown on the survey map and based on a benchmark elevation of 109.31 on file in the Community Development Department; (Development Review)
5. That the applicant shall eliminate the enclosure located on the roof deck level in order to minimize view impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
6. That the applicant shall work with Staff to reduce the size of the second floor and roof decks as to minimize privacy impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall work with Staff to reduce the relocate and resize windows facing the adjacent neighbors as to minimize privacy impacts to neighbors to the satisfaction of the Community Development Director; (Development Review)
8. That the design of the house shall be modified to reduce the appearance of bulk and mass to the satisfaction of the Community Development Director; (Development Review)
9. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
10. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)

11. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

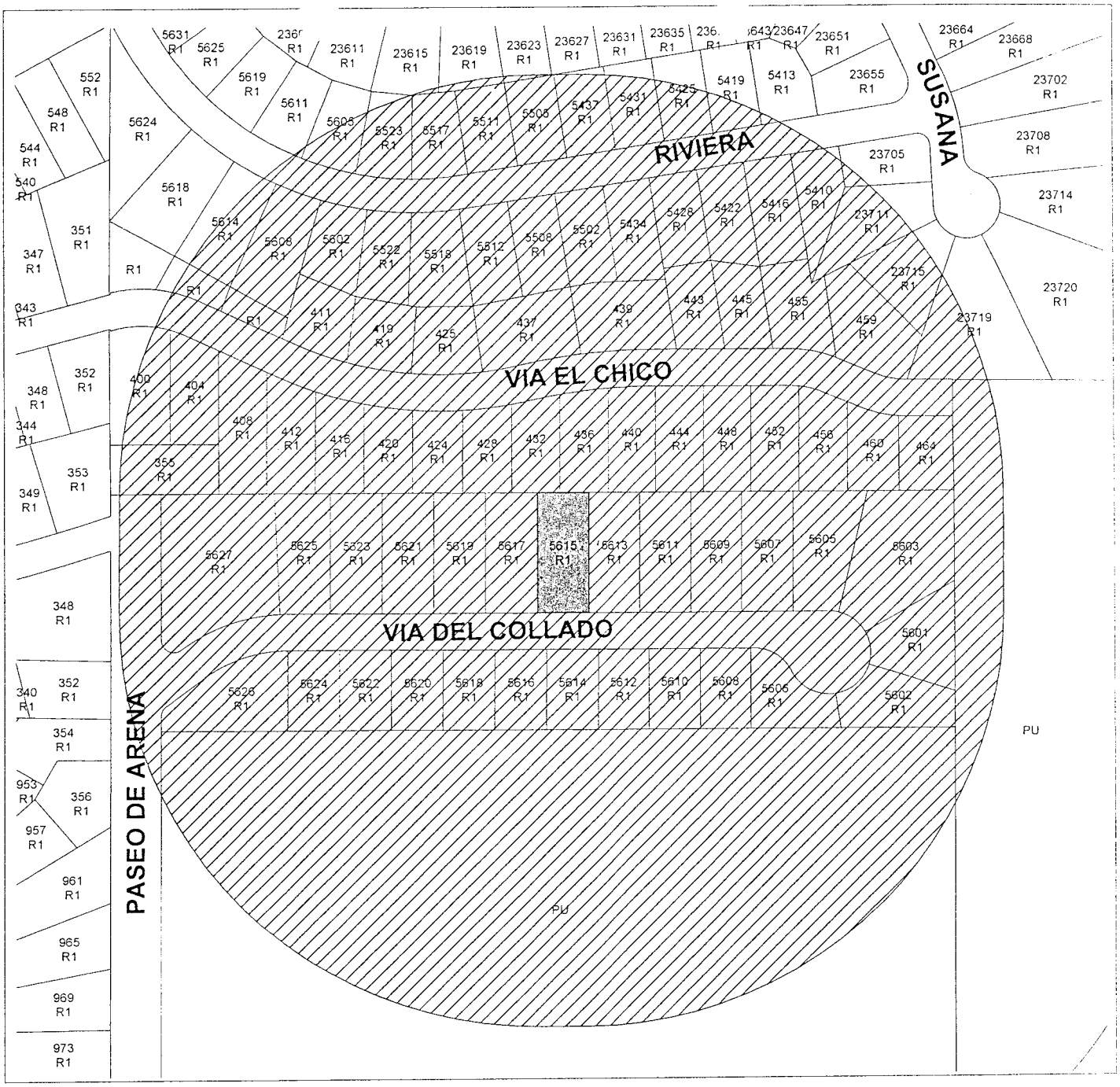
12. That the garage shall be redesigned as not to exceed more than 1,000 sf. per Code and to the satisfaction of the Community Development Director; (Development Review)

13. That the applicant shall provide 4" contrasting address numerals for residential uses (Environmental)

14. That automatic garage roll-up doors shall be provided for both garage doors to the satisfaction of the Community Development Director; (Environmental)

15. That the front yard area shall not be more than fifty percent (50%) paved (Environmental)

16. 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.



LOCATION AND ZONING MAP

5615 Via Del Collado

PRE07-00006

WAV07-00006

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

5615 Via Del Collado

500ft Notification

0 70 140 280 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System

Jeffery W. Gibson, Community Development Director

Attachment 3

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:

Interviews conducted with owners of other properties in the vicinity have, to date, revealed no specific concerns regarding such impacts from the proposed development.

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 proposed development is being planned, designed and located in accordance with the approval process adopted by the Community Development Department of the City of Torrance, which insures that such developments will cause the least intrusion on the views, light, air and privacy of other properties in the vicinity.

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

Exterior design and finish are consistent with the neighborhood.

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:

No foreseeable detrimental effect.

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 proposed development will improve the appearance and value of the community.

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 proposed development is consistent with previously approved and completed developments.

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:

The proposed development is necessitated by the increasing size of my family. Setback requirements and building codes will not allow for sufficient horizontal development.

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

Similar development projects have been uniformly approved and this development project is needed to accommodate my family members with special needs.

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 be constructed in compliance with all laws and engineering standards.

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 proposed development is necessitated by the increasing size of my family. Setback requirements and building codes will not allow for sufficient horizontal development. Similar development projects have been uniformly approved and this development project is needed to accommodate my family members with special needs.

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):

The project will be constructed in compliance with all laws and engineering standards.

WAIVER

I, Clinton B. Eull III, as the owner of that certain parcel of land located at 5615 Via del Collado in the City of Torrance, County of Los Angeles, State of California, described as Lot 230 of Tract 22024, as recorded on page 39 to 46 of map book # 583, make the following Declaration in relation of said parcel, as a condition of obtaining from the City of Torrance the required permits for development of said parcel for residential purposes.

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

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

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

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

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

EXECUTED this 6 day of May, 2008, at Torrance, California.

Attachment 5

CITY OF TORRANCE - PLANNING DEPARTMENT

WAV _____ _____

To be submitted with Waiver application.

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS WAIVER:

1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

The proposed development is necessitated by the increasing size of my family. Setback requirements and building codes will not allow for sufficient horizontal development. Similar development projects have been uniformly approved and this development project is needed to accommodate my family members with special needs. This proposed development will lessen the burden on street parking and will be constructed substantially similar to other developments in the neighborhood.

2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

The proposed development will improve the appearance and value of the community. The proposed development is necessitated by the increasing size of my family. Setback requirements and building codes will not allow for sufficient horizontal development. Similar development projects have been uniformly approved and this development project is needed to accommodate my family members with special needs.

3. It will not substantially interfere with the orderly development of the City as provided for in this Division:

Similar variances have been granted and it will be consistent with the outward appearance of the surrounding community.

ADJACENT PROPERTY OWNERS: (To be completed by the Planning Department)

	Name	Address
1.		
2.		
3.		
4.		
5.		

TO BE SUBMITTED WITH VARIANCE APPLICATION V _____-_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE CITY COUNCIL MAY GRANT THIS VARIANCE. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT ANY VARIANCE, AND IT IS INCUMBANT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET:

1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this ordinance:

   Yes. Needs of my family.

2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

   Correct

   _____: and

3. It will not substantially interfere with the orderly developmen of the City as provided for in the Official Land Use Plan.

   Correct.

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

Height and Location Certification

RECEIVED
JAN 22 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

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. It should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 5615 VIA DEL COLLADO (address)

on JAN 14, 2008 (date), based on plans submitted to the City of Torrance

by EULL / CADWEST (applicant/architect) on _____ (date). The survey was taken

from a bench mark located at SOUTHWEST CORNER "L&T RCE 308260" (address)

(attach map) which established a base elevation of 109.31.

The ridge line/highest point of the roof was determined to have an elevation of 140.70.

The plans indicate that the elevation should be 140.52.

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

GARY J. ROEHL
NAME (please print)

RCE 308260
LS/RCE#

SIGNATURE

(310)542-9433
PHONE

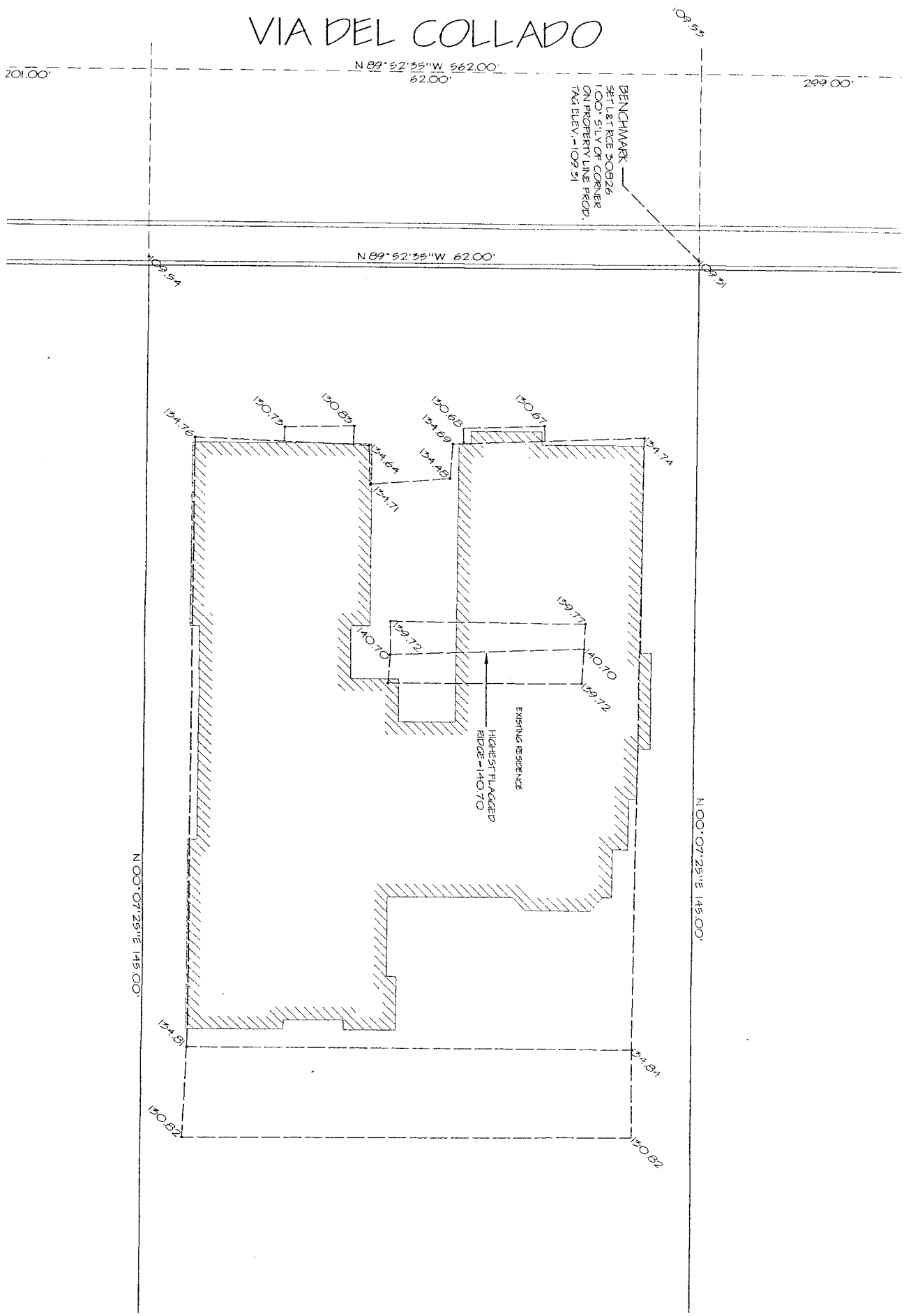
JAN 14, 2008
DATE

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

Notes:

07-463

Attachment 7


VIA DEL COLLADO
N 89°52'35"W 562.00'
201.00'
62.00'
299.00'
109.53
BENCHMARK
SET L&T RCE 30826
1.00' S'LY OF CORNER
ON PROPERTY LINE PROJ.
TAG ELEV.=109.31
N 89°52'35"W 62.00'
109.54
109.31
130.73
130.83
130.63
130.67
134.76
134.69
134.74
134.64
134.43
134.71
139.71
140.70
139.72
140.70
139.72
EXISTING RESIDENCE
HIGHEST FLAGGED
RIDGE=140.70
N 00°07'25"E 145.00'
N 00°07'25"E 145.00'
134.81
134.84
130.82
130.82

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:

- Driveway may be too steep. May need to raise garage floor by about 4 feet.

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).
- Provide garbage grinders / disposals in all residential units.
- Reduce square footage to no more than 60 % of lot area
- Side yard setbacks are required to be not less than 10 % of the lot width.

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.
- Unable to comment on drainage requirements , garage access and slope setbacks as not enough information was provided. Provide finish floor elevations (new and proposed), spot elevations and contours, proposed public improvements.

SUPPLEMENTAL #1 TO AGENDA ITEM 11C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): Precise Plan of Development – PRE08-00017;
Variance – VAR08-00002 ; Waiver – WAV08-00008
Clinton Eull

LOCATION: 5615 Via del Collado

The attached correspondence was received subsequent to the preparation of the agenda item.

Staff continues to recommend denial of the project without prejudice.

Prepared by,

Oscar Graham
Planning Assistant

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager

Attachments:
1) Letter from Applicant
2) Letter from neighbor at 436 Via El Chico
3) E-mail from neighbor at 5613 Via Del Collado

To Oscar Graham 8/4/08
Torrance Planning Dept

From CLINTON. B. Eull III

Re: 5615 Via del Collado

I have a new representative to assist me with my project:

Robert Bruce Parsons, esq.

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AUG 04 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Attachment 1

RECEIVED
AUG 04 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

August 1, 2008

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Subject: PRE08-00017,VAR08-000002,WAV08-00008

Attention: Mr. Jeffery W. Gibson

I would like to enter a formal request for denial of the referenced petition on the following grounds:

1. There has been problems with the retaining wall at the end of this property. It dates back to the winter of 2005 when the residents at that time had serious problems with the drainage of their pool and improper plumbing resulted in a serious rush of water through this wall resulting in yards of dirt rushing down my neighbors hill and onto their deck below. It was due to a Mickey Mouse drain that the people who lived there at the time had installed and was supposed to drain into the swell at the top of our property. It was a frightening experience let me assure you. However, the result was that the integrity of that wall remains a concern for those of us living below it.
   I have not seen the plans for this development but placing additional weight as a result of any development in the way of an enlargement of the existing property warrants some serious engineering oversight.

2. I would also like to point out that the way the flag posts are displayed we will have the people above us looking directly down on our deck and we will loose the privacy we now enjoy. We have always tried to keep any trees on our hill at a level so as not to block the view of the people above us. In fact I had two beautiful Pine trees removed just to be sure they will always have a open view.

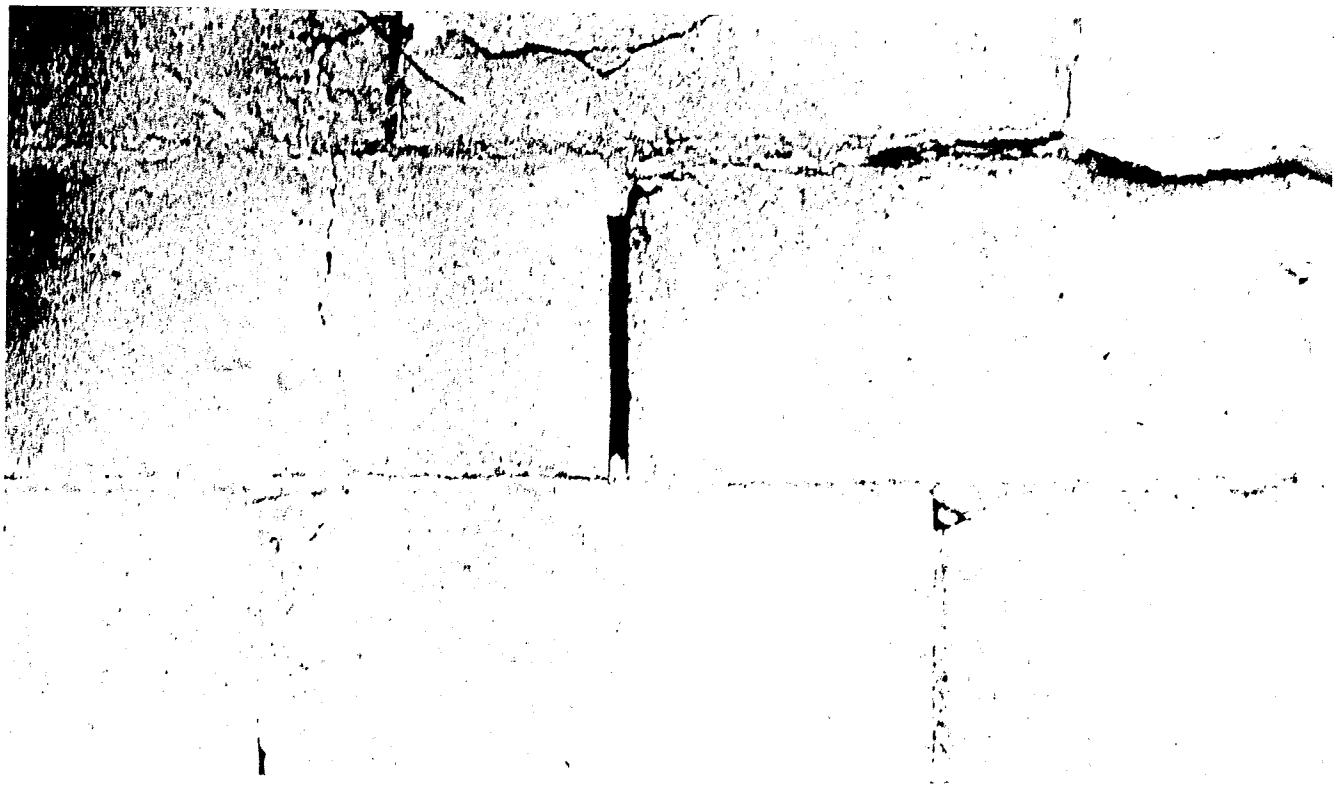
3. Finally, from the description of the proposed development it seems out of context with other homes in the general area of Via Del Collado.

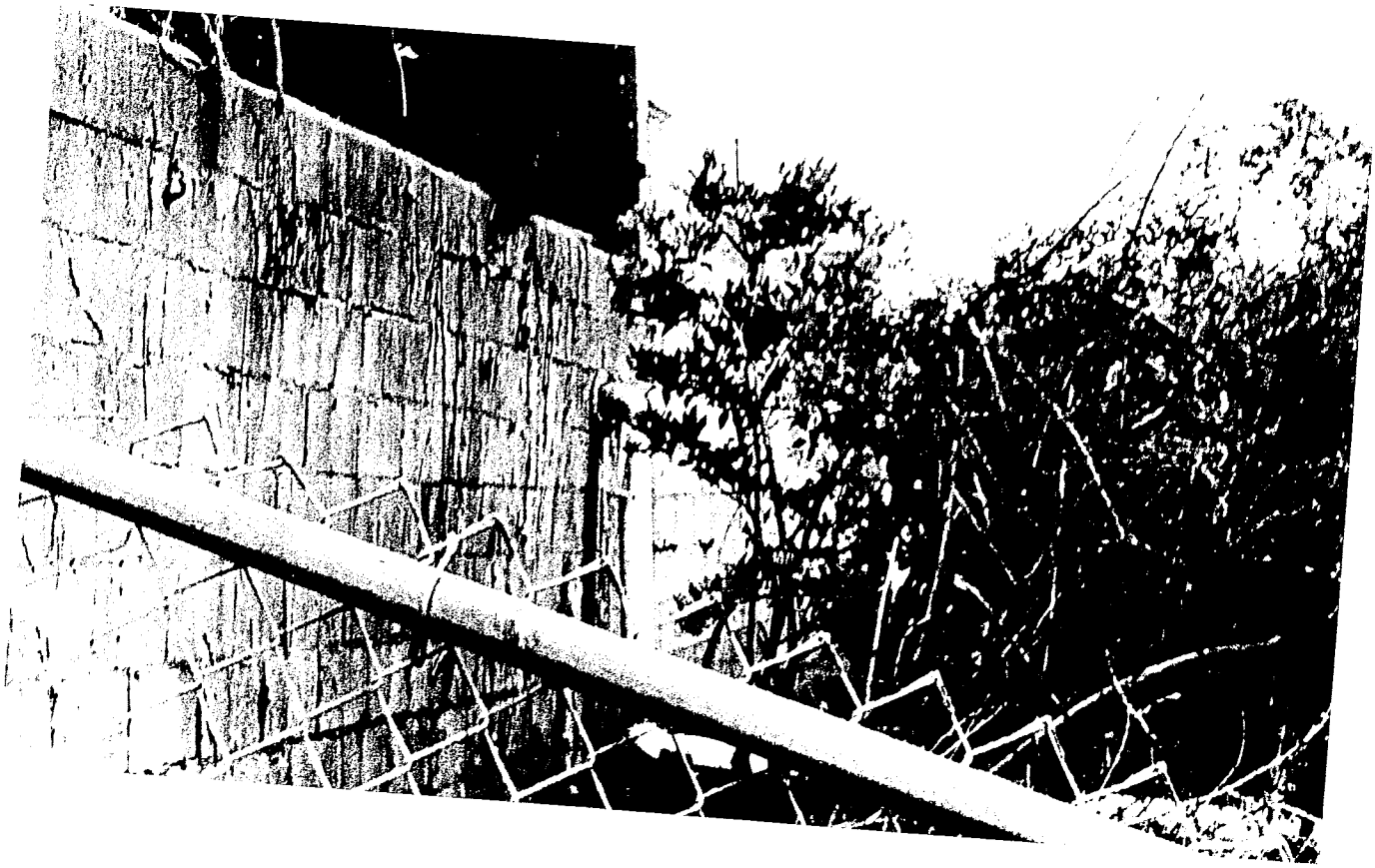
I am trying to be as good a neighbor as I can as we have lived in our house from the time it was built in 1973 and we love the area and do not want to see it become just another wonderful area deteriorate due to poor planning.

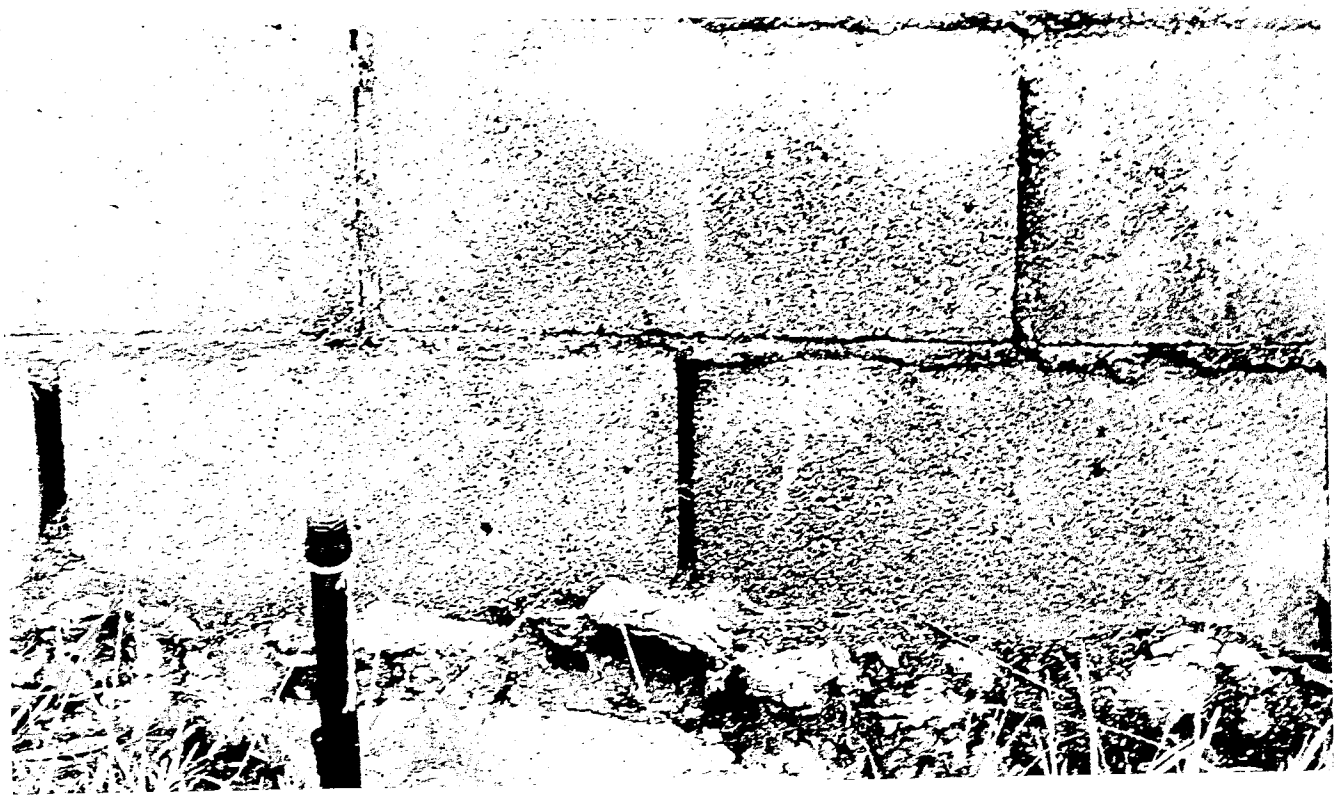
Thank you,

F.J. Steif
436 Via El Chico
Redondo Beach, CA 90277

CC: Mr. and Mrs. Kevin Lee
432 Via El Chico
Redondo Beach, CA 90277







Graham, Oscar

From: vadim vadim [vadim1v@yahoo.com]
Sent: Monday, August 04, 2008 10:17 PM
To: Graham, Oscar
Subject: new construction at 5615 via del collado

Dear Mr. Graham:

After reviewing proposed plans for new construction project on 5615 via del collado I have the following concerns:

The proposed edition to the first floor will block daylight coming through my sidewindows and patiodoor into my living room.

It will also eliminate privacy of my Backyard

I hope you take my concerns into consideration

Vadim Tsesin

5613 via del collado
Torrance, CA 90505
310-621-5473

Attachment 3

Thomas L. McCarthy, Jr.
440 Via El Chico
Redondo Beach, CA 90277

tmccarthy@alum.berkeley.edu

Phone: 310-3731141
FAX: 310-3739931

August 1, 2008

Mr. Jeffery W. Gibson
Community Development Director
Community Development Department
City Hall
3031 Torrance Boulevard
Torrance, CA 90503

RE: PRE08-00017, VAR08-00002, WAV08-00008: Petition of CLINTON B. EULL III

Dear Mr. Gibson,

I am unable to attend the planning commission hearing on the above matter. However, I have some strong opinions about the proposed project.

I can see the silhouette from my kitchen and back deck. I feel that my privacy is compromised by the proposed structure. It is too tall and too close to the rear property line.

I urge you to consider my privacy and the privacy of others that live below the proposed structure and reject the petition in its current form.

Thank you,

Thomas L. McCarthy, Jr.

Thomas L. McCarthy, Jr.

Gr-EG

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AUG 05 2008

August 1, 2008

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Subject: PRE08-00017,VAR08-000002,WAV08-00008

Attention: Mr. Jeffery W. Gibson

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I am trying to be as good a neighbor as I can as we have lived in our house from the time it was built in 1973 and we love the area and do not want to see it become just another wonderful area deteriorate due to poor planning.

Thank you,

F.J. Steif

F.J. Steif
436 Via El Chico
Redondo Beach, CA 90277

CC: Mr. and Mrs. Kevin Lee
432 Via El Chico
Redondo Beach, CA 90277

July 29 2008

Attention: Community Development Department, City hall, 3031, Torrance CA

Subject: PRE08-00017, VAR08-00002, WAV08-00008: Petition of CLINTON B. EULL III (Construction Permit for the property on 5615 Via Del Collado, Redondo Beach CA 90277)

To Whom It May Concern:

We live on 432 Via El Chico, Redondo Beach CA 90277 on the Riviera hillside. We noticed the roofline flags for the proposed new construction on my neighbor, 5615 Via Del Collado, which is at the back of my house on the hill. We have two major problems with this construction as follows:

1. In December of 2004, we had a land slide problem on the back hill of my house. During the heavy rain, poor drainage on the block wall of the subject property caused the land slide in my hill. We had massive amount of mud spur out of our back hill like a mud fountain and almost came into out kitchen. This problem was reported to the fire department, Torrance City Planning department and the previous owner of the subject property. There should be a record of this incident at the City of Torrance. With the swimming pool and poor drainage problem that the subject property had, we're very concern with the new construction that they are planning.
2. We are losing PRIVACY in our dining area, kitchen and master bathroom. We can clearly see the roofline flags sitting on my dining table (2 sets of sliding glass doors, kitchen (bay window) and my master bathroom (6'x5' large window & a glass French door).

We would like the subject property to back off or lower the roofline such that we do not lose the privacy and not to perturb the backyard of the subject property with swimming pool so that we don't have any more land slide problem in our back hill. We would really appreciate it if City of Torrance will review this matter seriously before making any decision regarding the permit for the subject property. Thank you in advance for you support and consideration.

Regards,

Kevin & Janice Lee
432 Via El Chico, Redondo Beach, CA 90277
310-375-2271 (home)

RECEIVED
JUL 31 2008

Graham, Oscar

From: Yumul, Soc Angelo
Sent: Wednesday, July 30, 2008 7:45 AM
To: Graham, Oscar
Subject: FW: Permit for 5615 Via Del Collado

From: Janice Lee [mailto:kevjanle@yahoo.com]
Sent: Tuesday, July 29, 2008 5:32 PM
To: Yumul, Soc Angelo
Subject: Fw: Permit for 5615 Via Del Collado

Hi Oscar Graham and Soc Angelo,

I've sent email to Jeff Gibson (see below) and a letter to Torrance Community Development Department regarding issues with my back neighbor project at Via Del Collado. Here it is again.

Attention: Community Development Department, City hall, 3031, Torrance CA

Subject: PRE08-00017, VAR08-00002, WAV08-00008: Petition of CLINTON B. EULL III (Construction Permit for the property on 5615 Via Del Collado, Redondo Beach CA 90277)

We live on 432 Via El Chico, Redondo Beach CA 90277 on the Riviera hillside. We have two major problems with the proposed new construction (roofline flags) on my neighbor, 5615 Via Del Collado as follows:

1. In December of 2004, we had a land slide problem on the back hill of my house. During the heavy rain, poor drainage on the block wall of the subject property caused the land slide in my hill. We had massive amount of mud spur out of our back hill like a mud fountain and almost came into out kitchen. This problem was reported to the fire department, Torrance City Planning department and the previous owner of the subject property. There should be a record of this incident at the City of Torrance. With the swimming pool and poor drainage problem that the subject property had, we□re very concern with the new construction that they are planning.
2. We are losing PRIVACY in our dining area, kitchen and master bathroom. We can clearly see the roofline flags sitting on my dining table (2 sets of sliding glass doors, kitchen (bay window) and my master bathroom (6□x5□ large window & a glass French door).

We would like the subject property to back off or lower the roofline such that we do not lose the privacy and not to perturb the backyard of the subject property with swimming pool so that we don□t have any more land slide problem in our back hill. We would really appreciate it if City of Torrance will review this matter seriously before making any decision regarding the permit for the subject property.

Bottomline, we are against the project at Via Del Collado as shown via roofline flags since we have issues with safety (landside problems) and privacy issues which affects my property. Thank you in advance for you support and consideration.

Regards,
Kevin & Janice Lee
432 Via El Chico, Redondo Beach, CA 90277
310-375-2271 (home), 310-227-1400 (cell)

----- Forwarded Message ----
From: Janice Lee <kevjanle@yahoo.com>
To: dsantana@torrnet.com
Sent: Monday, May 5, 2008 9:51:31 PM
Subject: Permit for 5615 Via Del Collado

05 May 5, 2008

Attention: Jeff Gibson

Subject: Construction Permit for the property on 5615 Via Del Collado, Redondo Beach CA 90277

Dear Mr. Gibson,

We live on 432 Via El Chico , Redondo Beach CA 90277 on the Riviera hillside. We noticed the roofline flags for the proposed new construction on my neighbor, 5615 Via Del Collado, which is at the back of my house on the hill. We have two major problems with this construction as follows:

1. In December of 2004, we had a land slide problem on the back hill of my house. During the heavy rain, poor drainage on the block wall of the subject property caused the land slide in my hill. We had massive amount of mud spur out of our back hill like a mud fountain and almost came into out kitchen. This problem was reported to the fire department, Torrance City Planning department and the previous owner of the subject property. There should be a record of this incident at the City of Torrance . With the swimming pool and poor drainage problem that the subject property had, we□re very concern with the new construction that they are planning.
2. We are losing PRIVACY in our dining area, kitchen and master bathroom. We can clearly see the roofline flags sitting on my dining table (2 sets of sliding glass doors, kitchen (bay window) and my master bathroom (6□x5□ large window & a glass French door).

We would like the subject property to back off or lower the roofline such that we do not lose the privacy and not to perturb the backyard of the subject property with swimming pool so that we don□t have any more land slide problem in our back hill. We would really appreciate it if City of Torrance will review this matter seriously before making any decision regarding the permit for the subject property. Thank you in advance for you support and consideration.

Regards,
Kevin & Janice Lee
432 Via El Chico, Redondo Beach , CA 90277
310-375-2271 (home)

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

Graham, Oscar

From: Frank Steif [FSteif@socal.RR.com]

Sent: Wednesday, July 30, 2008 3:25 PM

To: Graham, Oscar

Subject: 5615 Via Del Collado Hearing

Thank you for talking to me last evening about the upcoming hearing for Clinton B. Eull the 3rd. I am definately opposed to the planned development for two major reasons:

1. The retaining wall that seperates his property from mine is in need of repair. In 2005 the people that lived there before the Eull's had a problem with their pool drain and it drained through the retaining wall and tore out a huge section of my neighbors hill. As a part of the repair of the hill they drilled holes into the retaining wall to allow water to seep out and relieve some of the pressure. All the holes managed to do was further weaken the retaining wall. If this wall lets go all of us below his property will be in deep trouble. This needs to be looked at.

2. I have not seen the plans but just the outline of the proposed development is out of character with the other houses that are on that street. It looks as if they will be looking directly down on our back deck and will not give us below any privacy at all. This is out of keeping with the balance of houses in this area.

Please let my concerns be noted in the minutes of the hearing.

F.J. Steif
436 Via El Chico
Redondo Beach, CA 05615

Graham, Oscar

From: Santana, Danny
Sent: Monday, June 30, 2008 7:54 AM
To: Graham, Oscar
Subject: FW: 5615 Via del Collado
Follow Up Flag: Follow up
Flag Status: Red

For the file and fyi

From: StrouseTFD@aol.com [mailto:StrouseTFD@aol.com]
Sent: Sunday, June 29, 2008 3:32 PM
To: Santana, Danny
Subject: 5615 Via del Collado

Dir Sir

MY name is Gerald Strouse, I reside at 5622 Via del Collado Torrance Ca. 90505

I am writing in concern of the proposed addition located at 5615 Via Del Collado. The sticks and flags have been up for near 6 months. This looks like a very large addition. Too many Square feet and too tall.

Thank you

Gerald Strouse

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

Graham, Oscar

From: Connie Blackburn [bossymoocow@yahoo.com]
Sent: Sunday, May 11, 2008 9:25 AM
To: Santana, Danny
Subject: 5615 Collado in Torrance

Dear Planning Dept,
I live at 5413 Calle de Ricardo, right above 5615 Via del Collado and I do not want to have this huge structure built, blocking my view of the city. Those people seem very selfish and thoughtless. I already loose my view of the city to the huge trees that are never trimmed on that street. At least Riviera School has trimmed theirs. I strongly obect to this house addition at 5615 Via del Collado.
Harry Morgan
5413 Calle de Ricardo
Torrnce CA 90505

Connie Blackburn
California Teacher of the Year 2003
Board Member CA Teachers of the Year Foundation

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know-it-all with Yahoo! Mobile. Try it now. http://mobile.yahoo.com/;
_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ

car

ia Baumgardt [patbaumgardt@yahoo.com]

ay, May 11, 2008 9:03 AM

ana, Danny

Via Del Collado

alle de Ricardo, just above Riviera School and the home at 5615 Via del Collado is right in my line of en looking at the ugly sticks and flags since they went up in January and I can honestly say I have not esore. As good neighbors, it seems odd to me that the people who live at this address would think it ise a structure so immense, at the expense of their neighbors who would then loose their view of the d with our view being blocked by many trees already, as well as 2 story additions, but to loose more to re would be very thoughtless on their part and on the part of the city planners. I object to this porposal ly!

ia Baumgart

alle de Ricardo

ce, CA 90505

nd, newshound, and know-it-all with Yahoo! Mobile. Try it now.

Feb. 10, 2008

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

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Re: Proposed Plan PRE 07-00006
5615 View del Collado
Torrance, CA 90503

Dear Mr. Lodan:

We are opposed to the construction of the above-named plan because the building will impact our city view.

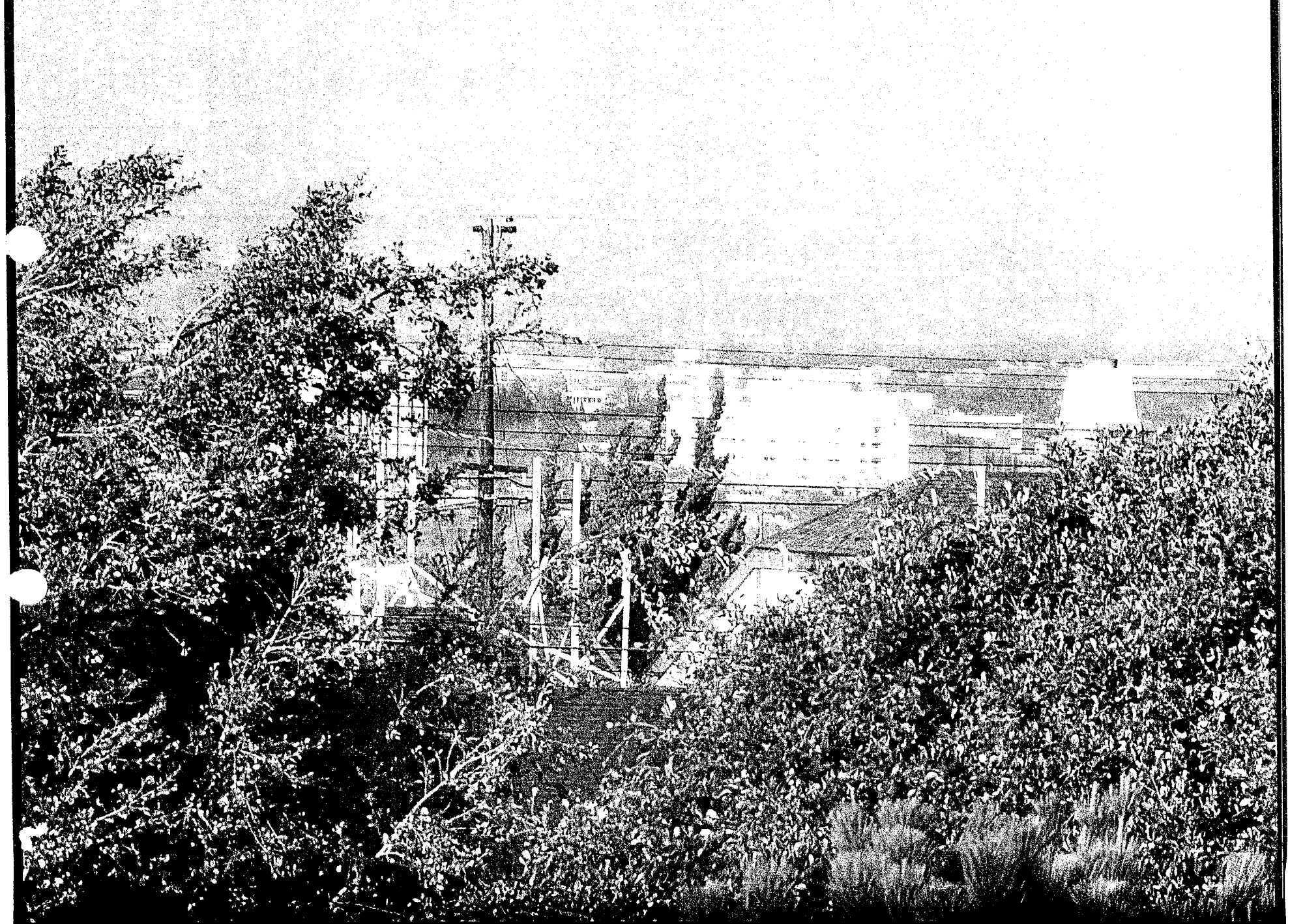
The proposed third story would make this house over-built for a one-story view-home neighborhood.

Sincerely,

Roy and Pauline Whites
5601 Calle De Ricardo
Torrance, CA 90505

310-375-3566

Whites 5601 Calle de Ricardo



Feb. 13. 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Mr. Gregg D. Lodan
Planning Manager
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Re: Proposed Plan PRE 07-00006
5615 View del Collado
Torrance, CA 90503

Dear Mr. Lodam;

We are writing this letter to protest the above named plan as it will adversely effect our city view.

Hillside Ordinance as written should deny those who build second stories to enhance their already unobstructed view at the expense of their neighbors.

We invite you to visit our home to see the silhouettes of the proposed plan and its effect on our view.

Very truly yours,

Tom Watson

Mary and Tom Watson
5619 Calle De Ricsrdo
Torrance, CA 90505
310/373-5431

Watson 5619 Calle de Ricardo

RE: PROPOSED PLAN 07-00006

5615 VIA DEL COLLADO

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Dear Mr. Lodan

We purchased our home in 1951, an original owner. We are slowly loosing our view to trees and our neighbors on Collado.

They have an unobstructed view, and we on Ricardo ask they keep their addition to not impact our view. The hill side ordinance should apply to us all.

Come and visit our home and I'm sure you'll understand my concerns.

Sincerely

Patricia Baumgardt
5501 Calle de Ricardo
Phone # 310-375-6289

ATTACHMENT: PHOTO OF SILHOUETTE

Baumgardt 5501 Calle de Ricardo

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

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Re: Proposed Plan PRE 07-00006
5615 Via del Collado
Torrance, CA, 90505

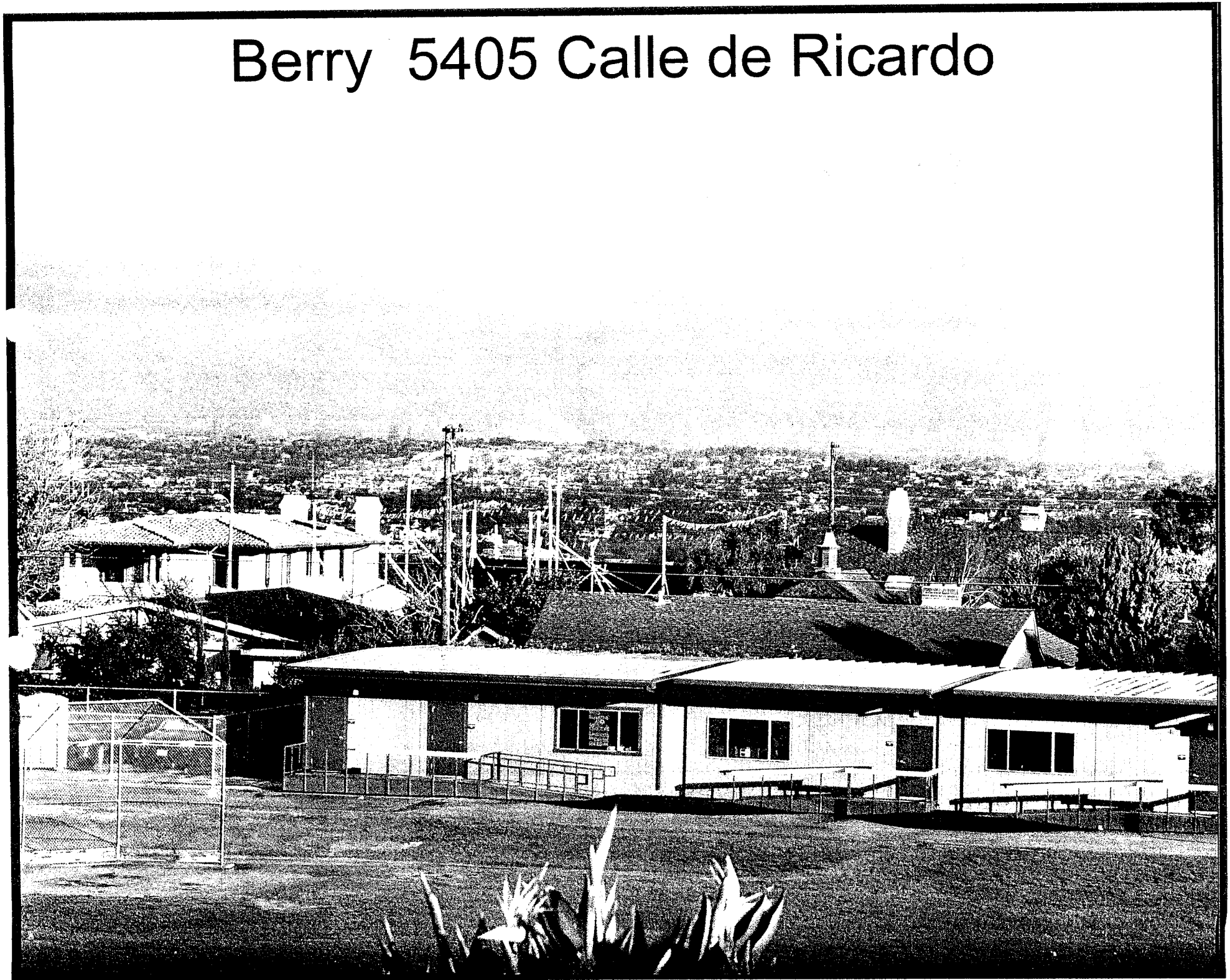
Dear Mr. Lodan,

I oppose the proposed plan. Although only minimally intrusive on the magnificent view from my home (see attached photograph), I fear that the cumulative effect caused by additional homes being expanded to the same extent would gradually erode the view now enjoyed. The granting of permission to build such an outsized structure without regard to the character of the neighborhood would simply signal to other homeowners that the Hillside Overlay can be ignored in future building plans.

Respectfully,

William H. Berry
5405 Calle de Ricardo
Torrance, CA, 90505-6220
310-378-9511

Berry 5405 Calle de Ricardo



February 12, 2008

Larry and Kathy Lipp
5519 Calle de Ricardo
Torrance, CA 90505

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

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

Re: Proposed Plan PRE 07-00006

5615 Via del Collado
Torrance, CA 90503

Dear Mr. Lodan,

We are opposed to the massive project at 5615 Via del Collado. It impairs more of our much loved view and the views of others on the north side of Calle de Ricardo.

The proposed construction does not appear to employ any of the creative architecture necessary to expand without harming the views of others as mandated by the Hillside Ordinance.

Sincerely,

Larry and Kathy Lipp

Larry and Kathy Lipp

Lipp 5519 Calle de Ricardo

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

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

Re: Proposed Plan PRE 07-00006
5615 Via del Collado

Dear Mr. Lodan:

We are opposed to PRE 07-00006 because it would block a significant portion of our view of the Los Angeles basin, as shown in the attached photo. In addition, the proposed house is far too large for the location.

We invite you to visit our home and see these negative impacts. If you wish, I would be happy to arrange for you to inspect all the affected homes on our street.

Yours truly,

Paul Stiglie
Arlene Stiglie

Paul and Arlene Stiglie
5409 Calle de Ricardo
Torrance, Ca 90505
310-378 1394

Stiglic 5409 Calle de Ricardo

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

February 11, 2008

To: Torrance Planning Commission
3031 Torrance Blvd
Torrance, CA 90503-2970

Attention: Mr. Gregg D. Loden
Planning Manager

Subject: Proposed Plan PRE 07-00006
5615 Via Del Collado
Torrance, CA 90505

Please be advised that we are opposed to the new construction on 5615 Via Del Collado, because it eliminates our north eastern view of Torrance, and the CITY FINANCIAL AREA.

We are original owners, and have lived on the corner of Calle de Ricardo and Arena for 55 years. Our view has been impeded by ~~tall trees and remodeling.~~

Respectfully

Robert F. Sauer

Robert F. Sauer, Sr.
5625 Calle De Ricardo
Torrance, CA 90505

Sauer 5625 Calle de Ricardo

February 10, 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Mr. Gregg D. Lodan
Planning Manager
Community Development Department
3031 Torrance Blvd.
Torrance, Ca 90503-2970

Re: Proposed Plan PRE 07-00006
5615 Via del Collado
Torrance, Ca 90505

Dear Mr. Lodan,

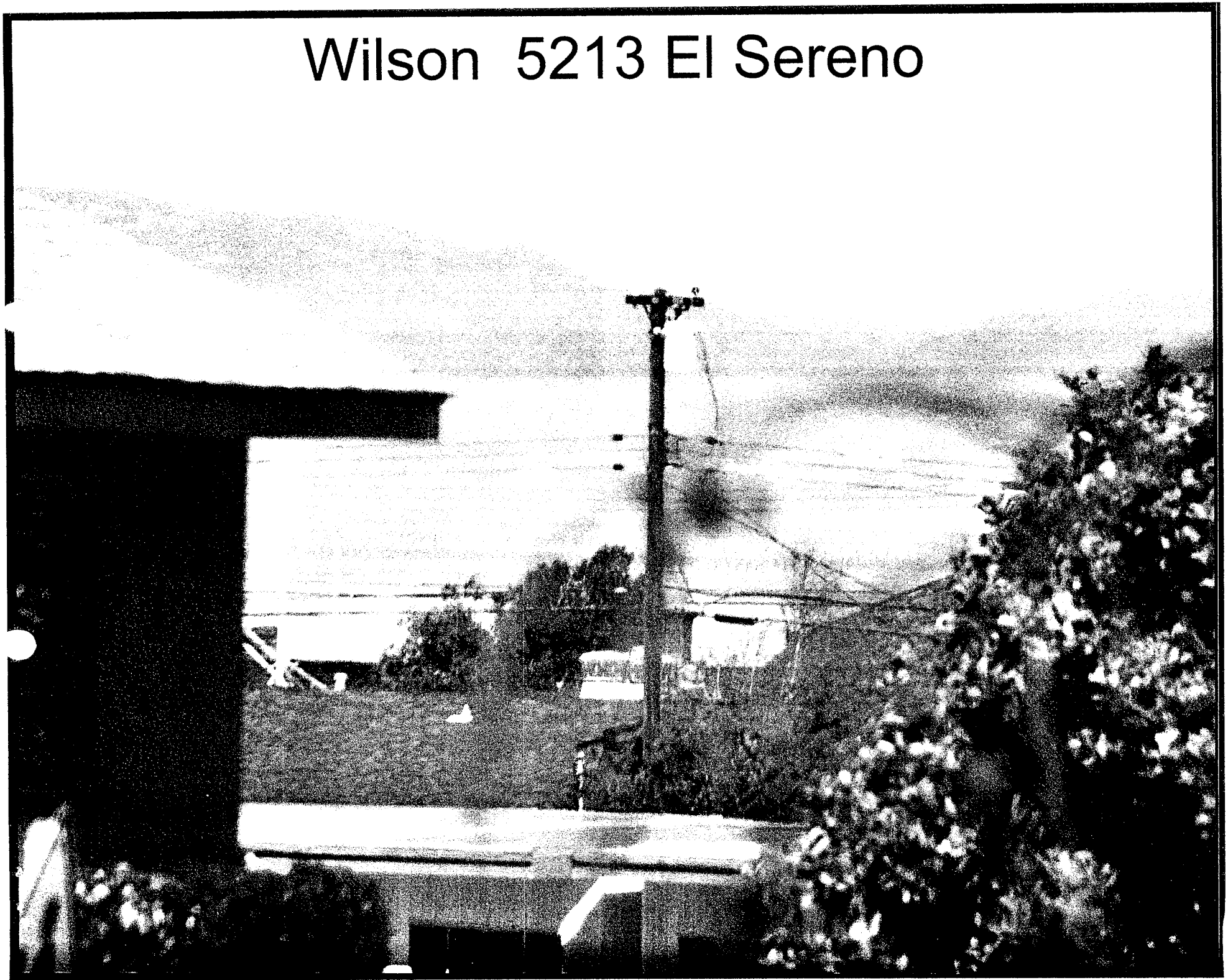
We are opposed to the construction of the second story addition for the above named plan .The very tall and extremely wide proposed second story addition would extinguish our ocean view and Santa Monica Mountains. The cumulative effect of allowing this second story structure, as well as the already built second story at 5617 Via del Collado (neighbor of 5615 Via del Collado), will pretty much destroy our remaining views that we have enjoyed for over the past 21 years of the ocean .
It seems a bit unfair to impact someone like us, when the existing residence at 5615Via del Collado already has an unobstructed view. The Hillside Ordinance must certainly have some teeth to prevent neighbors like 5615 Via del Collado from taking advantage of property owners like ourselves.
We invite you to visit our home to see the silhouette of the proposed plan and the impact on our view.

Very truly yours,

Greg and Carolyn Wilson

Greg and Carolyn Wilson
5213 Via el Sereno
Torrance, Ca 90505
310-378-2731

Wilson 5213 El Sereno



RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

February 11, 2008

Mr. Gregg D. Logan
Planning Manager
Community Development Manager
3031 Torrance Blvd.
Torrance, CA 90503

Re: Proposed Plan PRE 07-00006
5615 View del Collado
Torrance, CA 90503

Dear Mr. Logan,

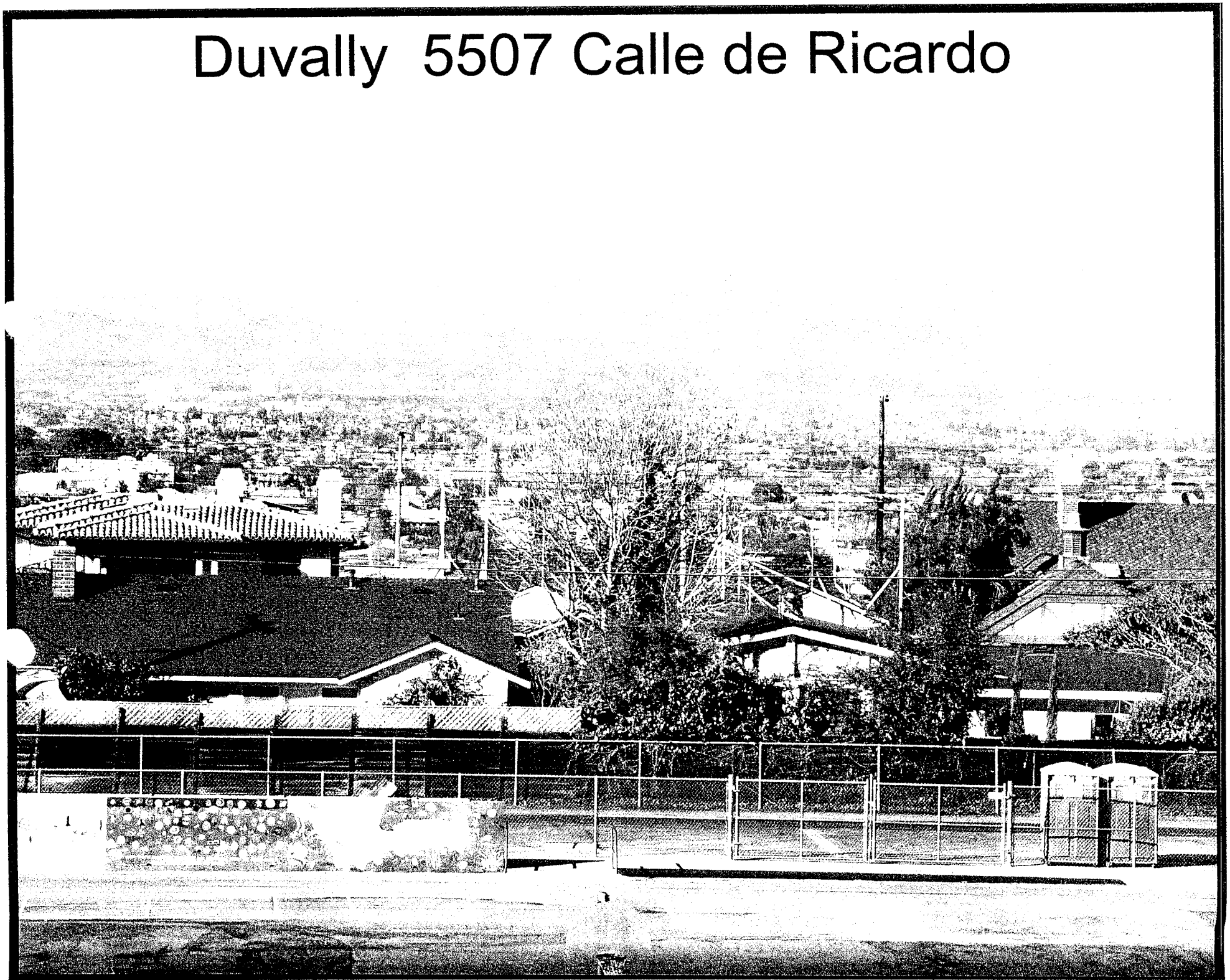
I am very concerned with the proposed second floor addition to the above mentioned address. This second floor addition will effect my city view and if this trend continues it will eventually effect my property value.

I welcome you to visit my house to see for yourself the impact that the proposed addition will have to my view.

Sincerely,

Nick Duvally
5507 Call de Ricardo
Torrance, CA 90505
310-378-8573 home
213-247-6685 cell

Duvally 5507 Calle de Ricardo



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

February 10, 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Re: Proposed Plan PRE 07-00006
5615 Via del Collado
Torrance, CA, 90505

Dear Mr. Lodan,

The above-named plan is excessive and we are opposed to it. The house would be much higher than the adjacent two-story house and almost wide enough to fill the gap between the proposed addition and adjacent house. It would obstruct a large part of our remaining view of the ocean front. Continuous second story additions will ultimately destroy our view and lower our property value.

We invite you to visit our home to see the silhouette of the proposed plan and how it will obliterate our valuable ocean front view which we have enjoyed here for 33 years.

Yours truly, Marge Robinson Jack Robinson

Marge and Jack Robinson
5401 Calle de Ricardo
Torrance, CA 90505
310-378-7245

Robinson 5401 Calle de Ricardo

February 11, 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Mr. Gregg D. Lodan
Planning Manager
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Re: Proposed Plan PRE 07-00006
5615 View Del Collado
Torrance, CA 90503

Dear Mr. Lodan

We are apposed to the construction of the above-named plan because this will impact our city view and downtown LA view. This continuous second story building has had a cumulative effect over the years and will ultimately destroy my valuable view. Furthermore, Hillside Ordinance as written should deny those who build second stories to enhance their already unobstructed view at the expense of their neighbors.

We invite you to visit our home to see the silhouette of the proposed plan and how it will impact our city view.

Very truly yours,

Adel and Sonia Gobran
5513 Calle de Ricardo
Torrance, CA 90505
310-373-7825

Gobran 5513 Calle de Ricardo

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

10 February 2008

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

Re: Proposed Plan PRE 07-00006
5615 View del Collado
Torrance, CA 90503

Dear Mr. Lodan

We are opposed to the construction of the above-named plan because the very tall and wide second story structure will significantly obstruct our view of the city and coastline that we have enjoyed for more then ten years. The continuous second story building will ultimately destroy our valuable view. We bought a home in this neighborhood because we understood the Hillside Ordinance as written would deny those who build second stories to enhance their already unobstructed view at the expense of their neighbors. In addition:

1. The proposed development will have an adverse impact upon the view, light, air and privacy of other properties in the vicinity.

2. The development has not been located, planned, and designed so as to cause the least intrusion on views, light, air and privacy of other properties in the vicinity.

3. The design does not provide an orderly and attractive development in harmony with other properties in the vicinity.

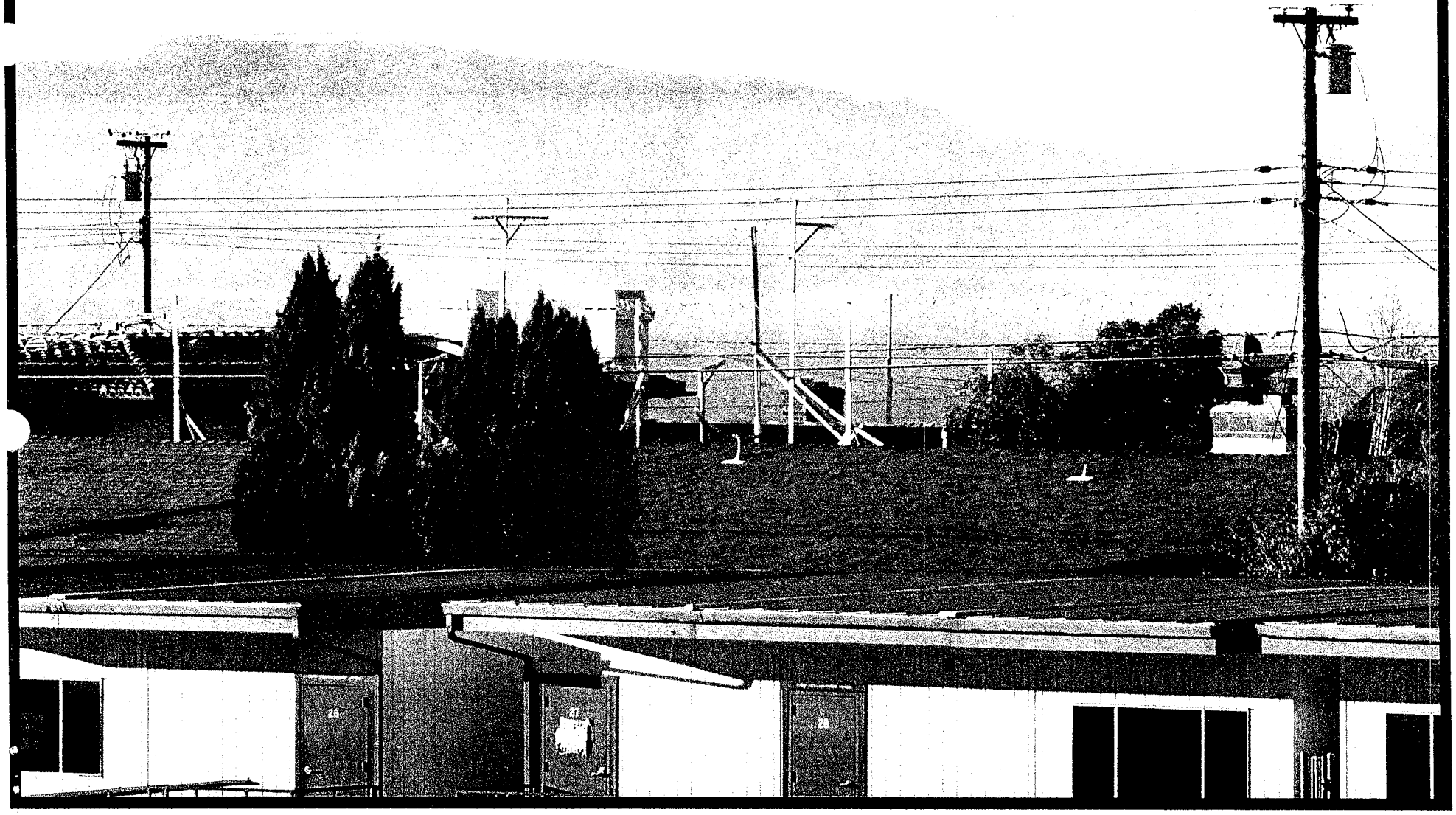
Please visit our home to see the silhouette of the proposed plan and how it will obstruct our view of the city and coastline. We are opposed to this planned construction because it will negatively impact our view thereby reducing our property value.

Thank you in advance for your consideration of our concerns.

Regards,
Shirley Martinez Ben P. Martinez

Ben and Shirley Martinez
5309 Calle de Ricardo
Torrance, CA 90505
(310) 990-1403 (Lucy Callaway Daughter)

Martinez 5301 Calle de Ricardo



February 8, 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

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

Re: Proposed Plan PRE 07-00006
5615 Via del Collado
Torrance, CA 90503

Dear Mr. Lodan:

We are opposed to the construction of the above-named plan because the very tall and wide second story structure will destroy our remaining view of the King Harbor that we have enjoyed for the past 22 years.

We invite you to visit our home to see the silhouette of the proposed plan and how it will totally obliterate our precious King Harbor view.

Very truly yours,

Jean Hirata
Thomas Hirata

Jean and Thomas Hirata
5309 Calle de Ricardo
Torrance, CA 90505-6218
(310)375-6838

Attachment: View Obstruction Photo

Hirata 5309 Calle de Ricardo

February 12, 2008

RECEIVED
FEB 13 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Mr. Gregg D Lodan
Planning Manager
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Lodan:

We are concerned about the proposed construction at 5615 Via del Collado. The silhouette flags currently in place indicate that what remains of our harbor and beach view will be obliterated. A few years ago, the lot immediately west of the proposed development added a second story which blocked our view of the "Queen's Necklace" beach region, which we had enjoyed since moving into our house in 2000. This proposed new development is noticeably taller and wider than either of the two story houses on either side, and would not only block our view of King Harbor, but also obscure a portion of Malibu on the far side of Santa Monica Bay.

In 2002, we remodeled our house. While adding a second story would have greatly expanded our square footage and given us better views, we preferred to be good neighbors and limit our expansion to 300 square feet on the ground level. We hope that our courtesy will be returned by others.

We are also worried about any precedent that may be established by approving this oversized construction. Currently there are only two multilevel houses on Via del Collado, and both significantly impact the view for Calle de Ricardo. If this third proposal is approved, it is not unreasonable to expect the entire street to be developed within a decade, and our entire view permanently destroyed.

We invite you to visit our house to see the effect this proposed development will have on our view.

Thank you for you time,

Chris and Yi Courtois
5305 Calle de Ricardo
Torrance, CA 90505
(310) 378-2941

Courtois 5305 Calle de Ricardo

Dan & Janet Beck
5617 Via Del Collado
Torrance, CA 90505

RECEIVED
FEB 0 8 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT

February 6, 2008

Mr. Clint Eull,
Post Office Box 10418
Torrance, CA 90505

Re: 5615 Via Del Collado, Torrance

Dear Mr. Eull,

I just received your note regarding my letter dated January 28, 2008. I would suggest that, considering we employ the same pool service, on windy days have Rick Thornton or his crew, come over to make sure that your flag material is not clogging my pool sweeper, filtration system, and exterior drains. I would also suggest that you request a letter from Edison, Verizon, Time Warner, and any other utility company whose lines may be affected, stating that your silhouette and flags are at a safe distance from their lines, and do not pose any possible danger. We would appreciate a copy of these letters once received.

Thank you,

Dan Beck

cc: Greg Loden, Dept. Manager
City of Torrance

Dan & Janet Beck
5617 Via Del Collado
Torrance, CA 90505

RECEIVED
JAN 30 2008

January 28, 2008

Mr. Clint Eull
5615 Via Del Collado
Torrance, CA 90505

Re: Flag material falling into pool, balcony, roof and patios

Dear Mr. Eull,

During the recent rain and windy conditions we have had a significant amount of debris from your silhouette flags falling into our pool, spa, backyard drains, balcony, roof and patio. The pool and spa are our main concern as this debris may severely damage the pool sweeper and filtration system thus leading to costly repairs. In addition, this debris may get into our area drains, preventing the sump pumps from operating properly.

We are also concerned about the safety of your silhouette and flags as they are brushing against the power/cable lines.

This matter requires immediate attention; please let us know how you intend to resolve it.

Thank you,

Dan Beck

cc: Greg Loden, Dept Manager
City of Torrance

City of Torrance Planning Department
Attn: Mr. Greg Loden, Department Manager
3031 Torrance Blvd.
Torrance, CA 90503

RECEIVED
JAN 22 2008
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.

Re: 5615 Via Del Collado - Proposed 37'4" high, 9,344 sq. ft. Residence

Dear Mr. Loden,

My wife, Janet, and I live at 5617 Via Del Collado. We are the neighbors directly to the west of 5615. We are in strong opposition to the proposed plans as submitted by Mr. Clint Eull as this structure is far too large and will greatly and unnecessarily impact our view, light, air, and privacy.

We were not made aware of Mr. Eull's plans to build until the massive, box-like silhouette was erected on 1/11/08. Mr. Eull made no attempt to review these plans with us or other neighbors who will undoubtedly be impacted by a structure of this size and shape.

Mr. Eull's architect appears to be not only unfamiliar or unconcerned with the cities building codes, restrictions, and parameters, but also that of the hillside overlay and the protection it provides for just this kind of blatant "non-conformity".

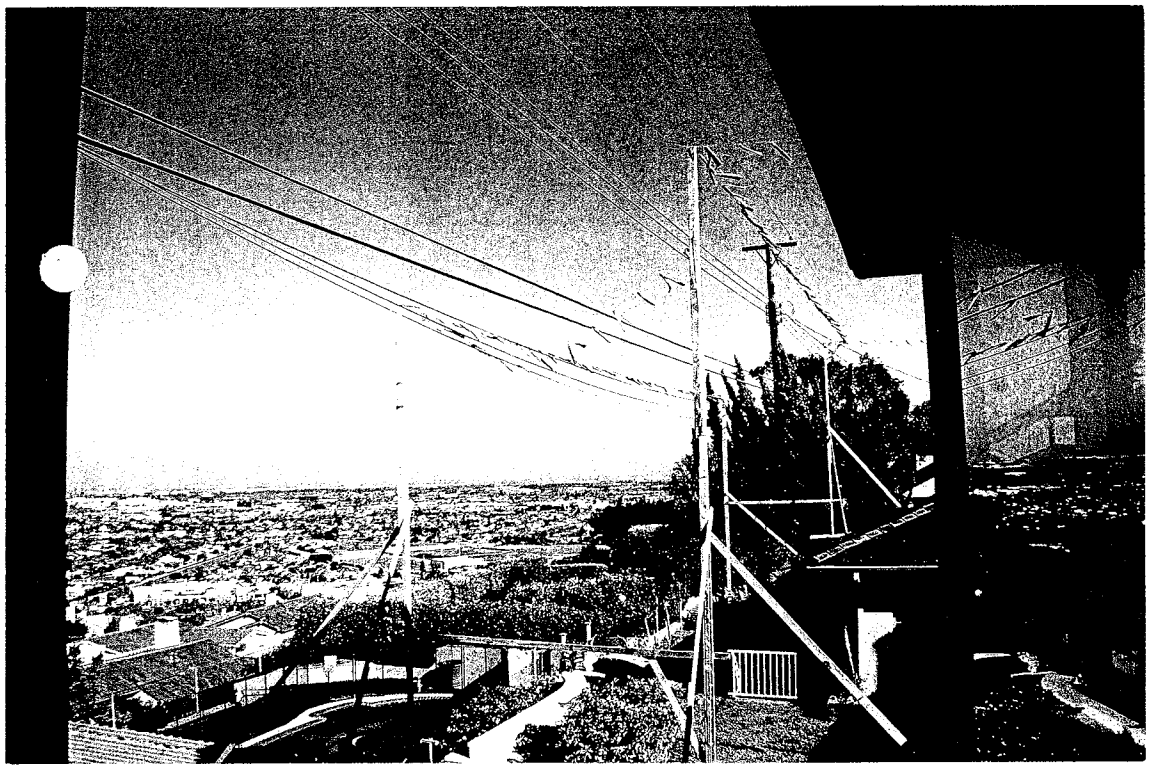
We too have gone through the long process of the Torrance Building and Planning Departments and are very familiar with it. This process took us approx. 2 years and resulted in some very costly concessions on our part, one of them being strictly limited to a roof height of 23.5 feet, the same height as was granted to 5621 Via Del Collado. This meant we had to completely demolish our home and rebuild it on slab. Our original submitted plan was for a remodel, keeping 5 of the existing rooms. We also eliminated the mass up front by keeping approximately half the second floor roof sloped.

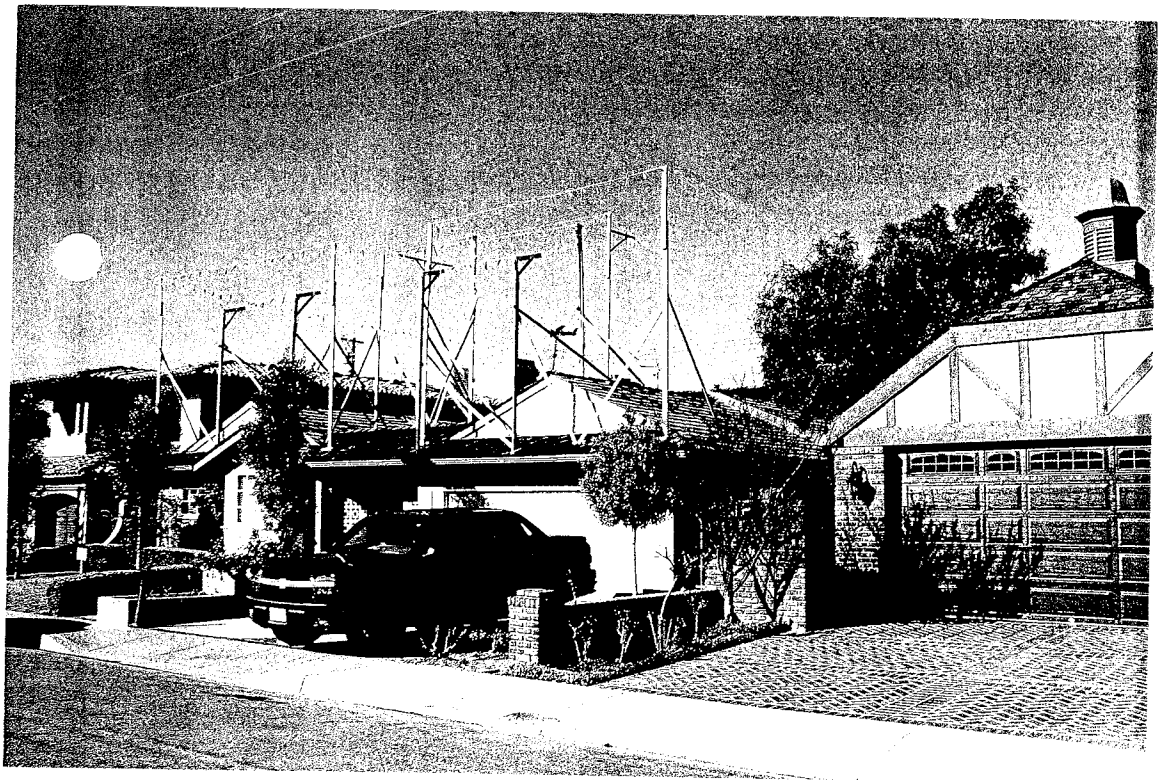
Prior to submitting our plans, we met with all our neighbors on Via Del Collado and a petition in support for our project was signed by every single homeowner on our street. We took it very seriously to be considerate and to hear any concerns of our neighbors prior to submitting our plans. We worked hard to limit the impact to our neighbors and build the kind of home that would greatly enhance our small cul-de-sac.

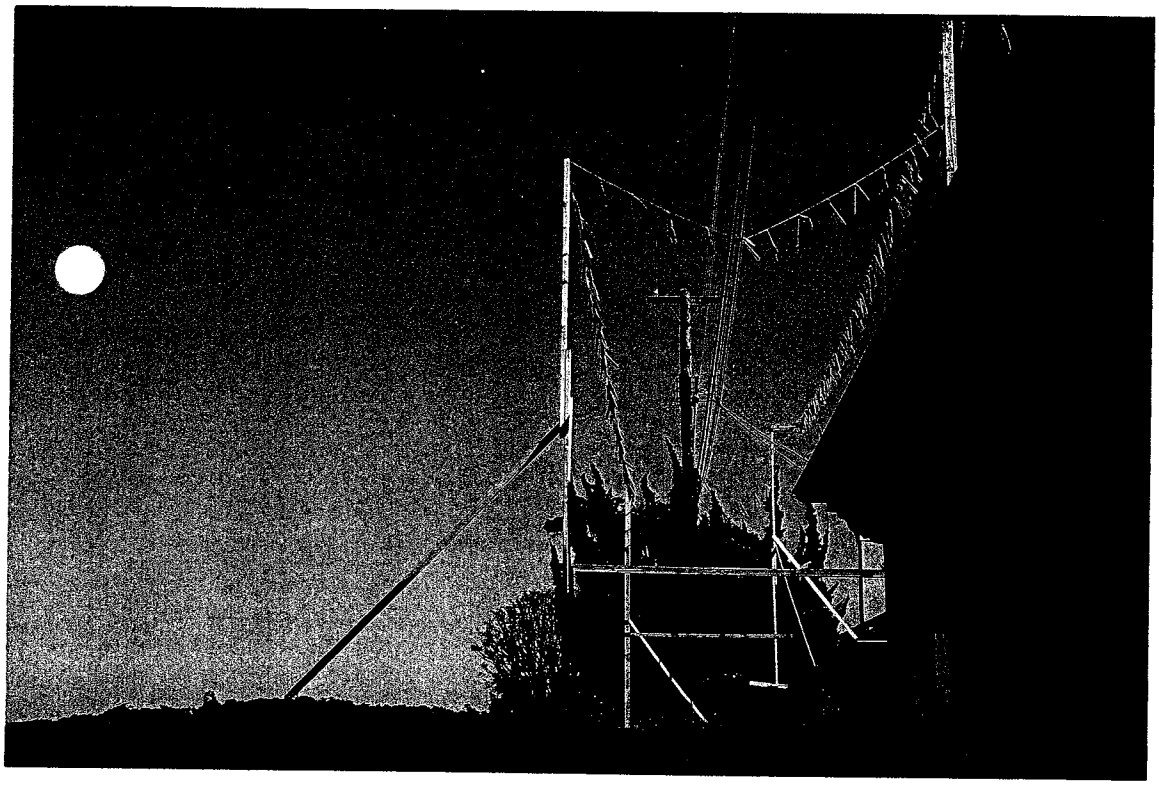
I have included some photographs for your review and would like to invite you to visit our home and see for yourself the enormous impact of this proposed project. We will be out of town until the 27th of this month, but will call your office to schedule an appointment once we return.

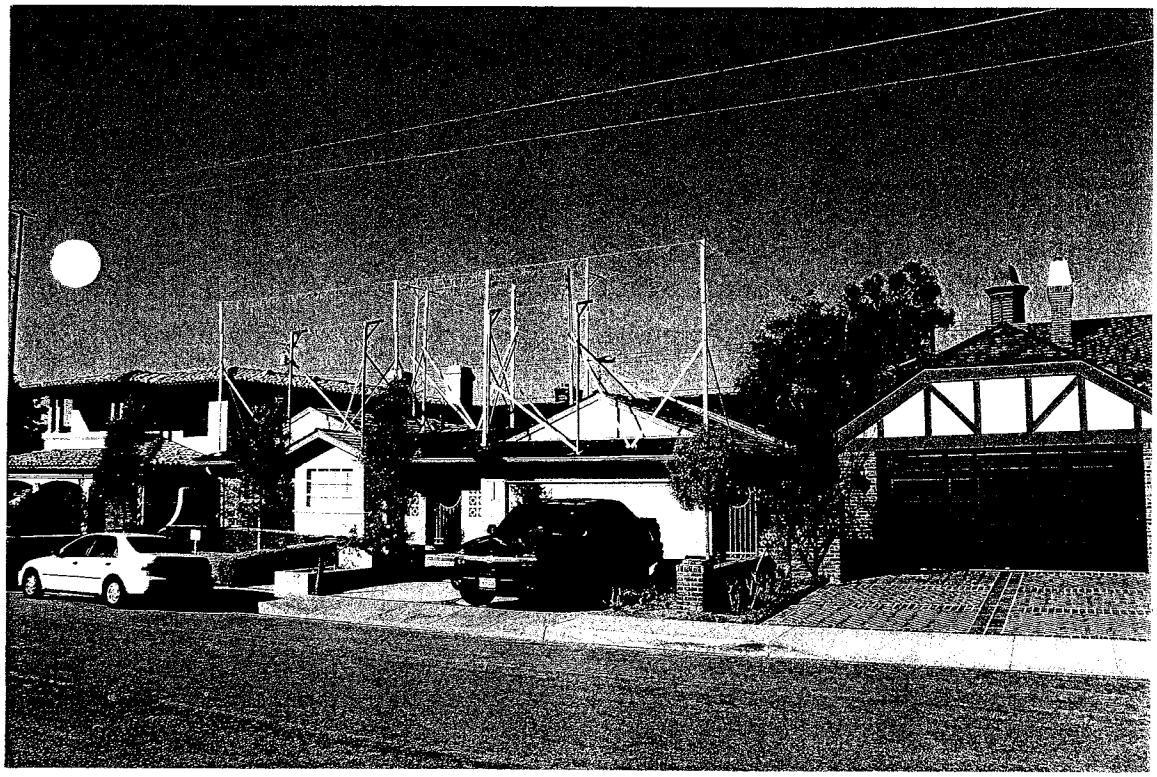
Sincerely,

Dan Beck
310-375-2575









July 29 2008

Attention: Community Development Department, City hall, 3031, Torrance CA

Subject: PRE08-00017, VAR08-00002, WAV08-00008: Petition of CLINTON B. EULL III (Construction Permit for the property on 5615 Via Del Collado, Redondo Beach CA 90277)

To Whom It May Concern:

We live on 432 Via El Chico, Redondo Beach CA 90277 on the Riviera hillside. We noticed the roofline flags for the proposed new construction on my neighbor, 5615 Via Del Collado, which is at the back of my house on the hill. We have two major problems with this construction as follows:

1. In December of 2004, we had a land slide problem on the back hill of my house. During the heavy rain, poor drainage on the block wall of the subject property caused the land slide in my hill. We had massive amount of mud spur out of our back hill like a mud fountain and almost came into out kitchen. This problem was reported to the fire department, Torrance City Planning department and the previous owner of the subject property. There should be a record of this incident at the City of Torrance. With the swimming pool and poor drainage problem that the subject property had, we're very concern with the new construction that they are planning.
2. We are losing PRIVACY in our dining area, kitchen and master bathroom. We can clearly see the roofline flags sitting on my dining table (2 sets of sliding glass doors, kitchen (bay window) and my master bathroom (6'x5' large window & a glass French door).

We would like the subject property to back off or lower the roofline such that we do not lose the privacy and not to perturb the backyard of the subject property with swimming pool so that we don't have any more land slide problem in our back hill. We would really appreciate it if City of Torrance will review this matter seriously before making any decision regarding the permit for the subject property. Thank you in advance for you support and consideration.

Regards,
Kevin & Janice Lee
432 Via El Chico, Redondo Beach, CA 90277
310-375-2271 (home)

RECEIVED
JUL 31 2008

Attachment H

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 7,

all in the year 2008

the foregoing is true and correct.
Dated at Torrance

California, this 7 November 2008

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 NOV 13 AM 9:32

CITY OF TO...
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 11-34
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., November 18, 2008.** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE08-00017, VAR08-00002, WAV08-00008, Clinton Eull: City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum building height, and a Variance to exceed the maximum allowable Floor Area Ratio on property located within the Hillside Overlay District, in the R-1 Zone at 5615 Via del Collado.

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].

Carpentry 279
ALL PRO
Doors & Windows
Custom finish work.
Sr.Disc. 310/316-3435.
JP Handy Man, Paint & Do everything 7 days, 310/702-1036
*Based on a 52-week ...
** Source: Claritas.
DAILY B...
310-34...

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 6, 2008**, I caused to be mailed **135** copies of the within notification for City Council **PRE08-0007, WAV08-0008, VAR08-00002: CLINTON EULL** 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 6, 2008** at Torrance, California.

Denise Y. Polli

(signature)

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

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> **PRE08-00017, WAV08-00008, VAR08-00002, CLINTON EULL:** City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow semi-subterranean, first and second story additions to an existing one story single family residence, in conjunction with a Waiver to exceed the maximum building height, and a Variance to exceed the maximum allowable Floor Area Ratio on property located within the Hillside Overlay District, in the R-1 Zone at 5615 Via del Collado.

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

Publish: November 7, 2008

SUE HERBERS
CITY CLERK

One hundred thirty five (135) notices mailed 11/06/08. da