

Council Meeting of  
November 18, 2008

**SUPPLEMENTAL #1 TO ITEM 13A**

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

Members of the Council:

**SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13A**  
**PRE08-00017; VAR08-00002; WAV08-00008:**  
**CLINTON EULL**

The attached correspondence was received after the item was completed.

Respectfully submitted,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By   
\_\_\_\_\_  
Gregg D. Lodan, AICP  
Planning Manager

CONCUR:

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

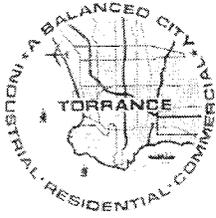
NOTED:

  
\_\_\_\_\_  
LeRoy J. Jackson  
City Manager

**Attachments:**

- A. Correspondence sent to Applicant
- B. Correspondence from Applicant
- C. Correspondence from neighbors





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CITY OF  
TORRANCE

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COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT  
DIRECTOR

November 17, 2008

Clinton Eull  
5615 Via del Collado  
Torrance, CA 90505

RE: Precise Plan of Development – PRE08-00017;  
Variance – VAR08-00002; Waiver – WAV08-00008

In your email of November 16, 2008, you requested that your case be removed from the November 18, 2008 City Council Agenda pending the review of our Department procedure manual for appeals. As mentioned in the previous letter we sent to you on November 6, 2008, the Community Development Department does not have a written procedure manual for forwarding appeals to the City Council, as such there is no document we are able to send for your review.

Your case is scheduled to be heard by the City Council on November 18, 2008. If this date is no longer agreeable, you must present your request for a new hearing date at the time your case is heard by City Council tomorrow. You are advised that either you or your representative should be in attendance on November 18, 2008 for the City Council Hearing.

For further information or assistance, please contact Gregg Lodan or Danny Santana of the Development Review Division of the Community Development Department at (310) 618-5990.

Sincerely,

JEFFERY W. GIBSON  
PLANNING DIRECTOR

By   
Gregg Lodan, AICP  
Planning Manager



**Attachment A****Graham, Oscar**

**From:** YULE3@aol.com  
**Sent:** Sunday, November 16, 2008 10:48 PM  
**To:** Lodan, Gregg  
**Cc:** Graham, Oscar; Santana, Danny  
**Subject:** From: Clinton Eull, re: Procedural Delay for CC Hearing on 5615 Via del Collado

Mr. Gregg Lodan,

A review of recent events has revealed an email request which I sent to Oscar Graham on Oct. 28th (see below) requesting that my project be removed from the Nov. 18, 2008, City Council agenda, pending the review of the Planning Department Procedure Manual. My records do not show my receipt of your acknowledgement of that communication.

The reason for my request was a confusion relating to the procedures for preparation for the City Council Hearing.

On Nov. 14, 2008, Oscar Graham's telephone discussion with me compounded the confusion even more about preparation procedures. He said at one point that additional copies are needed when changes have been made between the Planning Commission Hearing and the City Council Hearing. He also said that the City Council wants to see exactly the same information which the Planning Commission saw, without any changes.

Do you see the confusion between the two statements?

I was hoping to see a Planning Department Procedure Manual setting forth the specific procedures to follow in this process.

Lacking that, I understand your "standard procedure" is that I must now prepare for the City Council Hearing by whatever means seems best to me.

I will not be ready by Nov. 18, 2008.

I will advise you by Nov. 21, 2008, of the anticipated completion date for my preparations.

Please agree with this delay, and advise the City Council accordingly.

Thank you.

Clinton B. Eull, III



**Graham, Oscar****Attachment B**

**From:** yule3@aol.com  
**Sent:** Friday, November 14, 2008 10:48 AM  
**To:** Graham, Oscar  
**Subject:** My home improvement on the City Council agenda for Nov. 18, 2008

Hi, Oscar.

Please email me copies of any complaints which you have received since you last sent me the complaints at the end of July, 2008.

The following is a description of this matter from my perspective. Please review it for accuracy and advise.

Thanks,

Clint

Subject: My home improvement on the City Council agenda for Nov. 18, 2008

5615 Via del Collado

Applicant/proponent responds to anticipated questions...

Q: When did you first start asking the Planning Department for the FAR limitation which would apply to your plan?

A: Around June, 2006, when I approached the public counter to inquire about improving my property.

Q: When did the Planning Department provide you with a specific FAR limitation for your plan?

A: Nov. 13, 2008.

Q: Why did you make a plan with an FAR of 1.0?

A: During the time when the Planning Department would not provide me with a specific FAR, I proceeded to put all my family's wants and needs into the plan, similar to making a Christmas list.

Q: Why did you build an outlandish silhouette?

A: In the autumn of 2007, I started to go around the neighborhood to show my plans to my neighbors, and the first one I spoke with told me he would not look at building plans because it was difficult and confusing, but he did want to see a silhouette. He instructed me to first put up a silhouette, because that would give him and all the neighbors a visual reference to form their opinions. I then went to the Planning Department and asked for permission to build the silhouette, and the planning assistant told me that I may go ahead with it.

Q: When did you start receiving complaints from the neighbors about the hillside ordinance impact which your plan could have on them?

A: Aug. 2, 2008, the Saturday before the Planning Commission Hearing. I received a packet in the mail from the Planning Department which contained the complaints.

Q: What did you do to address the concerns which your neighbors expressed about those impacts?

A: Immediately upon receiving the complaints, I wanted to ask the Planning Department for extra time to make the necessary design modifications prior to the Planning Commission Hearing, however, I could not ask for more time because, a few weeks earlier, when the Planning Manager scheduled the hearing, he personally told me to my face that I could not have any more time because he was under extreme time pressure because one neighbor kept calling him complaining about my flags blowing in the wind, or something to that effect.

11/18/2008

The only route open to me was to request an extension of time from the Planning Commission, which I did, however, it was not granted.

Q: Why did you take so long to go through this process?

A: Two reasons, first: serious family medical problems of a life and death nature. My wife and I had an extremely high risk twin pregnancy from Sept. 2007 until May 23, 2008. We now have six-month-old twins (B,G) in addition to our three-year-old triplets (G,B,G), two of whom have special needs.

Second: I needed a specific FAR for planning purposes because we have many wants and needs due to our special needs; plus, our lot is on a slope with many utility wires overhead. The specific FAR was not readily available for reasons which appear to be procedural limitations in the Planning Department.

Q: Why did you appeal this matter to the City Council?

A: It appeared to be the only route open to me because there seemed to be no one in the Planning Department or on the Planning Commission who could answer my request for a specific FAR for circumstances involving family members with special needs.

Q: Why did you proceed to submit your application without first making the modifications which the Planning Department indicated in the spring of 2007?

A: Those modifications appeared to be relatively minor, and, from a cost perspective with respect to the design setup, they could be combined with other changes anticipated in the planning process.

Q: What are you seeking at this time?

A: My goal is to continue the process with the planning manager which we started yesterday, Nov. 13, 2008, when, for the first time, I received a specific FAR to incorporate into my plan.

Q: Why don't you withdraw your plan and start over again?

A: From the beginning, I have been asking for a specific FAR, and now that I have it, I do not want to start over because, from a cost perspective, with respect to my budget, that would double some of the costs. Monitoring expenses and avoiding duplicate expenditures are my responsibilities as the financial head of a family with handicapped children.

signed: Clinton B. Eull, III

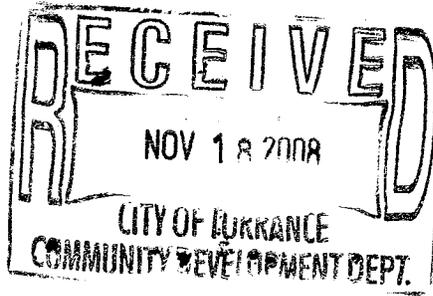
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November 12, 2008



RECEIVED  
2008 NOV 17 AM 10:44  
CITY OF TORRANCE  
CITY CLERK'S OFFICE

Sue Herbers, City Clerk  
City Hall  
Torrance Community Development Department  
3031 Torrance Boulevard  
Torrance, CA 90503

Dear Torrance Planning Department,

We are writing to express our deep concerns about the proposed project at 5616 Via Del Collado. The building height, size, and garage are all far beyond current building codes. We moved into and have supported the wonderful neighborhood that features reasonable sized homes in Torrance and find that this proposed plan far exceeds any of the surrounding homes. While some have expanded their homes with neighborhood approval, this proposed project would change the character of the community. Please recognize the importance of protecting the neighborhood feeling and do not approve a project that goes beyond a single family home and will likely impacts a fragile hillside.

Sincerely,

Josephine Chan

Linda Chilton

Torrance City Council  
3031 Torrance Blvd.  
Torrance, Ca. 90503



November 16,2008

Reference: Clint Euli  
5615 Via Del Collado, Torrance, Ca. 90505

Dear City Council Members of Torrance,

I live at 5621 Via Del Collado, Torrance, Ca. 90505, just west of the proposed project at 5615 Via Del Collado.

I write at this time to ask you to consider following proper protocols as set forth by the council and planning departments about the construction of homes in the city of Torrance. The planning commission has denied the approval of the building at 5615 Via del Collado as it exceeds the height and square footage. And I urge you to do the same in this regard.

Having gone through the process myself with the city, I find it only fair that the rules continued to be followed as they have been established on this street.

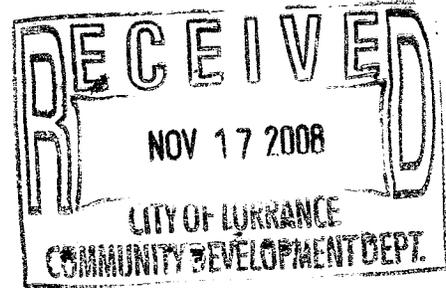
We had to make many changes and incurred many more architectural expenses when we were going through the process in order to please all the neighbors and keep a height restriction that lead us to have a sub-standard second story ceiling height. These things were done so that the neighbors would not have their view impacted.

Thank you for your consideration in this process to uphold the building codes, the hillside overlay protections and the fact that the proposed structure is clearly way over all these guidelines.

Sincerely,  
  
Jan Schlesinger

November 13, 2008

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



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

I was shocked to receive a notice of another hearing on the referenced appeal. It was soundly rejected at the August hearing and for good reason. This proposed development is totally out of keeping with the rest of the homes in this area and has the potential to be a serious threat to the stability of the sandy soil that supports the improvement design as currently presented.

Our property is located directly below the Eull property and we have had problems in past years with water damage to my neighbors property with improper drainage. There is great concern over any development that requires any digging into the hill and placing considerable weight to the top of the hill.

Also there is a matter of the nature of this design will have the property above us looking down directly into our kitchen and back deck. Our privacy will be lost and the ambiance of our great neighborhood will be taken away. We have lived in our house since it was built in 1973 and along with our neighbors view this area as the best in the Hollywood Rivera. I am sure Mr. Eull's neighbors share the same feeling.

I respectfully request that this waiver be denied for a second time and help us to maintain the environment and safety of our neighborhood that we all have worked so hard to preserve over the years.

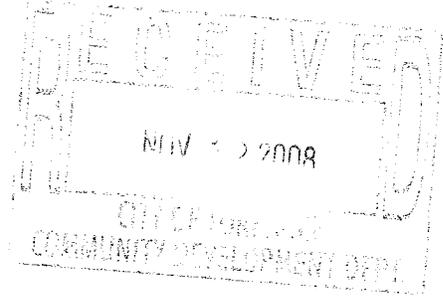
Thank you for your consideration of this request.

Sincerely,

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

CC: The McCarthy's  
 The Lee's  
 Mayor's Office

Torrance City Council  
 3031 Torrance Blvd.  
 Torrance, CA 90503



November 12, 2008

**Re: Clint Eull, 5615 Via Del Collado, Torrance, CA 90505**

**Dear Torrance City Council Members,**

**My name is Dan Beck, I live next door to the proposed project at 5617 Via Del Collado and am in strong opposition to the proposed plans.**

**I am a building contractor by profession and have, myself gone through the long process of the Torrance Building and Planning Departments with my own home.**

**The process took me approx. 2 years and resulted in some very costly concessions on my 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. By restricting our roof height to 23.5', I had to completely demolish my home, excavate the lot down about 2 ½ feet and rebuild it on slab. My original submitted plan was for a remodel, keeping 5 of the existing rooms. I also eliminated the mass up front by keeping approximately half the second floor roof sloped and clipped the north east corner due to the privacy concerns of the previous homeowner at 5615 Via Del Collado. I removed two large eucalyptus trees on my lot and a large pine tree to counterbalance the impact to our Ricardo and Pablo neighbors.**

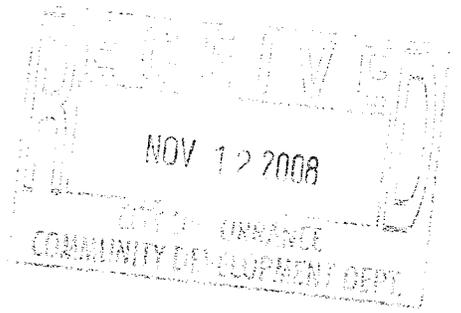
**Prior to submitting our plans, we met with our neighbors on Via Del Collado and a petition in support for our project was signed by the homeowners on our street. We took it very seriously to be considerate and to hear any concerns of our neighbors prior to submitting our plans. We worked hard to limit the impact to our neighbors and build the kind of home that would greatly enhance our street. By contrast I was never contacted by Mr. Eull before the silhouette was erected to discuss his plans.**

**I request that you would please deny this project.**

**Thank you,**

**Dan Beck**

Torrance City Council  
3031 Torrance Blvd.  
Torrance, CA 90503



November 12, 2008

Re: Clint Eull, 5615 Via Del Collado, Torrance, CA 90505

Dear Torrance City Council Members,

*I live at 5617 Via Del Collado, directly to the west of Mr. Eull and his family.*

I am writing today to ask you to uphold the Torrance Planning Commission's ruling and deny approval for the building plans for 5615 Via Del Collado as submitted. Besides far exceeding the height and allowable floor area, the massive size and shape of the structure will adversely impact our view and privacy, will look out of place with the surrounding homes, and will have a enormous negative impact on our homes value.

I hope the Torrance City Council will advise Mr. Eull, that if this specific plan is not approved and he intends to proceed with a new 2-story plan in the future that he too will be required to comply with the same rules, codes, and restrictions that we all have to.

There needs to be careful consideration of his neighbors and concessions made, such as those we made when building our home. Some concessions we made prior to being granted approval for our home included dropping our roof line to 23.5', sloping the roof so the home made less of a view impairment for the neighbors to the south, eliminating the roof deck to assure the privacy to all surrounding neighbors on Collado and down below, and by cropping the northwest and northeast corners of the home to allow less view impairment and more privacy to our neighbors on both sides.

Thanks to all of you council members who have or will take the time to see for yourself the enormous impact the silhouette makes and that's only sticks and flags. A solid structure of this size and shape would certainly overshadow our home being over 13 feet taller.

We are looking to you as our governing body to please strictly uphold the established building codes, hillside overlay protections and any and all other contributing factors of past precedents and not approve this current plan.

Sincerely,

Janet Beck