

Council Meeting of
July 14, 2009

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

Members of the Council:

SUBJECT: Community Development – Consider a Resolution reflecting Council’s decision to Approve a Precise Plan of Development to allow single story additions and interior renovations to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande.

PRE08-00033: Paul and Stephanie Thomas

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that the City Council adopt a Resolution Approving a Precise Plan of Development to allow single story additions and interior renovations to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande.

BACKGROUND

On June 2, 2009, the City Council considered an Appeal of a Planning Commission’s Approval of a Precise Plan of Development to allow additions to a single family residence. The City Council voted 7-0 to Approve the proposed project, with amended conditions. The City Council amended Condition No. 3 and 4 to reflect a reduction in height achieved by lowering the roof pitch from 3.75:12 (as proposed) to 3:12. This change in pitch would provide for an overall ridge height reduction estimated at a maximum of 17 inches from the proposed height.

After the June 2, 2009 City Council Hearing, the applicant reported to Staff that their designer calculated that changing the roof pitch to 3:12 would reduce the maximum ridge height by 16 inches.

As directed by the City Council, a Resolution of Approval for the Precise Plan of Development has been provided for the City Council’s consideration.

CONCUR:

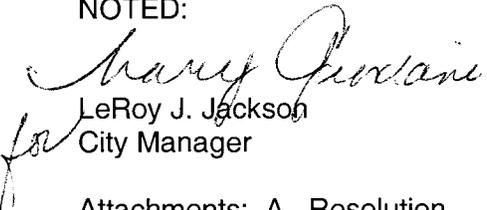


Jeffery W. Gibson
Community Development Director

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

NOTED:


for LeRoy J. Jackson
City Manager

By 
Gregg D. Lodan, AICP
Planning Manager

Attachments: A. Resolution

RESOLUTION NO. 2009 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING 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 SINGLE STORY ADDITIONS AND INTERIOR RENOVATIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 428 VIA MESA GRANDE.

PRE08-00033: PAUL AND STEPHANIE THOMAS

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 1, 2009, to consider an application for a Precise Plan of Development filed by Paul and Stephanie Thomas to allow single story additions and interior renovations to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande; and

WHEREAS, the Planning Commission of the City of Torrance continued the public hearing to April 15, 2009; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 15, 2009, Approved Precise Plan of Development 08-00033 filed by Paul and Stephanie Thomas to allow single story additions and interior renovations to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande; 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 1, Article 41 of the Torrance Municipal Code; and

WHEREAS, additions to existing structure, provided that the addition will not result in an increase of more than 50 percent of the structure before the addition, or 2,500 square feet, whichever is less, are Categorically Exempted by the 2009 Guidelines for implementation of the California Environmental Quality Act, Article 19, Section 15301 (e) (1); and

WHEREAS, the City Council of the City of Torrance conducted a duly noticed public hearing on June 2, 2009, to consider an appeal of a Planning Commission's Approval of a Precise Plan of Development filed by Paul and Stephanie Thomas to allow single story additions and interior renovations to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande; and

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

- A) That the property address is 428 Via Mesa Grande.
- B) That the property is located on Lot 116 of Tract 19306.
- C) That the project is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site.
- D) That the proposed additions will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the proposed additions are limited to one-story and have been designed to have a maximum height of 16 feet 7 inches, to prevent adverse view impairments to properties to the east, and limit the potential for light, air and privacy impairments for properties to the north, south and west by providing setbacks that meet and/or exceed the Code Requirements. Furthermore, the grade difference between the subject property and the adjacent properties to the east (rear) allows westward views over the proposed development and allows air and light to pass through the properties.
- E) That proposed development has been located, planned and designed so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the additions have been designed with rear setbacks that exceed the Code Requirements, with the front and side yard setbacks that meet and/or exceed the Code Requirements, and the proposed new doors/window placement provides for privacy to the adjacent properties, including high window sill heights and obscured glass.
- F) That the design of the additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the design features stucco walls to match the existing residence, multiple cross gables, and a new asphalt shingle roof over the entire residence, which are materials and designs that are consistent with other residences in the vicinity.
- G) That the design will not have a harmful impact upon the land values and investment of other properties in the vicinity, because the proposed additions will be an improvement to the property, provide high window sill height and obscured glass to provide privacy to the adjacent properties, meet or exceed the R-1 development standards including height, and are consistent with the pattern of development in the vicinity.
- H) That the granting of this application will not be materially detrimental to the public welfare and to other properties in the vicinity, because the project is designed with heights that are lower than the maximum allowed by Code, are lower towards the front and rear to avoid adverse view, light, air and privacy impacts, and provide high window sill heights and obscured glass to provide privacy to the adjacent properties.

- I) That the proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, because the proposed one-story additions have been designed to cause the least intrusion on views, light, air and privacy with high window sill heights and obscured glass, would be compatible with the surrounding pattern of development in both design and materials, and complies with the developments standards for the R-1 Zone.
- J) That 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, because adding floor area by maintaining a one-story profile can only be achieved by slightly increasing the ridge height to cover the increased span of the residence, due to the grade difference in the rear.
- K) That the denial of this request to increase the height will result in an unreasonable hardship, because the topography of the lot would make it difficult to construct the additions otherwise without proposing a second-story addition, as the sloped rear portion of the lot makes it difficult to develop further into this area, and the request preserves the usable portion of the rear yard area to the extent possible.
- L) That granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because the project complies with the development standards for the R-1 Zone, and specifically, the project is proposed with a height that is less than what the Code allows to prevent adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that PRE08-00033, filed by Paul and Stephanie Thomas to allow single story additions and interior renovations to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 428 Via Mesa Grande, 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 08-00033 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 08-00033 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 addition at the highest point of the roof shall not exceed a height of 16 feet 7 inches as represented by the survey elevation of 367.27

feet for the highest ridge based on the lowest adjacent grade of 350.7 (located at the southwestern corner of the attached garage), based on a bench mark elevation of 348.00 feet located within the public right-of-way along Via Mesa Grande near the southwestern corner of the property, as shown on the official survey map on file in the Community Development Department, according to a roof pitch of 3:12, to the satisfaction of the Community Development Director; **(AMENDED BY THE CITY COUNCIL)**

4. That the final height of the addition shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 367.27 feet for the highest ridge based on the benchmark of 348.00 feet located within the public right-of-way along Via Mesa Grande at the southwest corner of the property, as shown on the official survey map on file in the Community Development Department, according to a roof pitch of 3:12, to the satisfaction of the Community Development Director; **(AMENDED BY THE CITY COUNCIL)**
5. That color and material samples of the proposed additions and home shall be submitted for review to the Community Development Department, prior to the issuance of a Building Permit; (Development Review)
6. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
7. That 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)
8. That the master bathroom window shall incorporate obscured glass to the satisfaction of the Community Development Director; (Development Review)
9. That the window sill height of the master bedroom windows shall not be less than six feet to the satisfaction of the Community Development Director; (Development Review) and
10. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 14th day of July 2009.

ATTEST:

MAYOR, of the City of Torrance

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____