

Council Meeting of
May 16th, 2006

PUBLIC HEARING

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

Members of the Council:

SUBJECT: City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

PRE05-00034:CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Expenditure: None

RECOMMENDATION

The Planning Commission and Community Development Director recommend that the City Council deny the appeal and adopt a Resolution approving the Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Funding

Not applicable

BACKGROUND

The applicant requests approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto. The matter was originally scheduled to be presented before the City Council on April 11, 2006 but was continued indefinitely due to the illness of the applicant's representative, and to allow for the applicant to verify the height of the silhouette. The project was rescheduled for the May 16, 2006 City Council meeting. On May 5, 2006, 192 notices of Public Hearing were sent to property owners in the vicinity of the subject property, a legal advertisement was published in the newspaper and the site was posted.

Rather than just verifying the height, the applicant has relocated the silhouette to reflect the approval granted by the Planning Commission. The applicant has shifted the silhouette three feet to the north to provide the minimum 9-foot setback along the southern side yard as conditioned by the Planning Commission and the height has been verified to provide a maximum height of 24.5 feet, based on an elevation of 126.35. A licensed land surveyor has verified the height and placement of the present silhouette and the silhouette certification is attached for your review. Staff continues to recommend approval of the subject request as conditioned.

The April 11, 2006 staff report and supplemental material are attached for your review and provide additional background information regarding the proposal. One correction to that report is that the approval granted by the Planning Commission was by a vote of 4-2, with Chairman Uchima and Commissioner Busch dissenting and Commissioner Gibson abstaining.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:



Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP
Planning Manager

NOTED:



LeRoy J. Jackson
City Manager

Attachments:

- A. Resolution
- B. Revised Silhouette Certification
- C. Additional Correspondence
- D. Minutes Excerpt of 04/11/06 City Council Hearing
- E. Staff Report and Supplemental Material for 04/11/06 City Council Hearing
- F. Proofs of Publication and Notification for 05/16/06 City Council Hearing
- G. Revised Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 424 CAMINO DE ENCANTO.

PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 7th, 2005, to consider an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to January 18th, 2006; and

WHEREAS, the Planning Commission of the City of Torrance approved the request to construct a new two-story residence in the Hillside Overlay District on January 18th, 2006; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 11th, 2006, to consider an appeal of a Planning Commission approval of an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single-family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; and

WHEREAS, the City Council of the City of Torrance continued the matter indefinitely; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on May 16th, 2006, to consider an appeal of a Planning Commission approval of an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single-family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; 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, single family residential properties are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 424 Camino de Encanto;
- b) That the property is identified as Lot 32, Tract 18379;
- c) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- d) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the proposed residence exceeds the required front, rear and side setbacks to prevent significant privacy, light and air impairments and due to the existing physical relationship with surrounding properties there do not appear to be a significant views that exist across the subject property.
- e) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence, as conditioned, is well within height, lot coverage, floor area and setbacks for the R-1 zone;
- f) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because of the virtue of the high quality design that features stucco walls with foam trim and a clay tile roof;
- g) That the proposed residence has been designed to insure that the additions will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality Spanish finishes and materials consistent with the area and the proposed residence represent a significant improvement to the subject property and would increase property values.
- h) That granting such an application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property, is in compliance with the R-1 Zone and the Hillside Overlay District.

- i) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- j) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purpose intended except by increasing the height because the upward slope that exists at the rear of the lot makes it difficult to build without increasing the height of the residence.
- k) Denial of this request to increase the height will constitute an unreasonable hardship because the proposed additions do not appear to result in significant view or privacy impacts to surrounding properties.
- l) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development does not have a significant impact on view, light, air or privacy in the surrounding area

NOW, THEREFORE, BE IT RESOLVED that PRE05-00034, filed by Construction Design Services (Hal Hamilton) to allow the construction of first and second-story additions to an existing one-story single-family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto, 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 05-00034 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 05-00034 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 residence at the highest point of the roof shall not exceed a height of 24.5 feet as represented by the survey elevation of 126.35 feet based on the elevation of the lowest adjacent grade of 101.75 (located at the southwestern perimeter of the building), based on a bench mark elevation of 100.00

feet, as shown on the official survey map on file in the Community Development Department; (Development Review)

4. That the final height of the structure 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 126.35 feet based on the benchmark of 100.00 feet located within the public right away in front of the western property line, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That the proposed residence shall provide a minimum 11 foot setback along the northern side yard and a minimum 9 foot setback along the southern side yard; (Development Review)
6. That an automatic garage door shall be installed; (Development Review)
7. That color and material samples of the proposed home shall be submitted for review to the Community Development Department; (Development Review)
8. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
9. 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 16th day of May 2006.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



City of Torrance, Community Development Department Height and Location Certification

3031 Torrance Blvd. • Torrance, CA 90503 • (310) 618-5990 Fax: (310) 618-5829
Jeffery W. Gibson, Community Development Director

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 424 CAMINO DE ENCANTO REDDING BRANCH/TORRANCE CA.
(address)
90277 on 5/9/06, based on plans submitted to the City of Torrance
(date)
by CONSTRUCTION DESIGN SERVICE on 5/9/06. The survey was taken
(applicant/architect) (date)
from a bench mark located at FIN ON EAST CURB OF CAMINO DE ENCANTO
(address) NORTH OF EXISTING DUMP
(attached map) which established a base elevation of 103.35'.

The ridge line/highest point of the roof was determined to have an elevation of 126.35'.
The plans indicate that the elevation should be 126.35'.

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

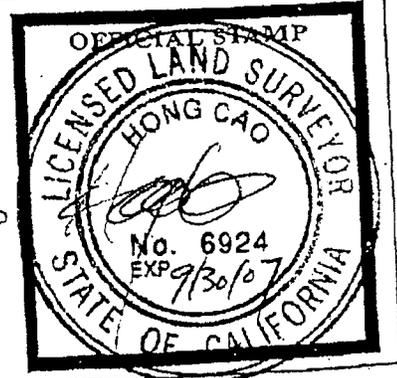
HONG CAO
Name (please print)

[Signature]
SIGNATURE

LS 6924
LS/RCE #

(626) 570-1918
PHONE

5-9-06
DATE



Notes: _____

MAY 03 2006

OFFICE OF THE
MAYOR & COUNCIL

2006 APR 11 PM 1:51

HAND DELIVERED

April 11, 2006

The Honorable Dan Walker
Mayor – City of Torrance
City Hall
3031 Torrance Blvd.
Torrance, CA. 90503

**SUBJECT: PROPOSED RESIDENCE AT 424 CAMINO DE
ENCANTO**

Dear Mayor,

This letter is seeking your assistance in determining interpretation of the Hillside Overlay Policy that Torrance has used to try to ensure appropriate development in residential areas where views may be affected. The subject property as proposed may be totally acceptable to the individuals I represent – the homeowners of the Village Palos Verdes condominium project. However, there is one major issue that needs to be solved. The trees at the back of the property have grown unabated for over 40 years. As such, they have been blocking views from our project for many years.

Last night I spoke with Lyle Sardi, the current owner at 424 Camino De Encanto. I asked if he would be willing to cut the trees down to near the silhouette of the proposed residence if we (the owners whose views are affected at Village Palos Verdes) would pay for the service. I also stated that I have been working with two other neighbors on Camino De Encanto with trees that are blocking views, and they readily agreed to trim under this type of arrangement. Mr. Sardi says he is willing to cut back the trees at his expense after demolition. It would be extremely beneficial during the hearing tonight (and certainly in the spirit of the Hillside Overlay Policy) if you or one of the members of the City Council would ask him (as a good neighbor) to honor this statement by trimming the trees (at our expense) before he starts construction. The project, while opposed initially by some homeowners in Village Palos Verdes (because the trees completely blocked the silhouette), seems acceptable at present. It is the interpretation of the

Hillside Overlay Policy with regard to maintaining views that is our main concern.

Please bear in mind that the previous owner at 424 Camino De Encanto refused to cut the trees for many years when we offered to pay for trimming. Also, we are paying for the views when we purchase our condominiums. Currently the premium for a view runs from \$50,000 to \$75,000 per unit. On top of this, each unit with a view pays property taxes on that view ranging from \$300 to \$800 per year (depending on when the unit was purchased). There are at least 140 units in the project with views. If the average property tax per unit is \$500 (for the view premium), total property taxes for the project per year just for views is \$70,000. Strangely, when the home at 424 Camino De Encanto is finished, there is no property tax for the view, as only construction costs are taxed until the home is sold to a second owner!

Thank you for any consideration or assistance on this request. We are trying to be good neighbors by cutting our trees back every few years. Let's encourage Mr. Sardi to do the same.

Respectfully,



Michael J. Bahe
456 Palos Verdes Blvd.
Redondo Beach, CA. 90277
(310) 378-1346

CC: Councilman Rod Guyton
Councilman Michael Mauno
Councilwoman Pat McIntyre
Councilman Paul Nowatka
Councilman Frank Scotto
Councilwoman Hope Witkowsky
City of Torrance Planning Commission

PETITION TO THE TORRANCE CITY
COUNCIL FOR:

SUSPENSION/MODIFICATION OF BUILDING
PERMIT AT: 424 CAMINO DE ENCANTO,
TORRANCE

(APPL #: PRE05-00034: Construction Design Services)

The undersigned, owners of units in VILLAGE PALOS VERDES (a condominium complex), hereby request that the building permit approved by the Torrance Planning Commission be suspended and/or modified until the applicant performs appropriate tree cutting at the back of his property. The great majority of views have been blocked by trees on the applicants property that have never been cut back since planted in 1964, despite requests from owners in the Village Palos Verdes complex over the years. Other neighbors with similar overgrowth have been happy to trim. The intent of the Hillside Overlay Ordinance is to promote responsible ownership of property, especially with respect to allowing neighbors to maintain views. The owners in the complex affected by this application have suffered for years from the trees blocking their views. All we are asking is that the owner cut back the trees, by mediation if necessary, so we can reasonably judge the effect of the silhouette. If this permit is approved by the City Council in its current status, it flies in the face of everything the Hillside Overlay Ordinance attempted to solve. The applicant stated he would cut back the trees so the impact of the project could be objectively measured by owners of units in Village Palos Verdes directly affected. He has failed to do so to date. The owners of the directly affected condominium units will pay for the tree trimming at no cost to the owner/applicant.

**RE: Application #: PRE05-00034: Construction Design Services
 PETITION TO THE THE TORRANCE CITY COUNCIL FOR:
 SUSPENSION/MODIFICATION OF BUILDING PERMIT AT:
 424 CAMINO DE ENCANTO, TORRANCE**

(All addresses listed are in Redondo Beach, 90277) (All telephone #'s are Area Code 310)

ADDRESS:	NAME	SIGNATURE:	TEL. #:
458 PALOS VERDES BLVD.	MARIA ELLEN WANG	<i>Maria Ellen Wang</i>	373-6183
460 Palos Verdes Blvd	Jay Gunnow	<i>Jay Gunnow</i>	465-1033
460 1/2 Palos Verdes BL	ANDRIUS V. VABAS	<i>Andrius V. Vabas</i>	375-8805
151 Calle Mayaca	Sandra C. Staro	<i>Sandra C. Staro</i>	373-5767
462 P.V. BLVD	CINDY MCKINLEY	<i>Cindy McKinley</i>	373-7618
454 P.V. BLVD	CAROLE S. TANNER	<i>Carole S. Tanner</i>	373-9103
131 CALLE MAYAC	ARTHUR W. JACOBS	<i>Arthur W. Jacobs</i>	373-8293
428 PALOS VERDES BL	ANTHONY FRESOSO ANTHONY FRESOSO	<i>Anthony Fresoso</i>	375 1179
440 Palos Verdes Bl	HELENE THOMPSON	<i>Helene Thompson</i>	791-5888
444 Palos Verdes Bl	Jane Smith	<i>Jane Smith</i>	791-1894
470 PU BLV	WILLIAM FRY	<i>William Fry</i>	378 8575
476 PU BLV	WATSON	<i>Watson</i>	375 7058

RE: Application #: PRE05-00034: Construction Design Services
 PETITION TO THE ~~THE~~ TORRANCE CITY COUNCIL FOR:
 SUSPENSION/MODIFICATION OF BUILDING PERMIT AT:

424 CAMINO DE ENCANTO, TORRANCE

(All addresses listed are in Redondo Beach, 90277) (All telephone #'s are Area Code 310)

ADDRESS:	NAME	SIGNATURE:	TEL. #:
477 Palos Verdes Blvd	Meytkman M.	<i>[Signature]</i>	373-6505
474 Palos Verdes Blvd.	ALLEN, C	<i>[Signature]</i>	373 6010
482 " "	Spain Acaban	Jean Adelman	373-8696
488 Palos Verdes Bl	Henry Carranillo	<i>[Signature]</i>	375-6648
490 Palos Verdes Bl	Jacqueline Guggitt	<i>[Signature]</i>	(310)373-6673
494 Palos Verdes Bl	ARTHUR PEJOR	<i>[Signature]</i>	310 375 5330
404 Palos Verdes Blvd	Susan Bridger	<i>[Signature]</i>	310 8166-3762
180 P.V. BLVD	DAN KENZ	<i>[Signature]</i>	373-1627
48 1/2 P.V. Blvd Red	ROBERT GREENMAN	<i>[Signature]</i>	375-0560

EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL
FROM ACTION MINUTES**

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 7:00 p.m. on Tuesday, April 11, 2006 in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Guyton, Mauno, McIntyre, Nowatka, Scotto, Witkowsky, and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

12. HEARINGS

12A. Recommendation of the **Planning Commission and **Community Development Director** that City Council deny the appeal and adopt a **RESOLUTION** approving a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.**

PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Planning Manager Lodan stated that the parties had requested a continuance due to an illness. He notes that the item would be continued to a date uncertain and that it would be readvertised.

Concurred with the request to defer. (Scotto/Nowatka)

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Council Meeting of
April 11, 2006

SUPPLEMENTAL #1 TO ITEM 12A

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 12A
City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Expenditure: None

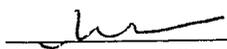
RECOMMENDATION

The Community Development Director received correspondence from the homeowner of the subject property requesting that this item be continued to May 9, 2006. Staff understands that the representative for the subject property had a medical emergency. Both appellants have been notified of the request and have agreed to May 9, 2006. The Community Development Director recommends that the hearing be continued to May 9, 2006.

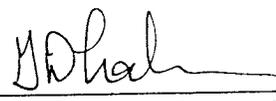
Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:



for Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP
Planning Manager

NOTED:


for LeRoy J. Jackson
City Manager

Attachments:

- A. Letter of request for continuation
- B. Revised Mayor Script (Limited Distribution)

Santana, Danny

From: Lyle Sardie [lsardie@yahoo.com]

Sent: Tuesday, April 11, 2006 3:54 PM

To: dsantana@torrnet.com

I accept the extension till May 9, 2006.

Thanks,

Lyle Sardie

Council Meeting of
April 11th, 2006

PUBLIC HEARING

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

Members of the Council:

SUBJECT: City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

PRE05-00034:CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Expenditure: None

RECOMMENDATION

The Planning Commission and Community Development Director recommend that the City Council deny the appeal and adopt a Resolution approving the Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Funding

Not applicable

BACKGROUND

The applicant requests approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto. The matter was first considered by the Planning Commission on December 7, 2005. At that time the project consisted of a maximum height of 25 feet for the two-story portion and 22.5 feet over the one-story portion. The proposed residence also featured side yard setbacks of 8 feet along the north side and 9 feet along the south side.

After receiving testimony from the applicants and the concerned property owners, the Planning Commission continued the item to January 18, 2006 to allow the applicant the opportunity to modify the silhouette to reflect height reductions recommended by staff

for the one-story portion and to allow impacts to 420 Camino de Encanto to be considered. The Commission also directed the applicant to investigate additional methods to reduce the overall height of the proposed residence. The applicants revised the silhouette to reflect a modified proposal that reduces the height of the project in several areas. The maximum height was reduced from 25 feet to 24.5 feet, the one-story area was reduced from 22.5 feet to 16 feet and a two-foot reduction in grade was proposed by reducing the maximum elevation from 128.35 feet to 126.35 feet. This modification also reduced the Floor Area Ratio (FAR) from 0.63 to 0.50 with the height reduction that avoided the double counting of volume areas toward FAR.

The applicants also increased the side yard setback along the northern side yard from 9 to 14 feet to alleviate light concerns raised by the property owner at 420 Camino de Encanto. The shifting of the residence also reduced the setback along the southern side yard from 9 feet to 6 feet and lead to objections from the property owner to the south at 428 Camino de Encanto. Staff recommended a condition of a minimum 9 foot setback along the southern side yard. The Planning Commission approved the item with conditions at the January 18, 2006 Planning Commission meeting. The case has been appealed by both neighbors concerned with view, light and privacy impairments.

PRIOR HEARINGS AND PUBLICATIONS

The project was first scheduled to be presented to the Planning Commission on December 7, 2005. On November 23, 2005, 208 notices of Public Hearing were sent to property owners in the vicinity of the subject property and the site was posted. On November 25, 2005, a legal advertisement was published in the newspaper. At that meeting the Planning Commission continued the matter to January 18, 2006.

The project was scheduled to be presented to the City Council on April 11, 2006. On March 30, 2006, 196 notices of Public Hearing were sent to property owners in the vicinity of the subject property and the site was posted. On March 31, 2005, a legal advertisement was published in the newspaper.

ENVIRONMENTAL FINDINGS

Construction of a new single family residence on property zoned for residential uses is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a).

ANALYSIS

The subject property is located on the east side of Camino de Encanto, between Paseo de Suenos and Calle Miramar. The lot is predominately rectangular in shape and features an upward slope at the rear of the parcel leading to Palos Verdes Boulevard. Immediate residences to the north and south, along Camino de Encanto have approximately the same topographic features, while residence along the west side of Camino de Encanto slope downward from front to rear.

The current proposal calls for a two-story residence containing a two-car garage, an entry, a great room, a kitchen, a dining room, a powder room, a laundry area, three bedrooms and three bathrooms on the first floor. The second floor would contain a master suite including a sitting area and balcony. The exterior of the residence would consist of stucco walls, dual glazed windows, foam trim windows and doors and a clay tile roof. Please see the project summary provided below.

Statistical Information	
Lot Size	7,702.00 sq. ft.
Proposed First Floor Living	2,324.00 sq. ft.
Proposed Second Floor Living	1,094.00 sq. ft.
Total Living Area	3,418.00 sq. ft.
Proposed Garage	427.00 sq. ft.
Total Project	3,845.00 sq. ft.
Calculations	
Lot Coverage	35.7%
FAR	0.50
Maximum Building Height	24.5 ft

In the judgment of the Community Development Department, the subject request, as conditioned, conforms to the R-1 development standards and the Hillside Overlay Ordinance. As conditioned, the development does not appear to produce view impairments from living areas that are significant in nature and the proposed height modifications and recommended conditions are designed to help prevent significant impacts to light, air and privacy of their surrounding neighbors. Staff notes that the proposed residence comes well within code required lot coverage and are within a 0.50 floor area ratio. Due to the existing physical relationship with the adjacent properties and conditioned placement and size of the proposed additions, staff determines that the subject request will not have a harmful effect on surrounding properties and does not appear to result in significant impacts on view, light, air or privacy. Therefore, staff recommends approval of this request as conditioned.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered the proposed development on January 18, 2006 for the second time. The applicant made a brief presentation of the modifications as they were submitted. A total of three Palos Verdes condominium owners voiced their concerns about overgrown vegetation and the potential for permanent view loss if the two-story home were to be approved. The property owners of 420 and 428 Camino de Encanto both voiced their opposition to the project due to light and view impairments. The applicant responded to the concerns expressed by the neighbors and was available for questions posed by the Commission.

The Planning Commission closed the public hearing. Several Commissioners discussed the importance of shifting the residence to north. Chairman Uchima stated that the project could also be lowered in grade, while Commissioner Browning voiced concerns since a reduction in grade would result in the need for retaining walls. The Commission continued discussion of the matter and Commissioner Faulk moved to approve the project. The Commission voted 5-2 to approve the Precise Plan, with Chairman Uchima and Commissioner Busch dissenting and Commissioner Drevno abstaining.

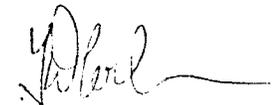
Respectfully submitted,

Jeffery W. Gibson
Community Development Director

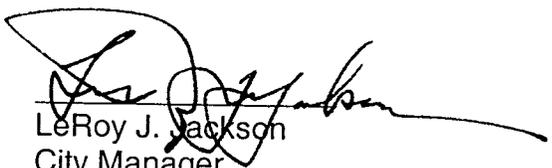
CONCUR:


Jeffery W. Gibson
Community Development Director

By


Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

Attachments:

- A. Resolution
- B. Location and Zoning Map
- C. Appeals
- D. Minutes Excerpts of 12/07/05 and 01/18/06 Planning Commission Hearings
- E. Staff Reports for 12/07/05 and 01/18/06 Planning Commission Hearings
- F. Proofs of Publication and Notification
- G. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 424 CAMINO DE ENCANTO.

PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 7th, 2005, to consider an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to January 18th, 2006; and

WHEREAS, the Planning Commission of the City of Torrance approved the request to construct a new two-story residence in the Hillside Overlay District on January 18th, 2006; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 11th, 2006, to consider an appeal of a Planning Commission approval of an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single-family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; 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, single family residential properties are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 424 Camino de Encanto;

- b) That the property is identified as Lot 32, Tract 18379;
- c) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- d) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the proposed residence exceeds the required front, rear and side setbacks to prevent significant privacy, light and air impairments and due to the existing physical relationship with surrounding properties there do not appear to be a significant views that exist across the subject property.
- e) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence, as conditioned, is well within height, lot coverage, floor area and setbacks for the R-1 zone;
- f) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because of the virtue of the high quality design that features stucco walls with foam trim and a clay tile roof;
- g) That the proposed residence has been designed to insure that the additions will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality Spanish finishes and materials consistent with the area and the proposed residence represent a significant improvement to the subject property and would increase property values.
- h) That granting such an application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property, is in compliance with the R-1 Zone and the Hillside Overlay District.
- i) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- j) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purpose intended except by increasing the height because the upward slope that exists at the rear of the lot makes it difficult to build without increasing the height of the residence.
- k) Denial of this request to increase the height will constitute an unreasonable hardship because the proposed additions do not appear to result in significant view or privacy impacts to surrounding properties.
- l) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential

purposes and the proposed development does not have a significant impact on view, light, air or privacy in the surrounding area

NOW, THEREFORE, BE IT RESOLVED that PRE05-00034, filed by Construction Design Services (Hal Hamilton) to allow the construction of first and second-story additions to an existing one-story single-family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto, 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 05-00034 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 05-00034 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 residence at the highest point of the roof shall not exceed a height of 24.5 feet as represented by the survey elevation of 126.35 feet based on the elevation of the lowest adjacent grade of 101.75 (located at the southwestern perimeter of the building), based on a bench mark elevation of 100.00 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the structure 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 126.35 feet based on the benchmark of 100.00 feet located within the public right away in front of the western property line, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That the proposed residence shall provide a minimum 11 foot setback along the northern side yard and a minimum 9 foot setback along the southern side yard; (Development Review)
6. That an automatic garage door shall be installed; (Development Review)
7. That color and material samples of the proposed home shall be submitted for review to the Community Development Department; (Development Review)

8. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
9. 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 11th day of April 2006.

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

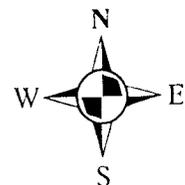
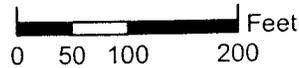
424 Camino De Encanto
PRE05-00034



LEGEND



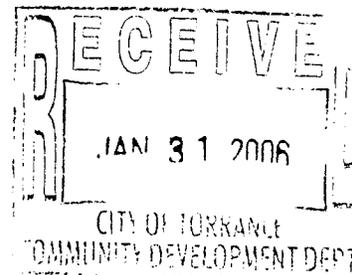
424 Camino de Encanto
500-foot Notification Area



CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: January 31, 2006



TO: Jeffery Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2006-01

Attached is Appeal 2006-01 received in this office on January 30, 2006 from David Giannetta, 428 Camino de Encanto, Redondo Beach, CA 90277. This appeal is of the Planning Commission's approval on January 18, 2006 regarding PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) located at 424 Camino de Encanto, Redondo Beach, CA 90277 citing adverse impact upon the view, light, air and privacy.

The appeal fee of \$160.00, paid by check, has been accepted by the Office of the City Clerk.

TMC 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.

A handwritten signature in cursive script, appearing to read "Sue Herbers".

Sue Herbers, CMC
City Clerk

cc: Building and Safety
City Council



CITY OF TORRANCE

APPEAL FORM

2005 JAN 30 PM 3:10

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

CITY OF TORRANCE (li)
 Office of the City Clerk
 3031 Torrance Boulevard
 Torrance CA 90509-2970
 310/618-2870

RE: PRE 05-00034 CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)
 (Case Number and Name)

Address/Location of Subject Property 424 CAMINO DE ENCANTO
 (If applicable)

Decision of:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board | <input type="checkbox"/> License Review Board |
| <input type="checkbox"/> Airport Commission | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

Date of decision: 1/18/06 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 ATTACHED PAPER

JAN 31 2006

Name of Appellant DAVID GIANNETTA

Address of Appellant 428 CAMINO DE ENCANTO, R.B CA 90277

Telephone Number (310) 722-9920 (C) 310-375-3203 (H)

Signature [Signature]

For office use only:

Appeal Fee paid \$ 160.00 Date 1-30-06 Received by [Signature]
check # 147

Notice to: Community Development Department: Planning Building & Safety

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

David Giannetta
 428 Camino de Encanto
 Redondo Beach, CA 90277

RECEIVED BY CLERK

2006 JAN 30 PM 3:10

CITY OF TORRANCE

January 29, 2006

Torrance City Council
 3031 Torrance Boulevard
 Torrance, CA 90509-2870

Re: Case 05-00034, 424 Camino de Encanto, Proposed Residential Construction

To the City Council members:

My name is David Giannetta and I live at 428 Camino de Encanto. I am writing to you to express my concern about a new housing project that is being proposed at 424 Camino de Encanto. This house is directly to the north of my own home. Recently, the Planning Commission gave an approval for this project to continue into its building phase. I have been opposed to this project, in its present form, since the beginning. I am now asking to appeal the approval vote it received by the Planning Commission through the City Council.

I wish to appeal the decision because I believe that the project still does not comply with the Hillside Overlay Ordinance with respect to my own property. Article 41, Section 91.41.6, subtext b and c, specifically states the proposed development "will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity." In my opinion, and the opinion of some of the members of the Planning Commission, this property does adversely impact my property with respect to Section 91.41.6. The light, air, and privacy of my home are being impacted by the proximity, height, and length of the project. The view from my upper back yard is being impacted by the height of the project. Therefore, I wish to appeal this decision to the City Council for further review.

This letter is not intended to present all the facts of my decision to appeal. It is being submitted in order to comply with the 15 day period to legally appeal the decision. I will submit a detailed package to the Council for their viewing prior to the council meeting.

Respectfully submitted,



David Giannetta

JAN 31 2006

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: February 6, 2006

TO: Jeffery Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2006-03

Attached is Appeal 2006-03 received in this office on February 2, 2006 from G. Ted Coene, 420 Camino de Encanto, Redondo Beach, CA 90277. This appeal is of the Planning Commission's approval on January 18, 2006 regarding PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) located at 424 Camino de Encanto, Redondo Beach, CA 90277 citing grade is too high and will obstruct view.

The appeal fee of \$160.00, paid by check, has been accepted by the Office of the City Clerk.

TMC 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, CMC
City Clerk

cc: Building and Safety
City Council

FEB 06 2006



CITY OF TORRANCE APPEAL FORM

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

RE: 05-00034 CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)
 (Case Number and Name)

Address/Location of Subject Property 424 CAMINO de ENCANTO
 (If applicable)

Decision of:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board | <input type="checkbox"/> License Review Board |
| <input type="checkbox"/> Airport Commission | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

CITY OF TORRANCE
 2006 FEB -2 PM 2:06
 11000 THE CLERK

Date of decision: 1-18-2006 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.*

BUILDING ON CURRENT AND PROPOSED GRADE IS TOO HIGH, WILL OBSTRUCT VIEWS, IS OUT OF CONFORMANCE WITH GRADUAL INCREASES IN RIDGE LINES AS THE STREET UP GRADE TO SOUTH. ESTABLISHES A PRECEDENT FOR OTHER 2 STORY CONSTRUCTION

Name of Appellant G. TED COENE

Address of Appellant 420 CAMINO de ENCANTO REDONDO BEACH 90277

Telephone Number (310) 378-4533

Signature G. Ted Coene

Appeal Fee paid \$ <u>160.</u>	For office use only Date <u>2/2/06</u>	Received by <u>[Signature]</u>
Notice to: <input type="checkbox"/> Community Development Department <input type="checkbox"/> Planning <input type="checkbox"/> Building & Safety <input type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

G. Ted Coene
420 Camino de Encanto
Redondo Beach, CA 90277
(310) 378-9533

January 31, 2005

Torrance City Council
3031 Torrance Boulevard
Torrance, CA 90509-2870

RE: Case 05-00034 Proposed Residential Construction 424 Camino de Encanto; Redondo Beach, CA 90277 situate in City of Torrance

Dear Council Members:

Regrettably, I find it necessary to appeal the decision of the Planning Commission on January 18 regarding approval of this case.

The proposed construction is a large two story home barely under the 0.50 floor area ratio limit and will be too high to conform to the neighborhood. The chair and one other commission member voted against approval unless the lot was lowered which many of us felt would bring the home in conformance. I indicated previously that I could live with the construction if the height was reduced by lowering the lot and if the proposed construction were moved to the south to the existing building line. It would also give the owner a level driveway and improve the appearance to be in concert with the attractive rendering on the architects drawing. It's interesting that he made his rendering on a level lot which made his attractive house a beautiful home. This owner's stated objective in having the two story home is to gain an ocean view -- where there currently isn't one. The previous peak view has been obstructed by construction and tree growth on the west side of the street. The owner told me that if the lot were lowered he would lose the view he wants, which is his reason for building a two story home. Should he be permitted to gain a view at the expense of others?

This area is one of the most appealing in Torrance and needs to be protected and preserved. As the street slopes up to the south the ridge lines of the homes generally follow the slope. The 424 house, if built as approved by the planning commission, will stick up like a sore thumb.

To date the city has wisely limited the height to avoid blocking views. The only two story home on this side built since the hillside ordinance is at 440. I understand the owner was required to grade the lot to street level. That home is acceptable and an asset to the neighborhood.

One of the concerns expressed by several people after the Planning Commission's approval is the precedent this approval establishes. How will others be stopped from building two stories? How can they say no to others who want to build up? In the next block at 522 there is a proposed two story that has had silhouettes up a long time. Has it been approved? I hear it has opposition.

The point is made that the views from Village Palos Verdes on the east side of Palos Verdes Blvd are blocked because of trees to the rear of the property at 424. This is correct, but these trees must be extensively cut back to permit construction. The trees have been cut off by the utility company over the years and have necessarily spread to the east over city property a distance exceeding 12 feet in some areas, and, they encroach on my property to the north. They are primarily 50 year old mature pine trees. When the trees are pruned, as one would expect of good neighbors, or cut as they need to be for construction, and to avoid encroachment on surrounding property the view from Village Palos Verdes will improve. Katie Geisert a servant of the people of Torrance in many capacities was quoted, when she served on Council and the Planning Commission as stating, "Trees are temporary. Structures are permanent." Seems to me there is some wisdom in that statement.

The planning commission report indicates I "would no longer object to the proposal in its current design." I was trying to be accommodating but the staff moved the construction three feet to the north after I stated that. That move blocks our view of the street from the small window over the kitchen sink, the only window on the south side of my house. This relocation will reduce the light, air and sunshine on my south exposure. Since this change was made after I reluctantly acquiesced, I must now appeal to you.

I regret taking this position. The Planning Commission members who visited with me were objective and honorable. A number of attendees were surprised at the outcome. I now appeal to you to use your trusted powers and obligation to the citizens to take action that is in the best long term interest of the community.

Respectfully submitted,



G. Ted Coene

EXCERPT OF MINUTES

√ Minutes Approved
 ~~Minutes Subject to Approval~~

December 7, 2005

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:08 p.m. on Wednesday, December 7, 2005, in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Horwich, Muratsuchi and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Associate Crecy, Deputy City Attorney Whitham, Fire Marshal Carter, Building Regulations Administrator Segovia, and Associate Civil Engineer Symons.

10E. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Hal Hamilton, project designer, voiced his agreement with the recommended conditions of approval.

Commissioner Browning questioned whether there would be any removal or trimming of trees to the rear or on the north side of the property.

Mr. Hamilton indicated that trimming was a possibility, but the property owner would prefer not to remove trees.

Submitting photographs to illustrate, Commissioner Browning reported that he visited the site twice, at 10:00 a.m. and 2:00 p.m., and observed that the proposed project would block a considerable amount of sunlight from the home at 420 Camino de

Encanto and suggested that a design similar to the remodel at 440 Camino de Encanto would have less impact.

At Deputy City Attorney Whitham's request, Commissioner Browning shared the photographs with the applicant.

Mr. Hamilton reported that he considered grading the lot, but rejected the idea because of all the trees that would be lost.

Planning Manager Isomoto noted that a condition was included requiring the one-story portion of the house to be reduced in height by 4.5 feet (Condition No. 5), which would allow more light to the property at 420 Camino de Encanto.

Lyle Sardie, owner of the subject property, expressed his willingness to remove or trim trees in order to allow more sunlight to 420 Camino de Encanto.

In response to Commissioner Browning's inquiry, Mr. Sardie indicated that he did not intend to increase the height of the fence on the north side of the property, but noted that a taller fence/wall would be necessary should the lot be graded down to street level.

Karen Harrison, 418 Palos Verdes Boulevard, representing Villa Palos Verdes Homeowners Association, requested that the applicant be required to trim trees at the rear of his property so the silhouette would be visible and Villa Palos Verdes residents could evaluate the impact on their view.

Commissioner Fauk explained that the Commission deals with the project itself and does not address landscaping and while an applicant might offer to trim or remove trees, it has not been the Commission's practice to include this as a condition or a requirement.

Commissioner Horwich pointed out that even if the applicant trimmed the trees down to the ridgeline, they would soon grow back and the situation would be the same as it is today.

Robert Diaz, 2409 W. 230th Street, reported that his father planted the trees along the rear of the subject property in the 1960s and they were already well established before the condominiums behind were built.

Michael Bake, 456 Palos Verdes Boulevard, reported that the trees at the rear of the subject property have grown tremendously since the condominiums were built and other property owners along Camino de Encanto have done the same thing, which may be a strategy so that they can build second stories. He stated that the Hillside Ordinance was meant to strike a balance between competing interests and it does not seem fair that property owners on Camino de Encanto have been allowed to block the view of condominium residents. He likened the trees to a "spite fence."

James Golden, 408 Palos Verdes Boulevard, voiced his opposition to the proposed project due to the impact on his view and submitted photographs to illustrate.

Denise Carr, 428 Camino de Encanto, called for the project to be reduced in height from 4 to 5 feet to preserve her city-light view and to avoid blocking sunlight. She indicated that she likes the trees because they help block noise from Palos Verdes Boulevard.

G. Ted Coene, 420 Camino de Encanto, reported that the proposed project would obstruct the view from his kitchen window and block winter sun, causing dampness and mildew. He suggested that grading the lot to street level, such as the home at 440 Camino de Encanto, would be a better design because it would result in a flat driveway. He expressed his willingness to work with the applicant to arrive at a compromise, but stated that no real attempt has been made to resolve his concerns. He asked that the hearing be continued and the silhouette altered to show the 4.5-foot height reduction. He noted that he does not have trees to the rear of his property that block anyone's view.

Mr. Sardie reported that he did meet with Mr. Coene and redesigned the home taking his view into consideration. He noted that he also offered to work with him to find a way to allow more sunlight to his home, such as trimming/removing trees. He maintained that the 4.5-foot height reduction would mitigate the impact on Mr. Coene's property and stated that he did not favor grading the lot to street level as it would result in a large retaining wall. With regard to the trees at the rear of the property, he reported that they are quite a bit taller than the roofline and suggested the possibility of trimming them down and maintaining them at that level to improve the view from the Villa Palos Verdes condominiums.

Commissioner Horwich indicated his preference to continue the hearing so the silhouette could be modified to show the 4.5-foot height reduction and he could see how this would impact 420 Camino de Encanto. He stated that he thought it would be nice if Mr. Sardie would trim the trees to the ridgeline and maintain them at that level, however, he did not believe it would be appropriate to include this as a condition.

Commissioner Drevno stated that she also favored a continuance because the reduction in height was hard to visualize. She questioned whether trimming the trees could be included as a condition.

Deputy City Attorney Whitham advised that the Hillside Ordinance does not address trees and only governs structures and while the Commission has the authority to impose conditions to mitigate the impact of a project, it has not been the Commission's practice to impose conditions involving trees because of the practical difficulty of enforcing them. She noted, however, that the applicant could come to an agreement with neighbors independent of the Commission, whereby he agrees to trim the trees, and if he makes that commitment on the record, there would be evidence of that promise.

Commissioner Faulk voiced support for a continuance, but suggested, in addition to modifying the silhouette, that the applicant look at other ways of reducing the height of the structure, such as plate heights and the pitch of the roof. He indicated that he was particularly concerned about the project's impact on 420 Camino de Encanto.

Mr. Sardie agreed to continue the hearing to January 4, 2006.

MOTION: Commissioner Faulk moved to continue the hearing to January 4, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Manager Isomoto announced that the hearing would not be re-advertised because it was continued to a date certain.

The Commission recessed from 9:00 p.m. to 9:18 p.m.

Planning Manager Isomoto stated that during the recess, it was brought to her attention that January 4 is the night of the Rose Bowl and asked if the Commission would like to consider canceling the meeting and starting the January 18 meeting at 6:00 p.m.

MOTION: Commissioner Drevno, seconded by Commissioner Fauk, moved to cancel the January 4, 2006 meeting; voice vote reflected unanimous approval.

Returning to the podium, Mr. Sardie agreed to continue the hearing on Item 10E to January 18, 2006.

###

EXCERPT OF MINUTES
 Minutes Approved
 Minutes Subject to Approval

January 18, 2006

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION****1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:05 p.m. on Wednesday, January 18, 2005, in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Gibson, Horwich, and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Assistant Naughton, Deputy City Attorney Whitham, Fire Marshal Kazandjian, Plans Examiner Nishioka and Associate Civil Engineer Symons.

8. CONTINUED HEARINGS**8B. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)**

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting.

Commissioner Gibson announced that she was abstaining from consideration of this item as she was not present at the prior hearing.

Hal Hamilton, project architect, reviewed the revisions made to address concerns discussed at the December 7, 2005 meeting. Using renderings to illustrate, he reported that the height of the one-story portion was reduced by 6 feet and the project's overall height was reduced by 2 feet, which was accomplished by lowering the grade by 12 inches and reducing the pitch of the roof from 4 in 12 to 3 in 12.

SUBJECT TO APPROVAL

In response to Commissioner Browning's inquiry, Mr. Hamilton provided clarification regarding the project's side yard setbacks.

Joni Gang, Palos Verdes Boulevard, reported that she currently cannot see the silhouette due to trees on the applicant's property, but urged the Commission not to approve a permanent structure just because her view is temporarily blocked by trees. She suggested that the Commission consider imposing a condition requiring the applicant to trim the trees to a height no higher than the proposed ridgeline and to maintain them at this level.

Michael Bahe, 456 Palos Verdes Boulevard, stated that while he is not directly affected by the proposed project, he could be in the future if property owners on the west side of Palos Verdes Boulevard continue to let their trees grow to the point where they obscure his view. He noted that condominium owners in Village Palos Verdes paid a premium for view units and maintained that their properties are being devalued due to this view impairment. He suggested that Torrance consider enacting a landscape ordinance to protect views like the one enacted by Rancho Palos Verdes.

Shelley Kullman, 442 Palos Verdes Boulevard, contended that that the proposed project would have a tremendous impact on the value of her home due to the impairment of her view. She noted that she is over 65 years old but must continue to work and her home is her retirement nest egg.

In response to Commissioner Fauk's inquiry, Ms. Kullman reported that her view of the ocean is partially blocked by the silhouette.

Ted Coene, 420 Camino de Encanto, stated that he had withdrawn his objections to the project, but that was before he was informed by staff that they were recommending that the structure be moved three feet closer to his home (Condition No. 5). He explained that his primary objection is that the project is too tall and suggested that the lot be graded down to where the driveway would be flat. He expressed concerns that there are inconsistencies between reduction in height listed in the staff report and Mr. Hamilton's claim that the overall height has been reduced by two feet.

In response to Commissioner Busch's inquiry, Mr. Coene confirmed that he preferred the design of the two-story home at 440 Camino de Encanto, which has been graded into the hillside, because such a design would have less impact on his property.

David Giannetta, 428 Camino de Encanto, voiced objections to the proposed project, maintaining that it would block sunlight from his property and impair his view. He reported that he had hoped to work with the applicant to arrive at an acceptable design but was unable to meet with him until yesterday.

Lyle Sardie, owner of subject property, stated that he has tried very hard to work with neighbors within the guidelines of the Hillside Ordinance, but has been unsuccessful in gaining their approval. With regard to Mr. Giannetta's concerns, he explained that the proposed project does not block his existing view, but it would partially block the view from a deck he hopes to build in the future and noted that there is a large tree that already blocks 80% of Mr. Giannetta's view in this direction. He disputed the idea that the trees at the rear of the subject property are temporary as they have been there for the last 45 years.

SUBJECT TO APPROVAL

In response to Commissioner Horwich's inquiry, Mr. Sardie clarified that the tree blocking Mr. Giannetta's view is on Mr. Coene's property. He noted that Mr. Giannetta currently enjoys a 180-degree, panoramic view of the ocean.

Responding to questions from the Commission, Mr. Hamilton confirmed that the overall building height was reduced by two feet, not six inches as mentioned in the staff report and verified that the project would not encroach on the Southern California Edison easement to the north of the subject property.

Chairperson Uchima expressed concerns that the project would block sunlight from 428 Camino de Encanto and indicated that he would only support it if the two-story portion was lowered and the project was shifted at least two feet to the north.

Mr. Sardie expressed his frustration with the approval process, pointing out that according to the staff report, a determination was made that the project would not have an adverse impact on surrounding neighbors.

Chairperson Uchima explained that commissioners review the staff report, but make their own decision after visiting the site and they do not consult or meet privately with staff.

Commissioner Busch noted that the staff report mentions that there does not appear to be view impairments from "living areas" and questioned whether the Hillside Ordinance places more emphasis on living areas versus bedrooms.

Deputy City Attorney Whitham advised that this issue is not addressed in the Hillside Ordinance; that historically staff and the Commission have given more weight to a view from living areas where people tend to congregate or spend considerable time as opposed to a bathroom; and that it is up to each commissioner to make a determination as to the importance of various views.

Mr. Sardie related his understanding that staff was referring to existing views from inside a house as opposed to Mr. Giannetta's claim of view blockage from a future outside deck.

In response to Commissioner Faulk's inquiry, Mr. Sardie confirmed that he had no objection to Condition. No. 5, requiring the project to be shifted three feet to the north. He expressed his willingness to trim or remove trees to improve the view of neighbors.

MOTION: Commissioner Horwich, seconded by Commissioner Busch, moved to close the public hearing; voice vote reflected unanimous approval.

For the benefit of the audience, Commissioner Faulk explained that the Commission focuses on the impact a proposed structure would have on the view, light, air and privacy of neighboring properties and the Hillside Ordinance does not address landscaping, nor has it been the Commission's practice to require the trimming or removal of trees. He doubted that the City would want to become involved in the regulation of trees due to potential property rights issues even though other cities have tried. He stated that he did not find the argument that someone might lose a view they currently don't have to be particularly compelling. With regard to view impact, he reported that he did observe some view impact to the property to the south after climbing to the top of the steep incline at the rear of the property, however, it did not rise to the level of what he would term a significant view impairment considering the overall

SUBJECT TO APPROVAL

panoramic view from this property. He noted that privacy concerns were addressed by the elimination of several north-facing windows and indicated that he would support the project with the shifting of the structure three feet to the north as recommended by staff to alleviate concerns about the blockage of sunlight.

Chairperson Uchima stated that he agreed with the recommendation to shift the structure to the north, but saw no reason why the project could not be lowered into the ground like the remodel at 440 Camino de Encanto since the applicant has already indicated that the lot will be re-graded.

Commissioner Browning reported that he visited the site at different times of day and did not observe that the project would block sunlight from 428 Camino de Encanto. Voicing support for the project, he noted that grading the lot down any lower would involve considerable expense due to the retaining walls that would be necessary.

Commissioner Busch stated that he believed the project as proposed would cause significant view impairment and that he favored a design similar to the remodel at 440 Camino de Encanto.

MOTION: Commissioner Faulk moved for the approval of PRE05-00034, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by a 4-2 roll call vote, with Commissioner Busch and Chairperson Uchima dissenting and Commissioner Gibson abstaining.

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 05-176.

MOTION: Commissioner Faulk moved for the adoption of Planning Commission Resolution No. 05-176. The motion was seconded by Commissioner Browning and passed by a 4-2 roll call vote, with Commissioner Busch and Chairperson Uchima dissenting and Commissioner Gibson abstaining.

###

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 8B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Precise Plan PRE05-00034/Construction Design Services (Hal Hamilton)

LOCATION: 424 Camino de Encanto

The following correspondence was submitted after the item was completed. Staff continues to recommend approval of the project as conditioned.

Prepared by,



Danny Santana
Planning Associate

Respectfully submitted,



Jane Isomoto
Planning Manager

ATTACHMENTS:

1. Correspondence

G. Ted Coene
420 Camino de Encanto
Redondo Beach, CA 90277
(310) 378-1201

JAN 18 2006

January 18, 2006

Torrance Planning Commission
3031 W. Torrance Boulevard
Torrance, CA 90503

Re: 424 Camino de Encanto, Redondo Beach, CA 90277
Proposed Residential Construction

Yesterday I received a phone call from Danny of the Planning Commission that came in around 5:00. I received this call at 10:25 last night on arriving home from a business meeting. The call advises me that the structure is moved three feet (3') to the north.

Attempts had been made to accommodate the construction between myself and the owner and his architect. I was pondering the change. I find from my neighbor to the south of the construction that there is a commission staff report saying I have no objection to the construction, or the only objection was from the property on the south. I have not seen this report. I had stated to a commission staff member that I could probably live with it as the silhouette indicated. I had not at that time made a final decision.

This change puts me in the position of objecting. I am opposed and will so voice at the meeting this evening. The silhouette has not been changed reflecting the change on moving 3 feet to the north.

Sincerely,



G. Ted Coene

AGENDA ITEM NO. 8B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Precise Plan PRE05-00034/Construction Design Services (Hal Hamilton)

LOCATION: 424 Camino de Encanto

On December 7th, 2005, the Planning Commission directed the applicant to correct the silhouette to properly reflect the placement of the proposed two-story residence and to assess the light concerns raised by the property owner of 420 Camino de Encanto, the property located to the north. The consideration of this item was rescheduled for the January 18, 2006 meeting. The applicants have redesigned their proposal to incorporate staff concerns with regards to volume areas and the Floor Area Ratio (FAR), reduced the height of the residence and shifted the placement of residence to the south.

The previous proposal featured a two-story residence with a maximum height of 25 feet for the two-story portion and 22.5 feet over the one-story portion. The proposed residence also featured side yard setbacks of 8 feet along the north side and 9 feet along the south side.

The revised plans and silhouette indicate that the overall building height was reduced by six-inches for a maximum building height of 24.5 feet. The one-story portion was reduced by 6.5 feet for a total height of 16 feet. Most notably, the maximum elevation of the residence was reduced by 2 feet for a maximum elevation of 126.35 feet. This was accomplished through a combination of grade reduction and roof design modifications. The applicants have also re-angled the proposed residence to be parallel with the southern property line reducing the setback along the southern side yard from 9 feet to 6 feet and increasing the minimum northern side yard setback from 9 feet to 14 feet. This setback modification would create a 5-inch encroachment into the side yard setback requirement for the southern side yard since the width of the subject property was determined to have a width of 64 feet. Staff notes that lot Coverage, FAR and both floor plans remain the same.

The applicant was required to revise the silhouette to properly demonstrate the placement of the proposed structure, the modified proposal and the potential view impacts. The height and placement of the silhouette has been verified by a licensed engineer (Attachment #2) and a field inspection was made by staff.

Staff has viewed the revised silhouette from properties within the condominium development to the east, 414 and 416 Palos Verdes Boulevard, and the property to the south, 428 Camino de Encanto. The property owners along Palos Verdes Boulevard continue to have view concerns with the proposed structure since the silhouette is not visible through the existing vegetation at the rear of the subject property.

The property owner of 428 Camino de Encanto continues to have concerns over the height of the proposed two-story residence and the potential for loss of a city lights view to the north from atop a landscape area that exists at the rear of his lot. The property owner to the south is now also concerned that the southerly shift of the two-story portion of the proposed residence will further reduce sunlight to the northern side of his residence. He has submitted a letter with photos representing his concerns (Attachment #3).

The property owner of 420 Camino de Encanto has mentioned to staff that he would no longer object to the proposal in its current design. Staff is concerned that the southerly property is un-equitably bearing the brunt of the proposed second story portion with a 6 foot side yard setback as opposed to the northerly property that faces a one-story portion with a 14 foot setback. Staff recommends that the proposed residence return to providing a 9 foot setback along the southern side yard. This would result in a reduced northern side yard setback of at least 11 feet. In the opinion of the Community Development Department, this is more than sufficient area to compensate for the slight grade differential between 420 and 424 Camino de Encanto to accommodate the one-story portion of the home which has a height of 16 feet. Staff notes that this modification would now bring the southern side into conformance with the side yard setback minimum of 6.4 feet and also create a large buffer between 424 and 428 Camino de Encanto to minimize the potential for light impairments. Staff also notes that the applicants have also eliminated the 5 high windows that were previously proposed along the northern elevation to alleviate concerns over privacy raised by the property owner to the north.

As conditioned, the development does not appear to produce view impairments from living areas that are significant in nature and the proposed height modifications and recommended conditions are designed to help prevent significant impacts to light, air and privacy of their surrounding neighbors. Staff notes that the proposed additions come well within code required lot coverage and are within a 0.50 floor area ratio. Due to the existing physical relationship with the adjacent properties and conditioned placement and size of the proposed additions, staff determines that the subject request will not have a harmful effect on surrounding properties and does not appear to result in significant impacts on view, light, air or privacy. Therefore, staff recommends approval of this request as conditioned.

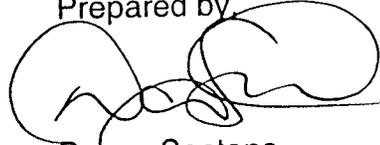
PROJECT RECOMMENDATION: APPROVAL**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:**

Findings of fact in support of approval of the Precise Plan are set forth in the attached resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

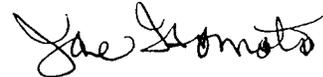
Recommended conditions of approval the proposed project are set forth in the attached resolution.

Prepared by



Danny Santana
Planning Associate

Respectfully submitted,



Jane Isomoto
Planning Manager

Attachments:

1. Resolution
2. Revised Silhouette Certification
3. Recent Correspondence
4. 12/07/05 Planning Commission minutes
5. 12/07/05 Planning Commission Agenda Item
6. 12/07/05 Planning Commission Supplemental Material
7. Revised Site Plan, Floor Plan, & Elevations

PLANNING COMMISSION RESOLUTION NO. 05-176

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT AT 424 CAMINO DE ENCANTO.

**PRE05-00034: CONSTRUCTION DESIGN SERVICES
(HAL HAMILTON)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 7th, 2005, to consider an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to January 18th, 2006; 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, construction of a new single family residence in an residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 424 Camino de Encanto;
- b) That the property is identified as Lot 32, Tract 18379;
- c) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- d) That the proposed residence, as conditioned, will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the proposed residence has reduced the height of the proposed residence and

exceeds the required front, rear and side setbacks to prevent significant privacy, light and air impairments to surrounding properties and due to the existing physical relationship with surrounding properties there do not appear to be a significant views that exist across the subject property.

- e) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence, as conditioned, is well within height, lot coverage, floor area and setbacks for the R-1 zone;
- f) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because of the virtue of the high quality design that features stucco walls with foam trim and a clay tile roof;
- g) That the proposed residence has been designed to insure that the additions will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality Spanish finishes and materials consistent with the area and the proposed residence represent a significant improvement to the subject property and would increase property values.
- h) That granting such an application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property, is in compliance with the R-1 Zone and the Hillside Overlay District.
- i) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- j) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purpose intended except by increasing the height because the upward slope that exists at the rear of the lot makes it difficult to build without increasing the height of the residence.
- k) Denial of this request to increase the height will constitute an unreasonable hardship because the proposed additions do not appear to result in significant view or privacy impacts to surrounding properties.
- l) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development does not have a significant impact on view, light, air or privacy in the surrounding area

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE05-00034, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE05-00034, filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto, 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 05-00034 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 05-00034 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 residence at the highest point of the roof shall not exceed a height of 24.5 feet as represented by the survey elevation of 126.35 feet based on the elevation of the lowest adjacent grade of 101.75 (located at the southwestern perimeter of the building), based on a bench mark elevation of 100.00 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the structure 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 126.35 feet based on the benchmark of 100.00 feet located within the public right away in front of the western property

line, as shown on the official survey map on file in the Community Development Department; (Development Review)

5. That the proposed residence shall provide a minimum 11 foot setback along the northern side yard and a minimum 9 foot setback along the southern side yard; (Development Review)
6. That an automatic garage door shall be installed; (Development Review)
7. That color and material samples of the proposed home shall be submitted for review to the Community Development Department; (Development Review)
8. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
9. 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 18th day of January 2006.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Jane Isomoto, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 18th day of January 2006, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN COMMISSIONERS:

:

Secretary, Torrance Planning Commission



City of Torrance, Community Development Department
Height and Location Certification

3031 Torrance Blvd. • Torrance, CA 90503 • (310) 618-5990 Fax: (310) 618-5829

Jeffery W. Gibson, Community Development Director

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at REDONDO BEACH/TORRANCE
424 CAMINO DE ENCANTO CA.
 (address)
90277 on 1/5/06, based on plans submitted to the City of Torrance
 (date)
 by CONSTRUCTION DESIGN SERVICE on 1/5/06. The survey was taken
 (applicant/architect) (date)
 from a bench mark located at PIN ON EAST CURB OF CAMINO DE ENCANTO
 (address) NORTH OF BRISTOL DUNE
 (attached map) which established a base elevation of 103.35'.

The ridge line/highest point of the roof was determined to have an elevation of 126.35'.

The plans indicate that the elevation should be 126.35'.

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

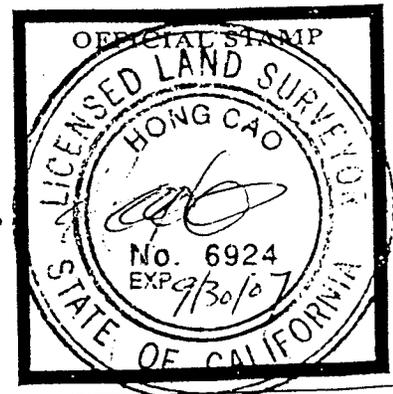
HONG CAO
 Name (please print)

[Signature]
 SIGNATURE

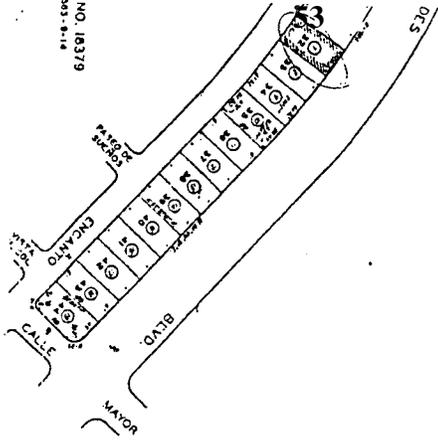
LS 6924
 LS/RCE #

(626) 570-1718
 PHONE

1-6-06
 DATE

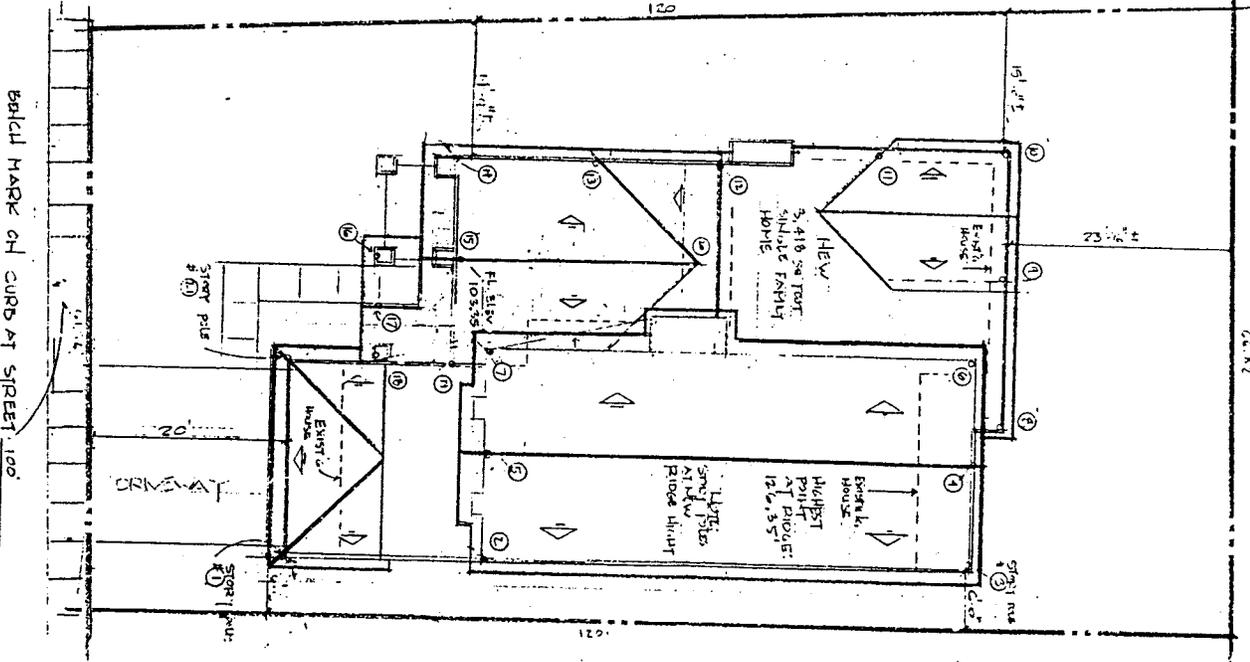


Notes: _____



NO. 18379
 203-8-14

NOTE
 LOT ELEVATION TO BE LOWERED
 12" PER SILHOUETTE PLAN.



EXISTING MARK ON CURB AT STREET 100'

NOTES, SITE DATA

Owner:

SANDIE
 424 Camino De Encinas
 Redondo Beach, California 90277-4539
 New single family home with 4 bedrooms
 and two car garage.

Proposed Project:

Floor Area:

First Floor	2,134	Sq. Ft.
Second Floor	1,024	Sq. Ft.
Garage	3,415	Sq. Ft.
Lot Size	437	Sq. Ft.
	7,702	Sq. Ft.

Lot Coverage: 2,134 ÷ 437 = 4.88%

F.A.R. 48.9%

Type of Construction: VN

Occupancy Type: R-1

Dist. Area: 200 Sq. Ft.

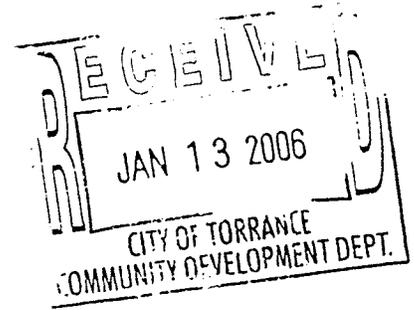
HEIGHT CERTIFICATION RECORD:

⑩ STORY FILE HEIGHT FROM EXISTING GRADE

1	10'
2	2nd
3	18'
4	71'
5	53'
6	16'
7	2nd
8	0'2"
9	10'0"
10	10'0"
11	10'0"
12	15'0"
13	11'0"
14	11'0"
15	14'0"
16	11'0"
17	13'0"
18	11'0"
19	11'0"
20	14'0"
21	10'0"



David Giannetta
428 Camino de Encanto
Redondo Beach, CA 90277
310-375-3203



January 13, 2006

Re: Case 05-00034, 424 Camino de Encanto
Proposed Residential Construction

To the Committee:

I am writing to you once again to express my concerns for the future residential construction at 424 Camino de Encanto. After the last meeting certain issues were raised and new plans were developed and submitted. The new silhouette was also erected on the proposed site. After viewing the new silhouette I must submit that the plan still has a very significant impact on my house and lifestyle.

When 424 was sold I was told that a new two story house would be erected. Because of this, my plans for a viewing deck in my backyard have been on hold. It has been my hope that I would be able to develop this area in my backyard as my main viewing area of the coastal and city views. This would add value to my lifestyle and home value as well. The pictures I have submitted can show you this view. After viewing the new silhouette, the top line of the structure has been moved very little and still negatively impacts my view of the city and mountains to the north from my backyard. Community Development personnel have come out to the property to verify this.

Another concern that I have is the lack of light and ability to see any sky from all my windows on the north side of my house. This has gotten even worse since the new silhouette was placed up. (Even though the new silhouettes are lower, they have been moved closer to our property creating the same effect.) In my last letter I specifically stated that I did not want to see the project come any closer to my house than the initial existing silhouette structure. Instead, it has been moved over two and a half feet towards my property. The pictures I have made for your viewing, show that this is basically placing a wall in every window of my northern exposure, in which I now have ample skylight and sunlight. As I stated before, this will create a barrier and allow little to no natural lighting.

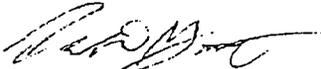
As background, I have lived in the area since 1997. I was fortunate enough to purchase my house in 2001 because I wanted to live in a beachside neighborhood that didn't have the problems of other beachside communities. Such as overcrowding and building on every inch of the lot. I enjoy the larger lots and the proportional size structures that my neighborhood offers. It gives me the sense of what a neighborhood should be. I believe the Hollywood Riviera is not like other beachside communities and I would like to try and keep it that way. Looking out of my windows and backyard to see nothing but walls

of a house is not what I envisioned when I bought my house, and is not what I would like to see now. I realize that the neighborhood will grow and develop but, I would like to see it stay as close to the neighborhood spirit as possible.

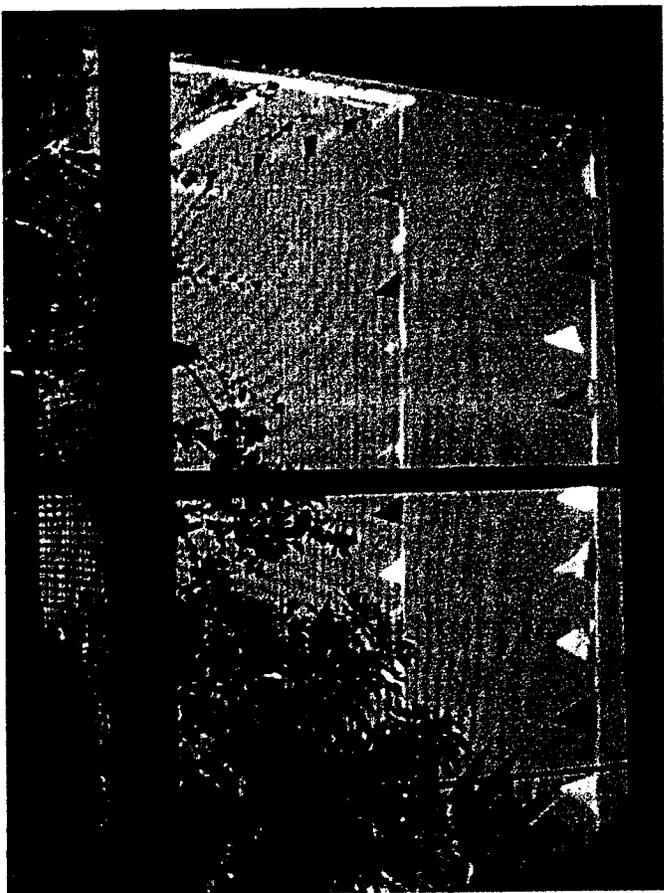
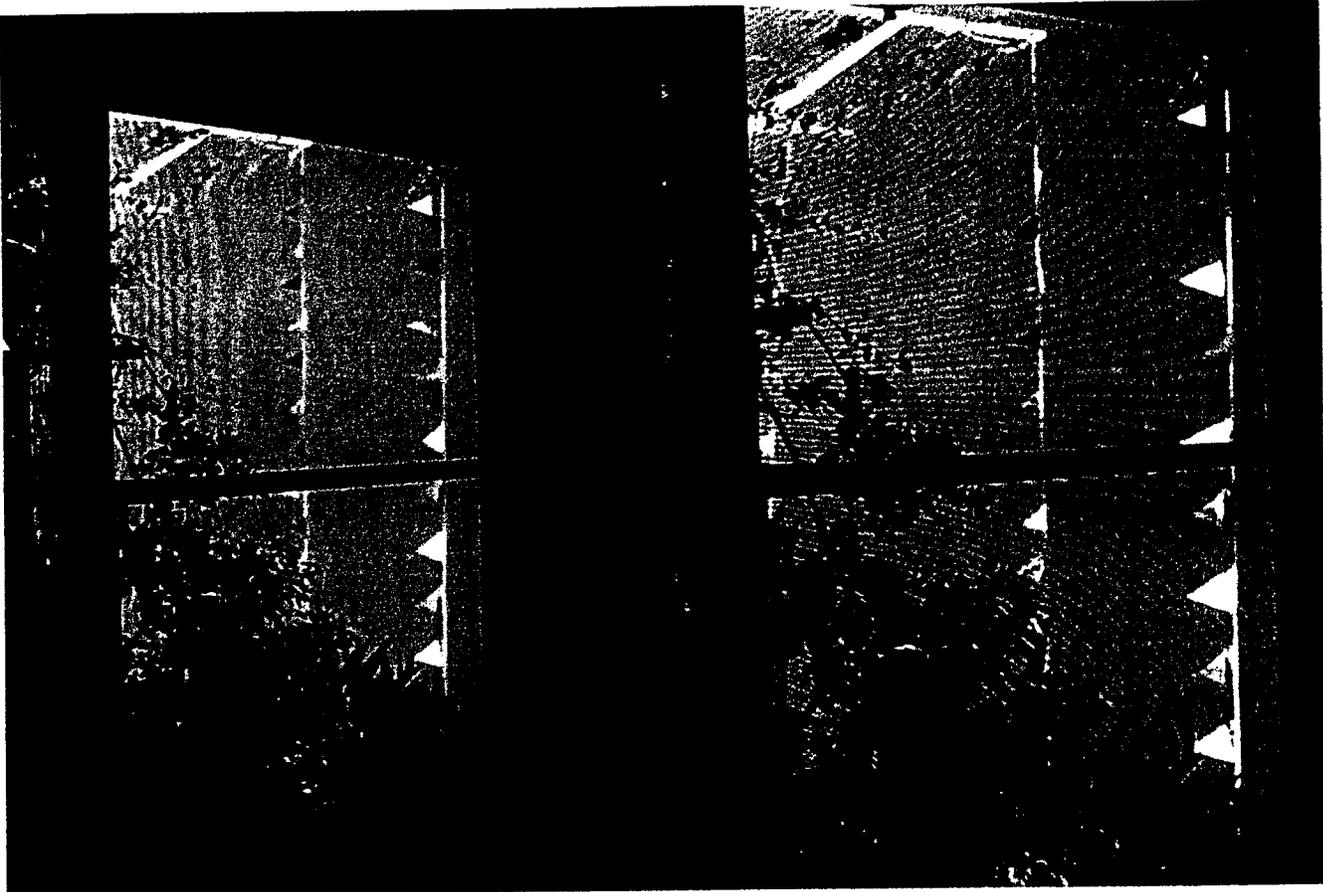
I feel that a fair compromise on the project of 424 Camino de Encanto would be to allow the two story structure, but in doing so they would need to grade down the lot considerably. I would like to see that the lot be graded down so that the roof line does not exceed the linear line that runs up our block. As the silhouette stands now it towers over the roof lines by several feet. I would like 440 Camino de Encanto to be used as an example of a two story structured welcomed into our neighborhood.

Thank you again for your time and consideration in this matter.

Sincerely,



David Giannetta



FRONT BEDROOM

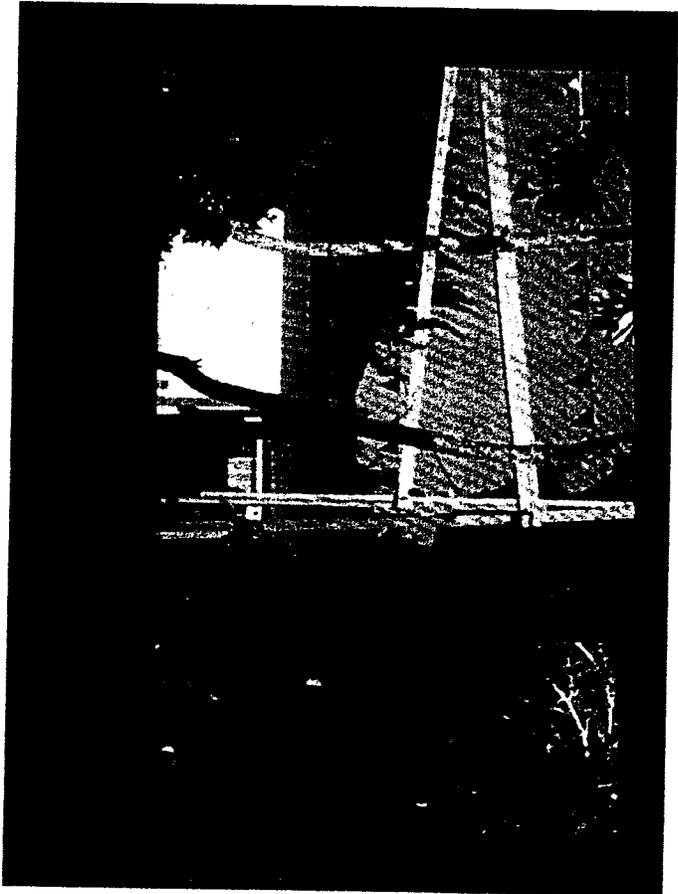
04/12/03

WINDOW # 1

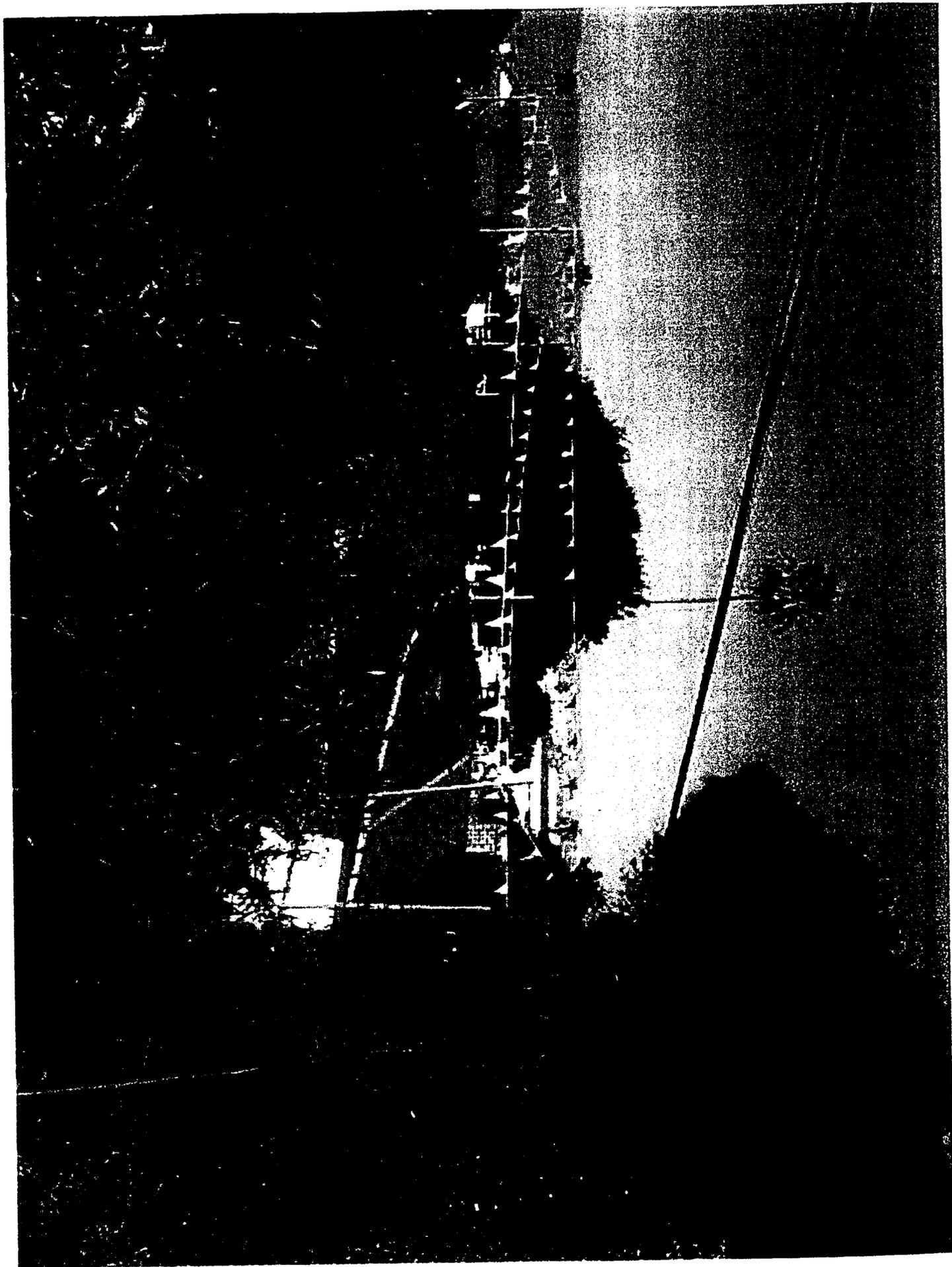


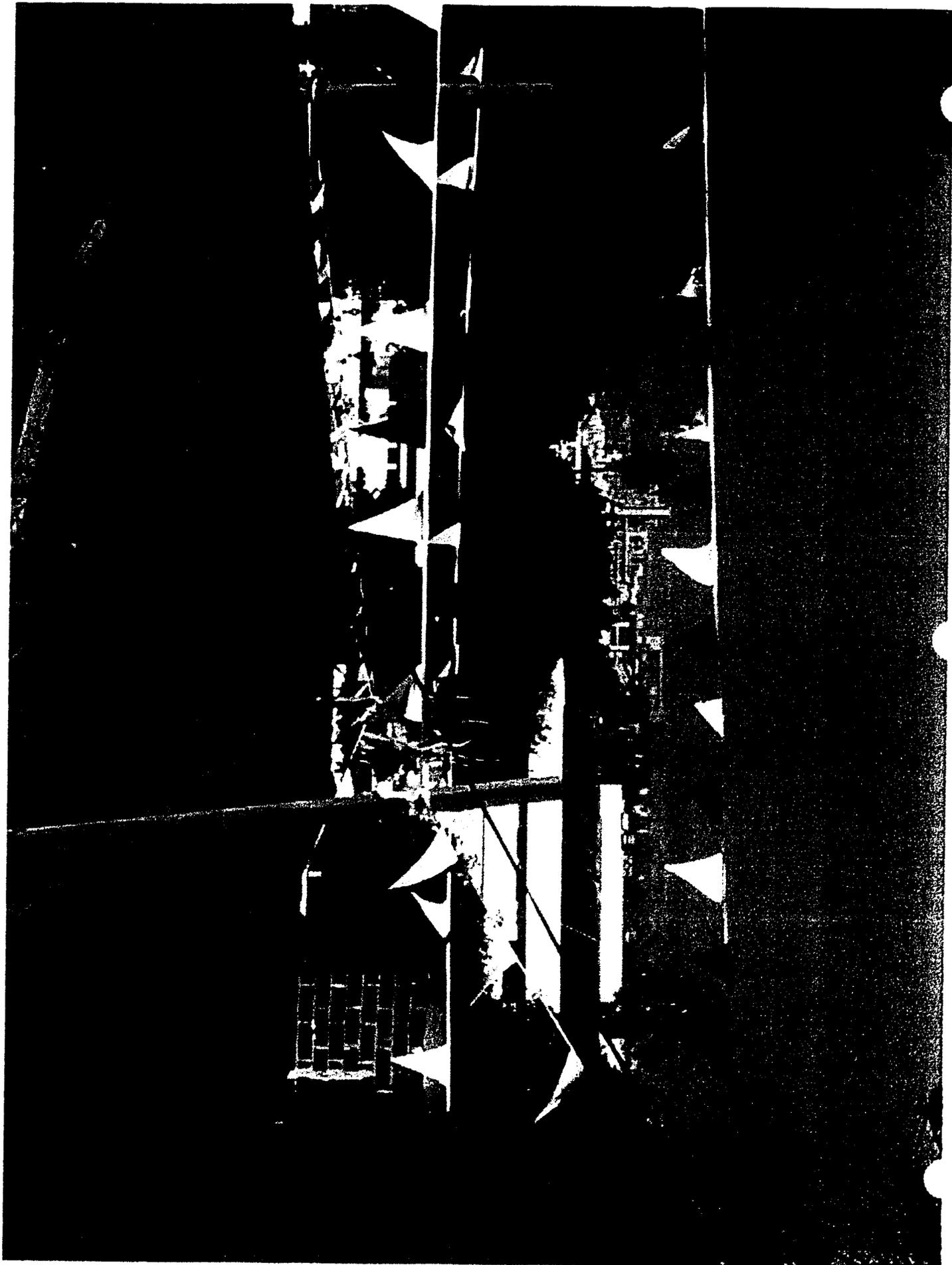
MASTER
BED ROOM

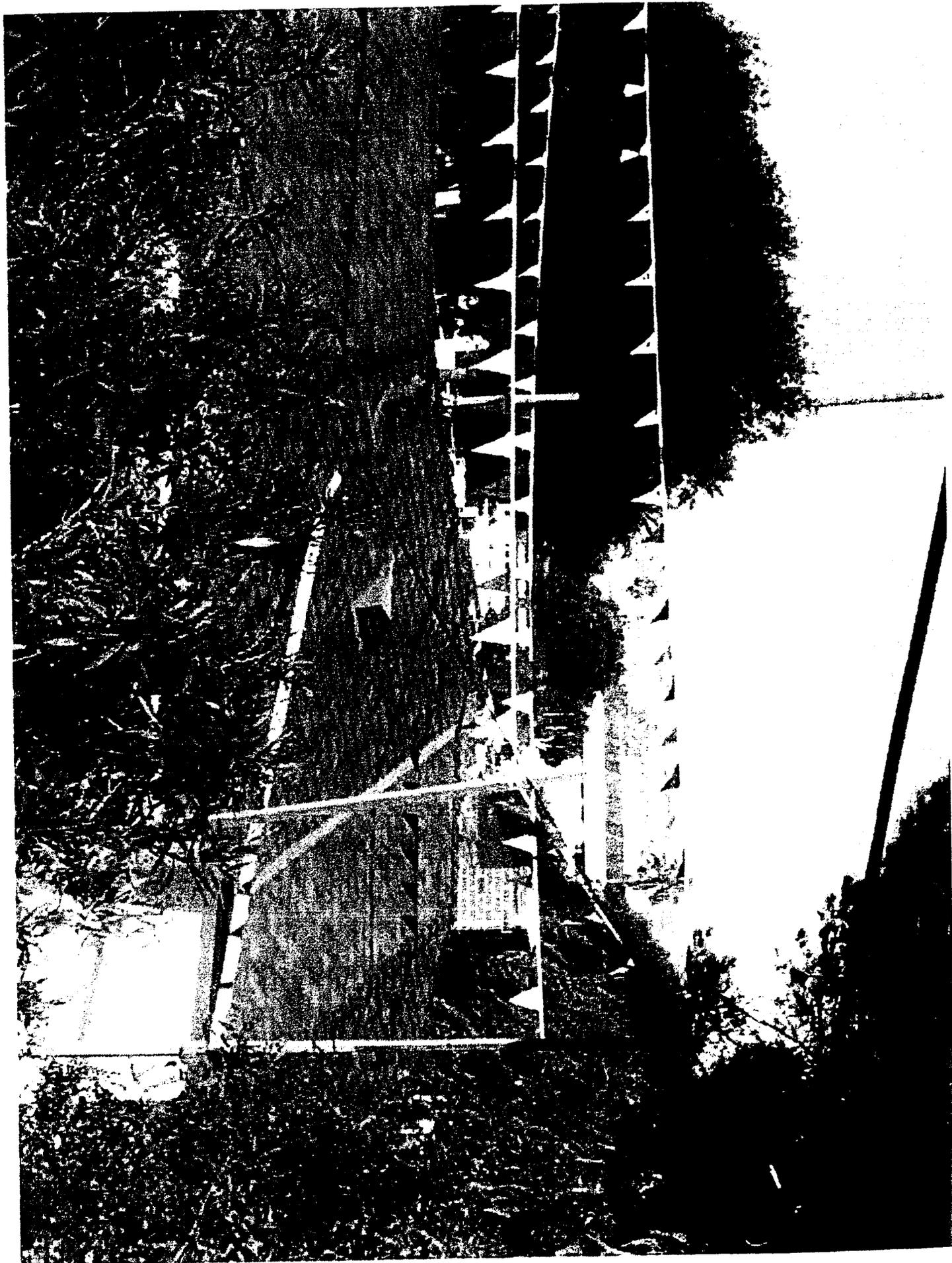
WINDOW # 2



WINDOW # 3







EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

December 7, 2005

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:08 p.m. on Wednesday, December 7, 2005, in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Horwich, Muratsuchi and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Associate Crecy, Deputy City Attorney Whitham, Fire Marshal Carter, Building Regulations Administrator Segovia, and Associate Civil Engineer Symons.

10E. PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

Recommendation

Approval.

Planning Associate Crecy introduced the request.

Hal Hamilton, project designer, voiced his agreement with the recommended conditions of approval.

Commissioner Browning questioned whether there would be any removal or trimming of trees to the rear or on the north side of the property.

Mr. Hamilton indicated that trimming was a possibility, but the property owner would prefer not to remove trees.

Attachment 4

SUBJECT TO APPROVAL

Submitting photographs to illustrate, Commissioner Browning reported that he visited the site twice, at 10:00 a.m. and 2:00 p.m., and observed that the proposed project would block a considerable amount of sunlight from the home at 420 Camino de Encanto and suggested that a design similar to the remodel at 440 Camino de Encanto would have less impact.

At Deputy City Attorney Whitham's request, Commissioner Browning shared the photographs with the applicant.

Mr. Hamilton reported that he considered grading the lot, but rejected the idea because of all the trees that would be lost.

Planning Manager Isomoto noted that a condition was included requiring the one-story portion of the house to be reduced in height by 4.5 feet (Condition No. 5), which would allow more light to the property at 420 Camino de Encanto.

Lyle Sardie, owner of the subject property, expressed his willingness to remove or trim trees in order to allow more sunlight to 420 Camino de Encanto.

In response to Commissioner Browning's inquiry, Mr. Sardie indicated that he did not intend to increase the height of the fence on the north side of the property, but noted that a taller fence/wall would be necessary should the lot be graded down to street level.

Karen Harrison, 418 Palos Verdes Boulevard, representing Villa Palos Verdes Homeowners Association, requested that the applicant be required to trim trees at the rear of his property so the silhouette would be visible and Villa Palos Verdes residents could evaluate the impact on their view.

Commissioner Faulk explained that the Commission deals with the project itself and does not address landscaping and while an applicant might offer to trim or remove trees, it has not been the Commission's practice to include this as a condition or a requirement.

Commissioner Horwich pointed out that even if the applicant trimmed the trees down to the ridgeline, they would soon grow back and the situation would be the same as it is today.

Robert Diaz, 2409 W. 230th Street, reported that his father planted the trees along the rear of the subject property in the 1960s and they were already well established before the condominiums behind were built.

Michael Bake, 456 Palos Verdes Boulevard, reported that the trees at the rear of the subject property have grown tremendously since the condominiums were built and other property owners along Camino de Encanto have done the same thing, which may be a strategy so that they can build second stories. He stated that the Hillside Ordinance was meant to strike a balance between competing interests and it does not seem fair that property owners on Camino de Encanto have been allowed to block the view of condominium residents. He likened the trees to a "spite fence."

James Golden, 408 Palos Verdes Boulevard, voiced his opposition to the proposed project due to the impact on his view and submitted photographs to illustrate.

SUBJECT TO APPROVAL

Denise Carr, 428 Camino de Encanto, called for the project to be reduced in height from 4 to 5 feet to preserve her city-light view and to avoid blocking sunlight. She indicated that she likes the trees because they help block noise from Palos Verdes Boulevard.

G. Ted Coene, 420 Camino de Encanto, reported that the proposed project would obstruct the view from his kitchen window and block winter sun, causing dampness and mildew. He suggested that grading the lot to street level, such as the home at 440 Camino de Encanto, would be a better design because it would result in a flat driveway. He expressed his willingness to work with the applicant to arrive at a compromise, but stated that no real attempt has been made to resolve his concerns. He asked that the hearing be continued and the silhouette altered to show the 4.5-foot height reduction. He noted that he does not have trees to the rear of his property that block anyone's view.

Mr. Sardie reported that he did meet with Mr. Coene and redesigned the home taking his view into consideration. He noted that he also offered to work with him to find a way to allow more sunlight to his home, such as trimming/removing trees. He maintained that the 4.5-foot height reduction would mitigate the impact on Mr. Coene's property and stated that he did not favor grading the lot to street level as it would result in a large retaining wall. With regard to the trees at the rear of the property, he reported that they are quite a bit taller than the roofline and suggested the possibility of trimming them down and maintaining them at that level to improve the view from the Villa Palos Verdes condominiums.

Commissioner Horwich indicated his preference to continue the hearing so the silhouette could be modified to show the 4.5-foot height reduction and he could see how this would impact 420 Camino de Encanto. He stated that he thought it would be nice if Mr. Sardie would trim the trees to the ridgeline and maintain them at that level, however, he did not believe it would be appropriate to include this as a condition.

Commissioner Drevno stated that she also favored a continuance because the reduction in height was hard to visualize. She questioned whether trimming the trees could be included as a condition.

Deputy City Attorney Whitham advised that the Hillside Ordinance does not address trees and only governs structures and while the Commission has the authority to impose conditions to mitigate the impact of a project, it has not been the Commission's practice to impose conditions involving trees because of the practical difficulty of enforcing them. She noted, however, that the applicant could come to an agreement with neighbors independent of the Commission, whereby he agrees to trim the trees, and if he makes that commitment on the record, there would be evidence of that promise.

Commissioner Faulk voiced support for a continuance, but suggested, in addition to modifying the silhouette, that the applicant look at other ways of reducing the height of the structure, such as plate heights and the pitch of the roof. He indicated that he was particularly concerned about the project's impact on 420 Camino de Encanto.

Mr. Sardie agreed to continue the hearing to January 4, 2006.

SUBJECT TO APPROVAL

MOTION: Commissioner Faulk moved to continue the hearing to January 4, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Manager Isomoto announced that the hearing would not be re-advertised because it was continued to a date certain.

The Commission recessed from 9:00 p.m. to 9:18 p.m.

Planning Manager Isomoto stated that during the recess, it was brought to her attention that January 4 is the night of the Rose Bowl and asked if the Commission would like to consider canceling the meeting and starting the January 18 meeting at 6:00 p.m.

MOTION: Commissioner Drevno, seconded by Commissioner Faulk, moved to cancel the January 4, 2006 meeting; voice vote reflected unanimous approval.

Returning to the podium, Mr. Sardie agreed to continue the hearing on Item 10E to January 18, 2006.

###

AGENDA ITEM NO. 10E**CASE TYPE & NUMBER:** Precise Plan of Development PRE05-00034**NAME:** Construction Design Services (Hal Hamilton)**PURPOSE OF APPLICATION:** Request for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District.**LOCATION:** 424 Camino de Encanto**ZONING:** R-1: Single-Family Residential Zone/Hillside Overlay District**ADJACENT ZONING AND LAND USES:**

NORTH: R-1/Hillside Overlay District, One-story, single family residences
SOUTH: R-1/Hillside Overlay District, One-story, single family residences
EAST: (Across Palos Verdes Boulevard) R-3/Hillside Overlay District, Three-story condominium development
WEST: R-1/Hillside Overlay District, One-story street elevation, single-family residences

GENERAL PLAN DESIGNATION: Low Density Residential**COMPLIANCE WITH GENERAL PLAN:**

Yes, a two-story residence with an attached garage complies with the Low-Density Residential designation.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:

The subject property contains an existing one-story single-family home with an attached garage.

ENVIRONMENTAL FINDINGS:

Construction of a new single family residence on property zoned for residential uses is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a).

BACKGROUND AND ANALYSIS:

The applicant requests approval to construct a new two-story single family residence. Approval of a Precise Plan of Development is required because the project involves a proposed addition over 14 feet in height to a single family home located within the Hillside Overlay District.

The subject property is located on the east side of Camino de Encanto, between Paseo de Suenos and Calle Miramar. The lot is predominately rectangular in shape and features an upward slope at the rear of the parcel. Immediate residences to the north and south, along Camino de Encanto have approximately the same topographic features, but Camino de

Encanto does progressively gain in elevation to the south. Residences along the east side of Camino de Encanto are on an elevated pad and residences to along the west side of Camino de Encanto slope downward from front to rear.

The subject lot is 7,702 square feet in area and features a width that increases from 61.56 feet in the front to 66.82 feet in the back. A new two-story residence is required to provide 20-foot average front and rear yard setbacks and a side yard setback requirement equal to 10% of the lot width. Since this property features an irregular lot shape, the setback is determined by finding the width of the lot at the midpoint of the side property lines. The property was determined to have a midpoint width of 64 feet which results in a side yard setback of 6.4 feet. The R-1 zone also requires that front facing garages provide a 20-foot setback. The applicant has provided the required 20 foot setback for a front facing garage and has exceeded the 20-foot averages required for the front and rear and has provided 8 and 9 foot side yard setbacks.

The new two-story residence would contain a two-car garage, an entry, a great room, a kitchen, a dining room, a powder room, a laundry area, three bedrooms and three bathrooms on the first floor. The second floor would contain a master suite including a sitting area and balcony. The residence would also contain three chimneys with one fireplace in the great room and two fireplaces on the second floor. The exterior of the residence would consist of stucco walls, dual glazed windows, foam trim windows and doors and a clay tile roof.

The remodeled residence would feature a maximum ridge height of 25 feet for a maximum ridge elevation of 128.35 feet. The proposed living area on the first floor would measure 2,324 square feet and 1,094 square feet on the second floor for a total living area of 3,418 square feet. Including the 427 square foot garage, the residence would measure a total of 3,845 square feet. The resulting lot coverage would be 35.7% and the floor area ratio would be 0.499, however, a large portion of the first floor has volume areas that exceed 17 feet in height from the finished floor to the rooftop. The Torrance Municipal Code requires that this area be double counted when calculating the total floor area. The first floor features 979 square feet that would fall under the volume area classification and would require it to be double counted. The total living area would now be 4,397, for a total building area of 4,824 square feet including the garage and a resulting floor area ratio of 0.626. Staff notes that the maximum FAR allowed in the R-1 zone is 0.60.

Please see the project provided below.

Statistical Information	
Lot Size	7,702.00 sq. ft.
Proposed First Floor Living	2,324.00 sq. ft.
First Floor Living Volume Area	979.00 sq. ft.
Proposed Second Floor Living	1,094.00 sq. ft.
Total Living Area	4,397.00 sq. ft.
Proposed Garage	427.00 sq. ft.
Total Project	4,824.00 sq. ft.

Calculations	
Lot Coverage	35.7%
FAR w/out volume area	0.499
FAR w/ volume area	0.626
Maximum Building Height	25.0 ft

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #3). The applicant was required to construct a silhouette to demonstrate the potential view impacts. The height of the silhouette has been verified by a licensed engineer (Attachment #5) and a field inspection was made by staff.

An objection letter was submitted from the property owner to the north, 420 Camino de Encanto, which notes concerns with regards to view, light, privacy and air. The neighbor is concerned with the number and design of the windows proposed along the shared property line, the apparent bulk of the building and the reduction of light that will result along that side. Staff recommends a condition that the overheight one-story portion be reduced to within the maximum allowable height of 18 feet. This would reduce the height of the building by 4.5 feet along that portion of the proposed residence and improve the amount of light that would exist along the shared property line. This would also reduce the volume area that was previously discussed, bringing the property within the allowable FAR requirements. Staff does not feel that the windows along the northern elevation would result in a significant privacy impairment since the properties are at the same elevation, the building provides a larger side yard setback than required by code and the windows are for a one-story portion of the residence. An appearance of a large amount of window area is provided along this side yard as a result of the high windows proposed. Staff notes that these windows are intended to provide additional light into the dining room and great room and since they are servicing the first floor, do not provide the ability to look into the neighboring property. Staff also notes that the existing wall that separates the property is less than six feet in some areas and possibly a condition that would require an increase in the wall height to 6 to 8 feet may resolve the concerns over privacy.

The proposal does not appear to block any views across the subject property that are significant in nature because properties to the north and south do not appear to have views across the property, residences to the west are at a lower elevation and properties to the east are located across Palos Verdes and are at a higher elevation. Staff also notes that there are several mature trees and landscaping along the rear of the subject property that prevent even the visibility of the silhouette. The proposed residence has provided larger than required side yard setbacks to prevent significant privacy impairments and has been conditioned to address concerns over light and airflow. Staff notes that the proposed additions come well within code required lot coverage and has been conditioned to not exceed a 0.50 floor area ratio.

As conditioned, the development does not appear to produce view impairments that are significant in nature and the proposed additions are designed to help prevent significant impacts to light, air and privacy of their surrounding neighbors. Due to the existing physical relationship with the adjacent properties and placement and size of the proposed additions, staff determines that the subject request will not have a harmful effect on surrounding properties and does not appear to result in significant impacts on view, light, air or privacy. Therefore, staff recommends approval of this request as conditioned.

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

PROJECT RECOMMENDATION: APPROVAL

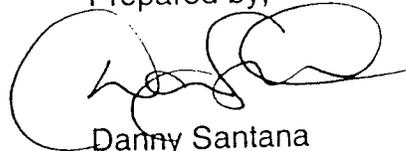
FINDINGS OF FACT IN SUPPORT OF APPROVAL:

Findings of fact in support of approval are set forth in the attached resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Recommended conditions for the project are set forth in the attached resolution.

Prepared by,



Danny Santana
Planning Associate

Respectfully submitted,



Jane Isomoto
Planning Manager

ATTACHMENTS:

1. Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response Sheet
4. Silhouette Verification
5. Code Requirements
6. Correspondence
7. Site Plan, Floor Plans, & Elevations

PLANNING COMMISSION RESOLUTION NO. 05-176

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT AT 424 CAMINO DE ENCANTO.

**PRE05-00034: CONSTRUCTION DESIGN SERVICES
(HAL HAMILTON)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 7th, 2005, to consider an application for a Precise Plan of Development filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 17th, 2004; 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, construction of a new single family residence in an residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (a); and

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

- a) That the property is located at 424 Camino de Encanto;
- b) That the property is identified as Lot 32, Tract 18379;
- c) The project is in compliance with both the R-1 Zoning and the Low-Density General Plan designation for this site.
- d) That the proposed residence will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the proposed residence exceeds the required front, rear and side setbacks to prevent significant privacy, light and air impairments and due to the existing physical relationship with surrounding properties there do not appear to be a significant views that exist across the subject property.

- e) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed residence, as conditioned, is well within height, lot coverage, floor area and setbacks for the R-1 zone;
- f) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because of the virtue of the high quality design that features stucco walls with foam trim and a clay tile roof;
- g) That the proposed residence has been designed to insure that the additions will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality Spanish finishes and materials consistent with the area and the proposed residence represent a significant improvement to the subject property and would increase property values.
- h) That granting such an application would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property, is in compliance with the R-1 Zone and the Hillside Overlay District.
- i) The proposed additions will not cause or result in an adverse cumulative impact on other properties in the vicinity because it would be compatible with the surrounding pattern of development in both design and materials.
- j) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purpose intended except by increasing the height because the upward slope that exists at the rear of the lot makes it difficult to build without increasing the height of the residence.
- k) Denial of this request to increase the height will constitute an unreasonable hardship because the proposed additions do not appear to result in significant view or privacy impacts to surrounding properties.
- l) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed use is for residential purposes and the proposed development does not have a significant impact on view, light, air or privacy in the surrounding area

WHEREAS, the Planning Commission by the following roll call votes
APPROVED PRE05-00034, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE05-00034, filed by Construction Design Services (Hal Hamilton) to allow construction of a new two-story single family residence on property located in the R-1 Zone within the Hillside Overlay District at 424 Camino de Encanto, 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 05-00034 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 05-00034 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 residence at the highest point of the roof shall not exceed a height of 25 feet as represented by the survey elevation of 128.35 feet based on the elevation of the lowest adjacent grade of 103.35 (located at the southwestern perimeter of the building), based on a bench mark elevation of 100.00 feet, as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the final height of the structure 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 128.35 feet based on the benchmark of 100.00 feet located within the public right away in front of the western property line, as shown on the official survey map on file in the Community Development Department; (Development Review)
5. That the height of the one-story portion be reduced to a maximum height of 18 feet as measured from the lowest adjacent grade to the highest ridge of the one-story portion; (Development Review)
6. That an automatic garage door be installed; (Development Review)
7. That color and material samples of the proposed home be submitted for review to the Community Development Department; (Development Review)

8. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc., uses; (Environmental)
9. 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 7th day of December 2005.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Jane Isomoto, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of December 2005, by the following roll call vote:

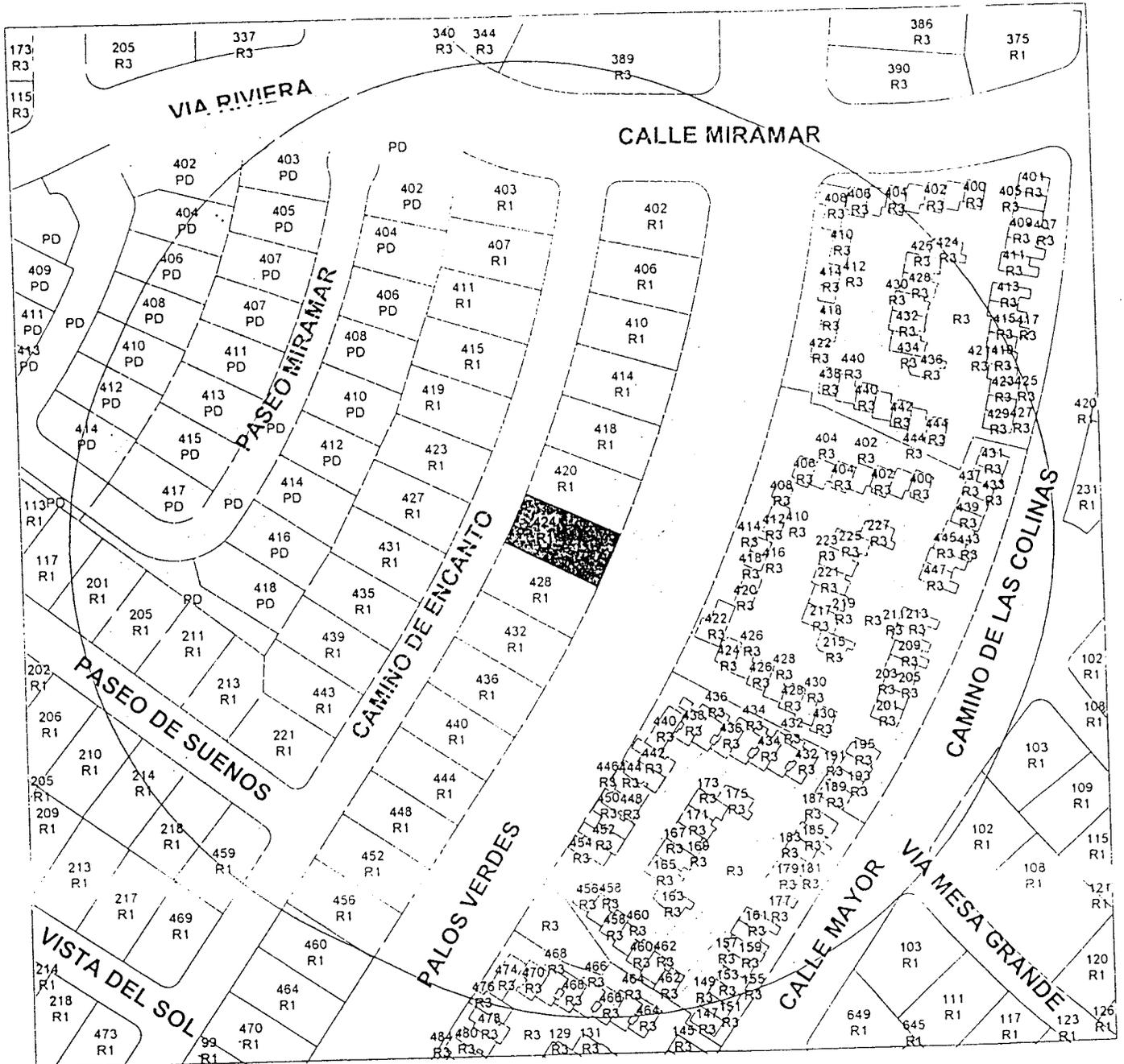
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

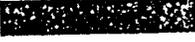
ABSTAIN: COMMISSIONERS:

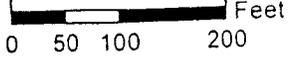
Secretary, Torrance Planning Commission



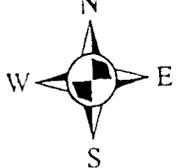
LOCATION AND ZONING MAP
 424 Camino De Encanto
 PRE05-00034

LEGEND

	424 Camino De Encanto
	500-foot Notification Area



0 50 100 200 Feet



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

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:

The property in question is at the bottom of the vertical drop of 60' from Palos Verdes Blvd. & will not have any impact upon the view, light or privacy of other properties in the vicinity

- 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 building was designed in two sections, keeping the north side of the house as a one story building with a gentle slope to the ceiling of the second floor which consists only of a master bedroom & bath with a retreat and a small deck over a portion of the garage

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

The construction is a Mediterranean style which consists of a tile roof, stucco exterior with large moldings around the doors + windows

- 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:

The new Mediterranean style will enhance the property values in the neighborhood more than a rehab or remodelling of an older house.

- 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):

It is new construction which will conform with all current building codes + employ up to date construction techniques

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

It is a new build with a modern Mediterranean style which will improve the surrounding property values

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:

To incorporate all the requirements of the family, the existing house must be removed to increase the footprint of the structure; & the second story footage was required to obtain the necessary number of bedrooms & baths.

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

The existing house is not large enough & to deny the replacement of the house would defeat the purpose of purchasing the property with the intent of improving the house & neighborhood.

- 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):

It has no adverse visual affect, does not impair any existing views or disturb the privacy of any adjoining properties. It only enhances & improves the value of the area.

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 than 50% of the area of the lot.)

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

In the single story portion of the home, the ceiling height is 17 feet. We would like to open the ceiling area to full height as demonstrated by the section on Sheet 5.

- 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):

While staying within the lot coverage formula, the space lot coverage does not adversely affect the visual exterior of the building.

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

W A I V E R

I, MR. LYLE SARDIE, as the owner of that certain parcel of land located at 424 CAMINO DE ENCANTO in the City of Torrance, County of Los Angeles, State of California, described as LOT 7 TR # 18379 MB. 563, as recorded on page 9-14, 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 it 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 advice 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 12th day of July, 2005, at
Torrance, California.

X 



City of Torrance, Community Development Department Height and Location Certification

3031 Torrance Blvd. • Torrance, CA 90503 • (310) 618-5990 Fax: (310) 618-5329

Jeffery W. Gibson, Community Development Director

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 424 Camino De Encanto, Redondo Beach, CA
(address)

90277 on 08/26/05, based on plans submitted to the City of Torrance
(date)

by Construction Design Service on 06/07/05. The survey was taken
(applicant/architect) (date)

from a bench mark located at Pin on East curb of Camino DE Encanto north of Existing Dwy.
(address)

(attached map) which established a base elevation of 103.35'.

The ridge line/highest point of the roof was determined to have an elevation of 128.35'.

The plans indicate that the elevation should be 128.35'.

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

HONG CAO
Name (please print)

[Signature]
SIGNATURE

47118
LS/RCE #

526570-1918
PHONE

8/30/05
DATE

OFFICIAL STAMP



Notes: _____

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 State energy requirements.
- Provide underground utilities.
- Pre-wire for cable television.

Grading Division:

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

Environmental Division:

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

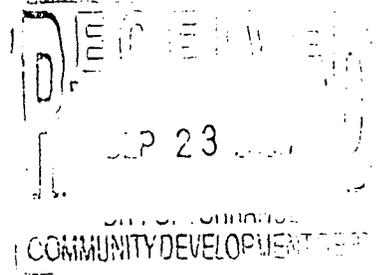
Community Development Department, Permits and Mapping Division:

- A Construction and Excavation Permit is required from the Permits and Mapping Division for any work in the public right-of-way.
- A fee of \$88.00 for drainage improvement fund (D.I.F.) shall be paid prior to issuance of building permit.
- Close abandoned driveway with full height curb and gutter to match existing.
- Replace lifted sidewalk along project frontage on Camino De Encanto.

G. Ted Coene
420 Camino de Encanto
Redondo Beach, CA 90277
Phone (310) 378-1201

September 20, 2005

Torrance Planning Commission
3031 W. Torrance Boulevard
Torrance, CA 90503



Re: 424 Camino de Encanto, Torrance, CA 90277
Proposed Residential Construction

The silhouettes of the proposed construction indicate that a two story house will be constructed from the current grade rising to a height of approximately 25 feet.

The proposed development will have an adverse impact the light, air and privacy of my property. The silhouette indicates the height will block the view of the sky from my kitchen which looks south to 424.

Therefore, I must go on record as opposing the proposed development.

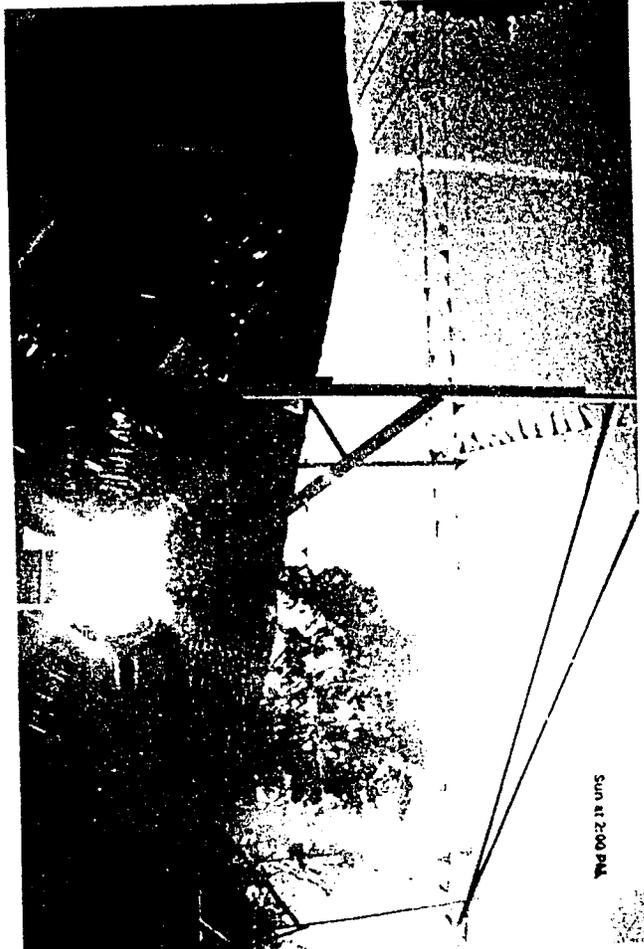
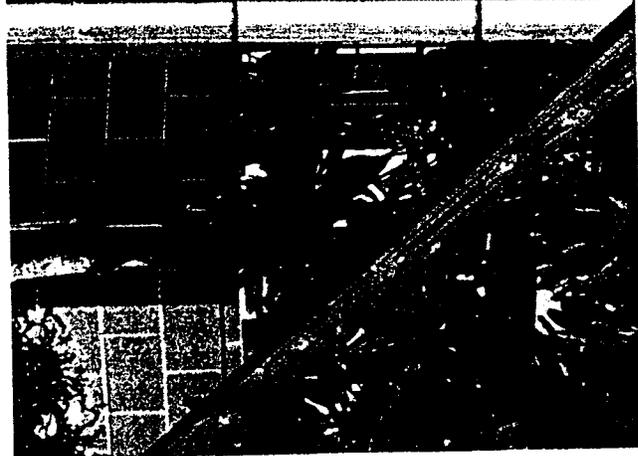
I respectfully request that the Planning Commission visit the area and my residence to verify the impact before the hearing.

Sincerely,

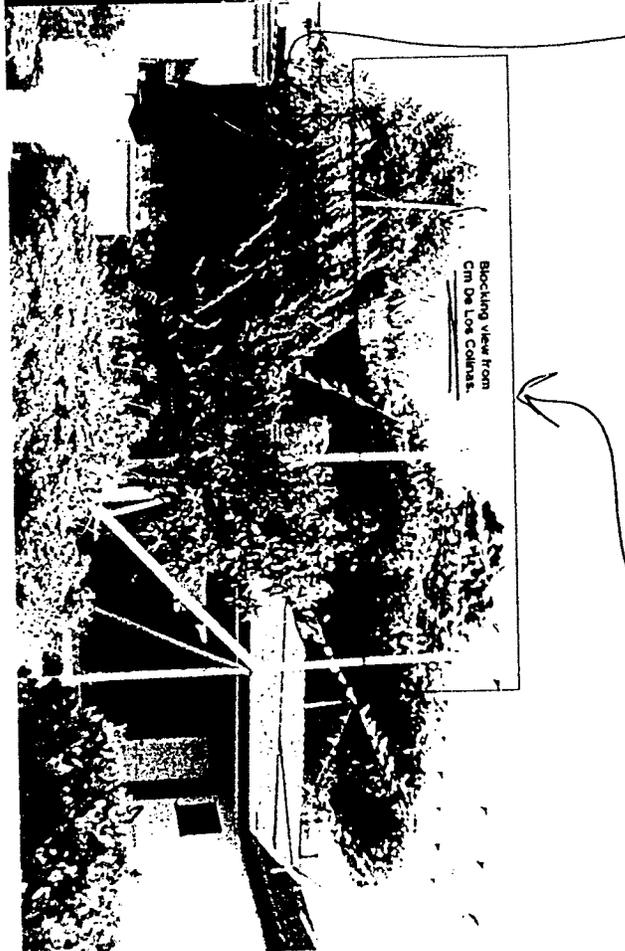
G. Ted Coene



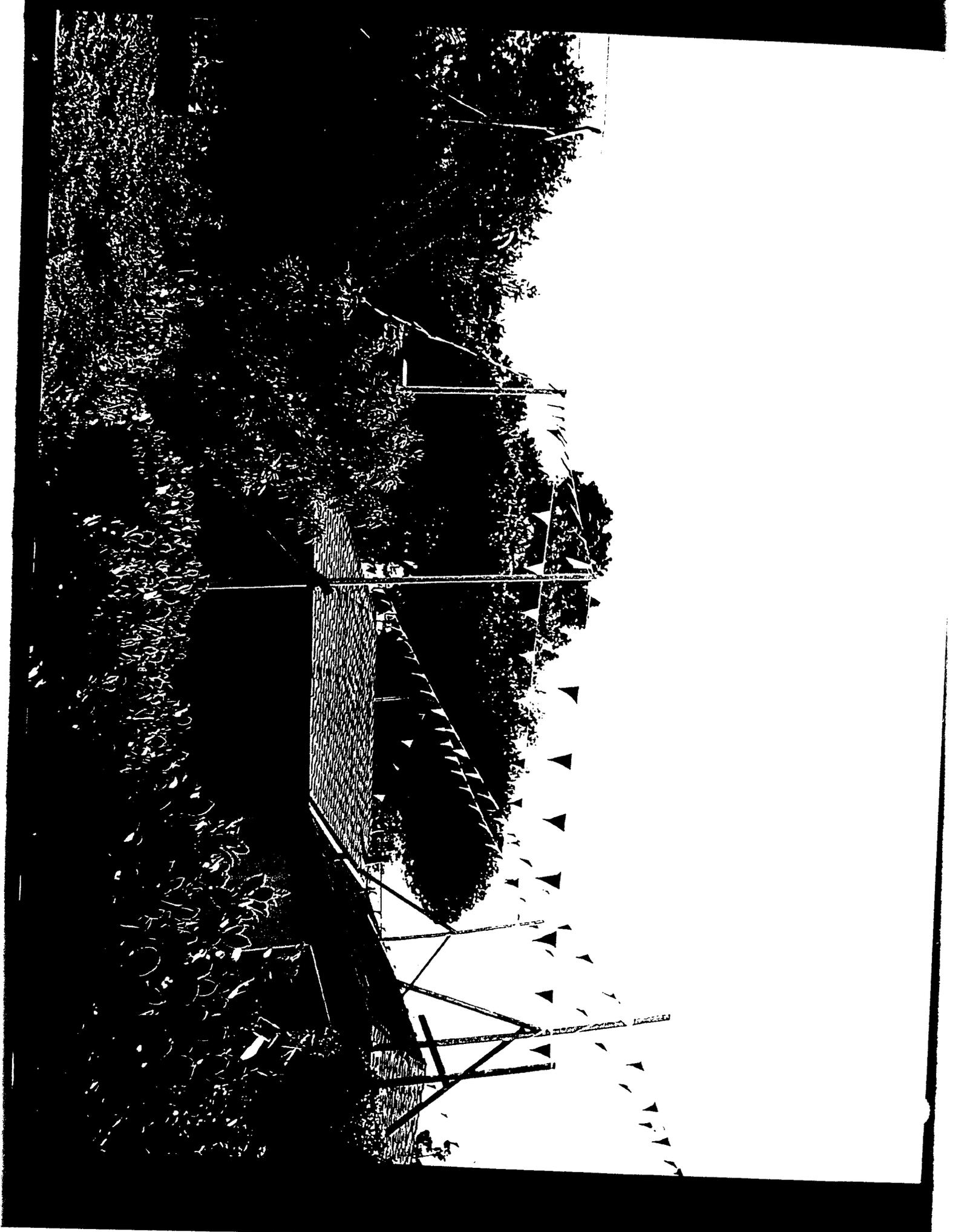
FRONT YARD VIEW OF HOUSE
OUTTA SIDE OF HOUSE.



SUN AT 2:00 PM

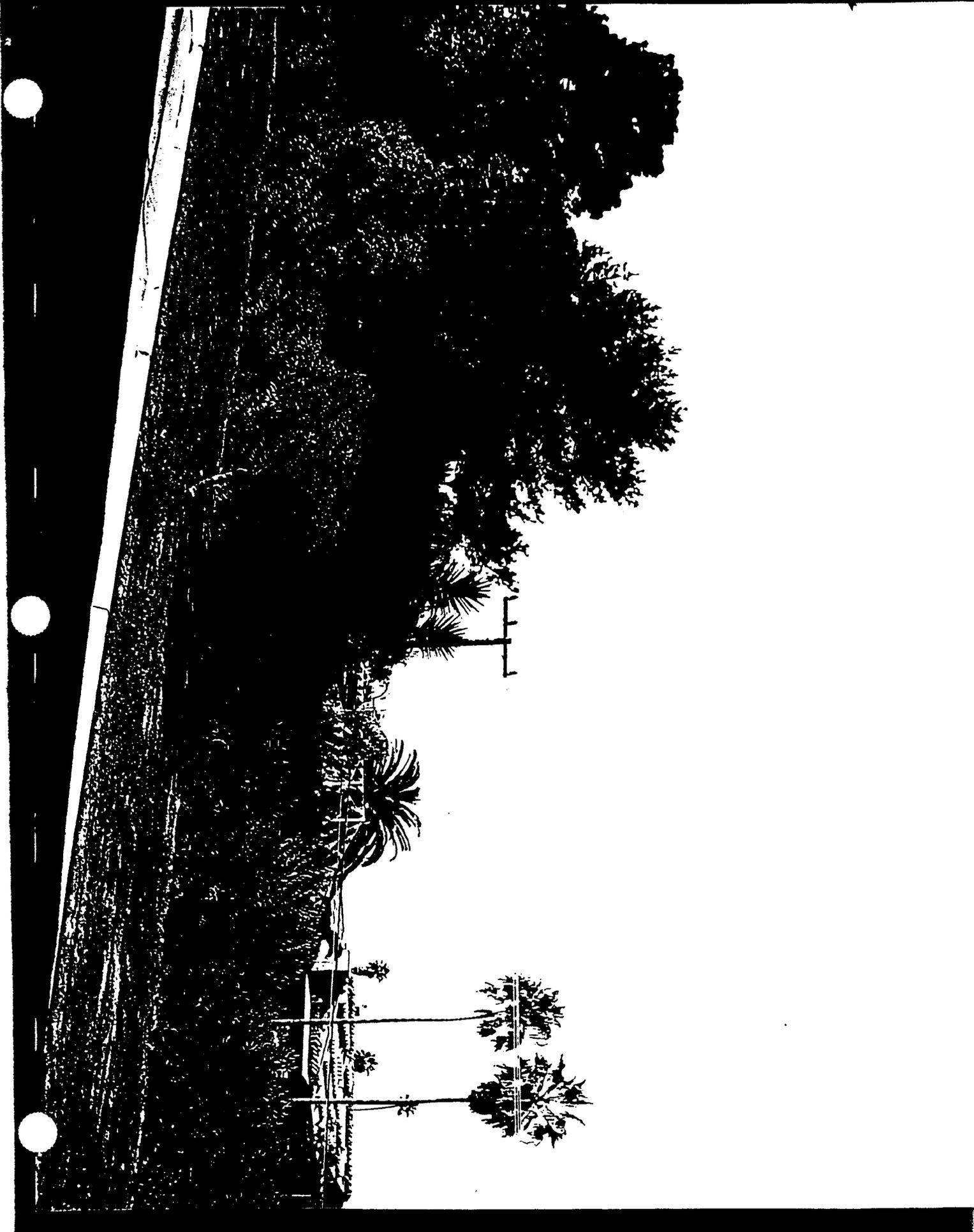


Blocking view from Cm De Los Colinas
BLOCKING VIEW

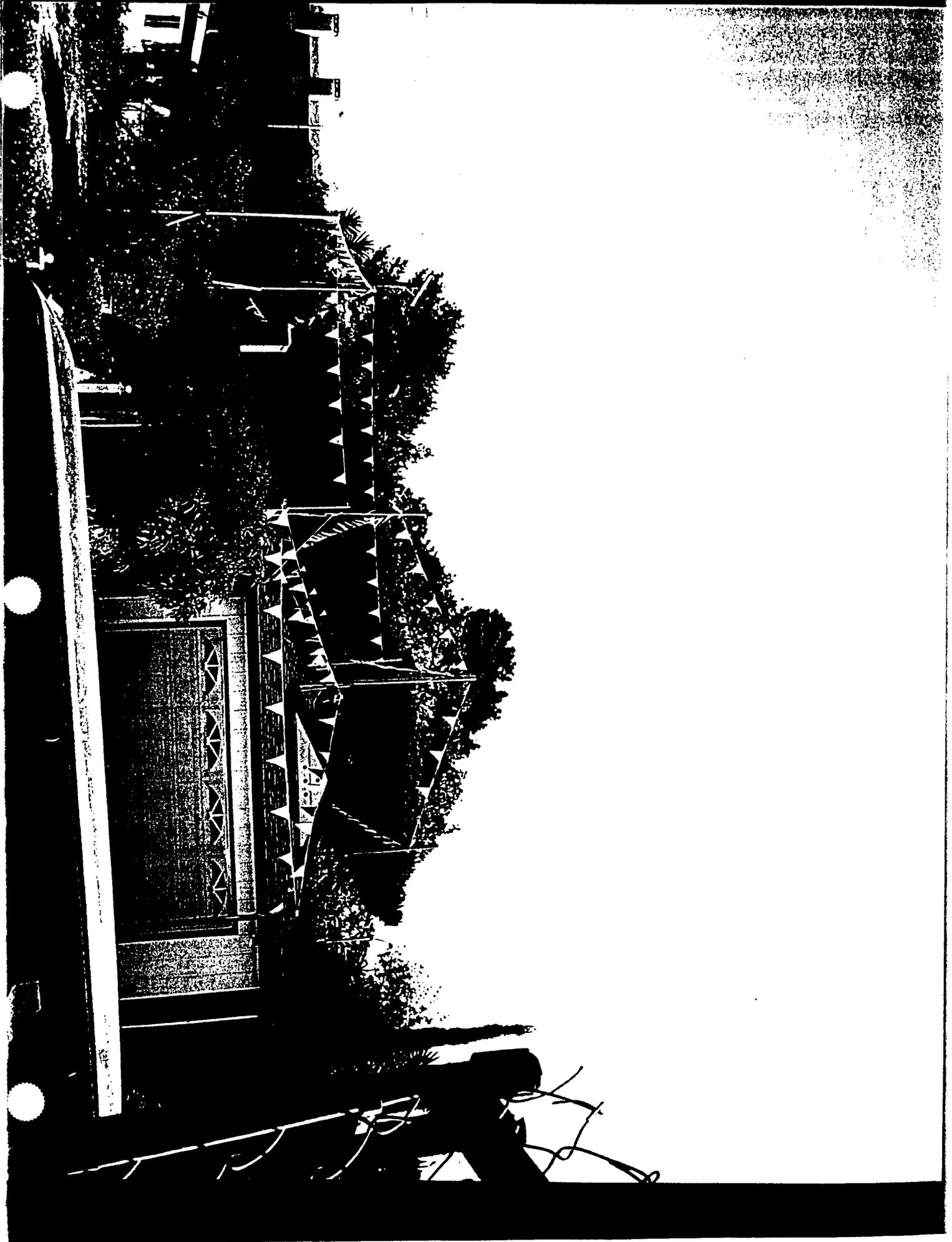
















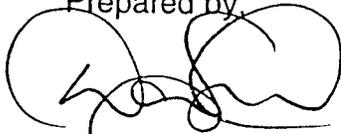




SUPPLEMENTAL #1 TO AGENDA ITEM NO. 10E

TO: Members of the Planning Commission
FROM: Development Review Division
DATE: December 7th, 2005
SUBJECT: PRE05-00034 - Construction Design Services (Hal Hamilton)
LOCATION: 424 Camino de Encanto

The following correspondence was submitted after the item was completed. Staff continues to recommend approval of project as conditioned.

Prepared by

Danny Santana
Planning Associate

Respectfully submitted,


Jane Isomoto
Planning Manager

Attachments:
1.) Letters of Support

CDD RECOMMENDATIONS – 12/07/05
AGENDA ITEM NO. 10E
CASE NO. PRE05-00034

G. Ted Coene
420 Camino de Encanto
Redondo Beach, CA 90277
Phone (310) 378-1201

November 30, 2005

Torrance Planning Commission
3031 W. Torrance Boulevard
Torrance, CA 90503

Re: Case 05-00034, 424 Camino de Encanto—Proposed Construction

To Whom It May Concern:

Since writing to you on September 12, with the changing of the season it has become clear that, due to the height of the proposed construction on the south side of my property, my home will have no sun exposure for most of the fall and winter seasons. I am told by an experienced Torrance resident this will lead to dampness, mildew and perhaps mold.

In response to my earlier letter I have been visited by a member of the planning commission and demonstrated that if the construction proceeds per the current design that it will not be possible to see the sky or the view we currently have of neighborhood trees.

The architect met with me a week ago. I showed him the problem, which primarily is the height, and expressed my concerns with the proposed construction. He noted three items from our discussion: 1) Lowering the lot 4 ft which he indicated is the max permitted. This was done at 440 Camino de Encanto prior to construction. He pointed out it would cost \$25,000 to lower the lot. Compared to the cost of the lot, that is less than 2.5%. 2) Lowering the ridge of the roof by changing the pitch. 3) Moving the south wall about four feet to the south, the line of the current building. He also discussed moving the construction further back on the lot. I pointed out that the height does not conform to the ambiance of the neighborhood as all the other homes are much lower and single story.

He was to take these items up with the owner and I agreed to look at it when the changes are made and new silhouettes are placed.

Sincerely,



G. Ted Coene

David Giannetta
428 Camino de Encanto
Redondo Beach, CA 90277
310-375-3203

December 5, 2005

Torrance Planning Commission
3031 W. Torrance Boulevard
Torrance, CA 90503

Re: Case 05-00034, 424 Camino de Encanto
Proposed Residential Construction

I am writing to express my concerns for the future residential construction at 424 Camino de Encanto. I am happy to allow the project to move forward with a second story on the property. However, as the silhouette stands at this time, it has an impact on my house and lifestyle.

The height of the project will negatively affect both my views and lighting on the north side of my house. As it stands now, I will lose my view of the city lights, ocean, and mountains to the north from my backyard. This is my best view of the natural beauty of the coast and one of the main reasons I chose to buy and live in the neighborhood. The greater height of the structure will also block a great deal of sunlight that goes directly into an already dark side of my house. We will have very little to no natural light coming into the windows from the north side of the house.

I would like to see the silhouette of the house lowered by 5 feet or the maximum amount allowed. This, I believe, would allow me to keep most, not all, of the views and light that I currently have. This would also allow the project to have the second floor which I think would satisfy the current owner. I also do not wish to see the south side of the structure any closer to my house than the current structure.

I will not be able to attend the meeting on December 7th. I will be in Philadelphia for work. However, my fiancée, Denise Carr will be able to attend and I would like her to represent me at this meeting. I hope that this will be acceptable to the commission.

Thank you for your time and consideration in this matter.

Sincerely,



David Giannetta

DEC 05 11:05 AM

December 5, 2005

DEC 07 2005

COMMUNITY DEVELOPMENT DEPARTMENT
City Hall
3031 Torrance Boulevard
Torrance, California 90503

**RE: NEW 2 STORY RESIDENCE
PROPOSED CONSTRUCTION PLAN @
424 Camino De Encanto (PRE05-00034)**

Gentlepersons:

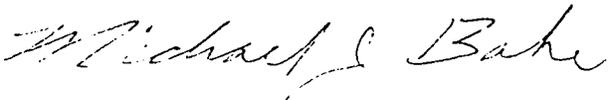
As a 30 year member of the Village Palos Verdes community, I have witnessed many efforts to build homes west of Palos Verdes Blvd. Many of these endeavors would have diminished the views from this complex, and eventually the architectural plans were modified to come into balance with existing policy. That policy - as I understand it - is that new construction should not diminish the views of existing residences. Any result other than the denial of this application at 424 Camino De Encanto (as proposed) could set a dangerous precedent that could eventually result in the direct obstruction of the existing ocean views from my unit.

The owners of the property have allowed the trees at the rear to grow too high. It appears that no effort has been made to prune the trees by the owners. This is itself is obstructing the views from some units in the complex, and is masking the skeleton outline for the proposed roof, which appears to increase the height of the structure by at least 12 to 15 feet. Until the trees are cut back, the silhouette cannot be critiqued when looking from the east.

I am sure the owners knew full well about the overlay restrictions at the time they purchased the property. There is no reason to grant this construction (at least as proposed) and the purchase price of the home reflected the fact that "going up" was not an option. The owners have not suffered any loss in value by not being able to build a second story, but the owners of the condominium units whose views are diminished will be affected.

We are firmly opposed to this project (in its current iteration) for the above reasons, as well as the fact that more square footage tends to result in more population density. I believe a modified version of the new home is possible, but only if the trees are cut back by the owners. Right now, the trees resemble a "spite fence", and a reasonable effort by the owner(s) of the property as far as promising to keep the trees at a moderate height would elicit a more favorable response to a modified project once the silhouette can be properly evaluated.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michael J. Bahe".

Michael J. Bahe (and Family)
456 Palos Verdes Blvd.
Redondo Beach, CA. 90277
Tel: (310) 378-1346

Story #29970 System DBZ

by LA RUSSO

Time 13:40:35 Date 3/22/06

Story name
Guide#12849 Basket Last text user LA RUSSO
Page 1 Black

DB 3-157
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., April 11, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE05-00034: Construction Design Services (Pat Hamilton)

City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE05-00034) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

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 correspondences 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.

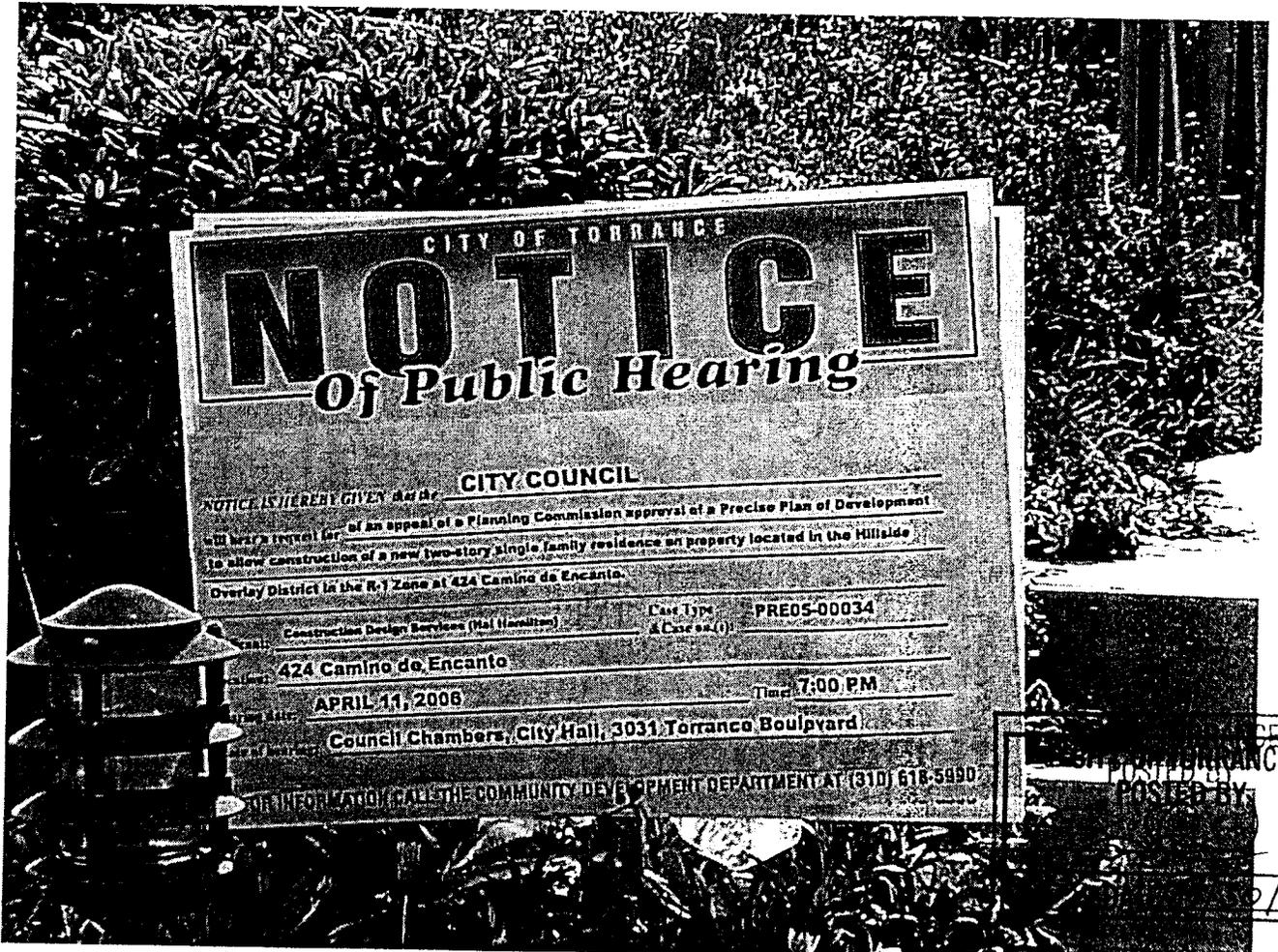
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 618-6690. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title III)

For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-6980.

SUE HERBERS
CITY CLERK

Pub.: March 31, 2006.

2006 MAR 23 AM 8:06
 CITY OF TORRANCE
 CITY CLERK



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 March 30, 2006, I caused to be mailed 196 copies of the within notification for City Council PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) 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 March 30, 2006, at Torrance California.



(signature)

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

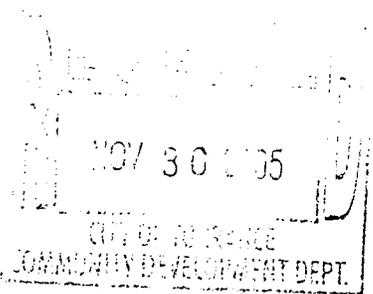
Nov. 25,

all in the year 2005
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 25 Day of Nov. 2005

[Signature]
Signature



NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M., DECEMBER 7, 2005, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

CUP05-00033, TTM63585, (EAS05-00001): Petition of **HEADLANDS REALTY CORPORATION** for approval of a Conditional Use Permit to allow the construction and operation of a 161,785 square foot light-industrial condominium park, containing 24 individual buildings on a 9-acre site and a Tentative Tract Map to allow the division of one parcel into 25 parcels, one common parcel for access and 24 individually owned industrial lots on property located in the M-2 Zone at 2920 Colanella Street.

MOD05-00011 (DVP96-1, CUP79-15, CUP81-50, and VAR79-3), DVP05-00004: Petition of **DEL AMO MILLS LIMITED PARTNERSHIP** for approval of a Development Permit and Modifications to previously approved entitlements DVP96-1, CUP79-15, CUP81-50, and VAR79-3, consisting of a 63,000 square foot conversion of a ground floor parking lot to retail space; a 9,000 square foot westerly expansion of in-line retail space; the addition of one parking level (providing 315 spaces) to the north parking structure; a two level above grade, 100 space parking structure, extending westerly from the existing West parking structure; and a two level above grade 270 space parking structure, located immediately west of the Macy's store; removal of a 5,000 square foot existing restaurant building; and the new construction of a 34,000 square foot, two story, free-standing retail building, east of Hawthorne Boulevard and south of Carson Street; at the Del Amo Fashion Center, on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District One at 3525 Carson Street.

CUP05-00034, MOD05-00010: Petition of **JANO INC.** for approval of a Conditional Use Permit and a Modification of a previously approved Conditional Use Permit (CUP71-1) to allow the operation of an auto body repair center in association with an existing adjacent auto body repair facility on property located in the M1 (PP) Zone at 23535 Telo Avenue.

CUP05-00035: Petition of **STEPHANIE LAKEY** for approval of a Conditional Use Permit to allow the operation of a small collection recycling facility on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, North Torrance Sub-District at 19330 Hawthorne Boulevard.

PRE05-00016: Petition of **FRADKIN-MARTZ CORNERSTONE REALTY, LLC (PETER PALDINO, PALDINO ARCHITECTS)** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 406 Paseo De La Playa.

PRE05-00034: Petition of **CONSTRUCTION DESIGN SERVICES (HAL HAMILTON)** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino De Encanto.

PRE05-00039: Petition of **THOMAS GAHAN (FRANK BOSTROM)** for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a detached garage on property located in the Hillside Overlay District in the R-1 Zone at 22322 Susana Avenue.

DIV05-00026: Petition of **PALMIERI TYLER WIENER WILHELM & WALDRON, LLP (IRENETTA CAYA)** for approval of a Division of Lot to allow a lot line adjustment to incorporate a portion of Parcel 1 (APN 7352-011-024) into Parcel 2 (APN 7352-011-003) on property located in Planned Development and M-2 Zones at Maricopa Avenue, Parcel 1 (Portion of Lot 2 Tract #53091) and Parcel 2 (Portion of Lots 1&2, Tract #7873).

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

If you challenge any of the above matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk, prior to the public hearing and further, by the terms of Resolution No. 68-19, 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.

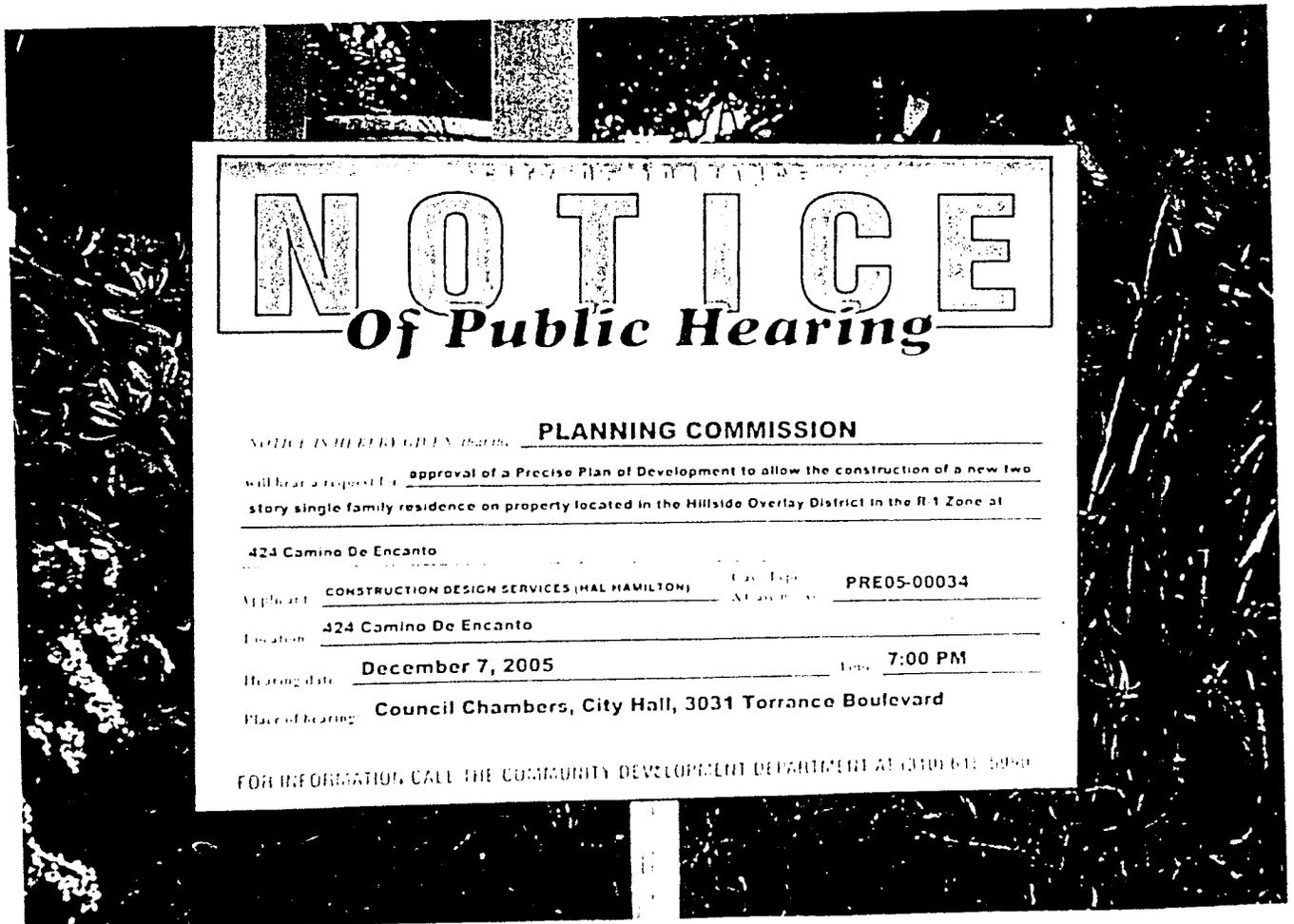
In compliance with the Americans with Disabilities Act, if you need special assistance to partici-

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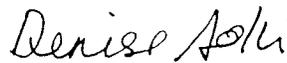
PROOF OF SERVICE BY MAIL

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 23, 2005, I caused to be mailed 208 copies of the within notification for Planning Commission PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) 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 23, 2005, at Torrance California.



(signature)

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION (201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

March 31,

all in the year 2006

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 31 Day of March 2006


Signature

This space is for the County Clerk's Filing Stamp

FILED
2006 APR -3 PM 3:43
CITY CLERK

Proof of Publication of

DB

DB 3-157

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., April 11, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE05-00034: Construction Design Services (Hal Hamilton):

City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE05-00034) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]. For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Pub.: March 31, 2006.

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 March 30, 2006, I caused to be mailed 196 copies of the within notification for City Council PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) 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 March 30, 2006, at Torrance California.



(signature)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., April 11, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE05-00034: Construction Design Services (Hal Hamilton):

City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE05-00034) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

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

Publish: March 31, 2006

SUE HERBERS
CITY CLERK

One hundred ninety six (196) notices mailed 03/30/06. da

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

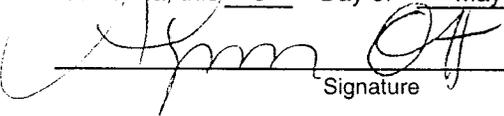
in the City of Torrance
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

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 thereof on the following dates, to-wit

May 5,

all in the year 2006
I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Dated at Torrance

California, this 5 Day of May 2006

Signature

This space is for the County Clerk's Filing Stamp

2006 MAY -8 PM 2:40

CITY CLERK

Proof of Publication of

DB

DB 5-48 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., May 16, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE05-00034, Construction Design Services (Hal Hamilton):

City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE05-00034) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

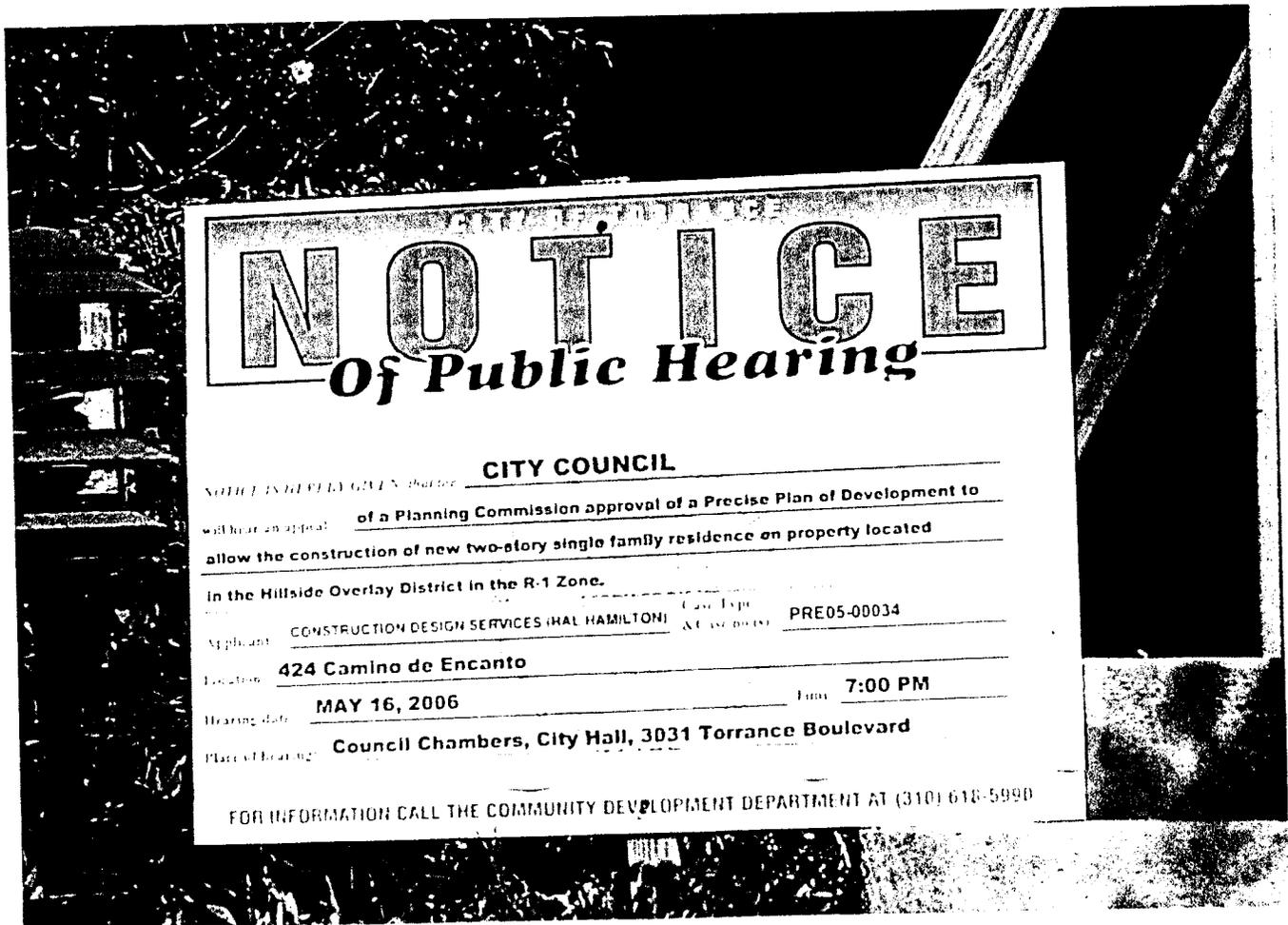
Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

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 618-5990. If you need a special hearing Device to participate in this meeting, please contact the City Clerks office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

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

**SUE HERBERS
CITY CLERK**

Pub.: May 5, 2006.



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 May 5, 2006, I caused to be mailed 192 copies of the within notification for City Council PRE05-00034: CONSTRUCTION DESIGN SERVICES (HAL HAMILTON) 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 May 5, 2006, at Torrance California.



(signature)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., May 16, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

PRE05-00034: Construction Design Services (Hal Hamilton):

City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development (PRE05-00034) to allow the construction of a new two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 424 Camino de Encanto.

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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerks office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

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

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One hundred ninety two (192) notices mailed 05/05/06. da