

Council Meeting of  
August 10, 2010

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

**PUBLIC HEARING**

Members of the Council:

**SUBJECT:** Community Development – Consider an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.

**PRE08-00011: Craig Richmond**

**Expenditure: None**

**RECOMMENDATION**

Recommendation of the Planning Commission that the City Council deny the appeal and take the following action on property located at 22221 Warmside Avenue:

1. Adopt a Resolution denying PRE08-00011

Recommendation of the Community Development Director that the City Council uphold the appeal and take the following action on property located at 22221 Warmside Avenue:

1. Adopt a Resolution approving PRE08-00011

**Funding:** Not applicable.

**BACKGROUND**

The applicants are requesting approval of a Precise Plan to allow first and second story additions to an existing single family residence on property located within the Hillside Overlay District, in the R-1 Zone. This request was denied by the Planning Commission on February 17, 2010. On February 18, 2010, the case was appealed by the applicant, citing disagreement with the Planning Commission denial and indicating that he would like to have the case reviewed by the City Council.

**Prior Hearings and Publications**

A Planning Commission Public Hearing was scheduled for May 21, 2008. On May 8, 2008, 121 notices were mailed to property owners within a 500 foot radius. The case was subsequently scheduled for October 7, 2009, and 121 notices were mailed to property owners within a 500 foot radius on September 24, 2009. The case was continued and heard again on February 17, 2010. The notification for that meeting was mailed on February 5, 2010 to property owners within a 500 foot radius. For this City Council Hearing, 152 notices were mailed on July 29, 2010 to property owners within a 500-foot radius and to Torrance Homeowners Associations. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on July 30, 2010.

### Environmental Findings

Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301.

### ANALYSIS

The property is an interior rectangular lot that is 5,800 square feet in area, and is located in the R-1 Zone, within the Hillside Overlay District. The lot is currently developed with a 1,050 square foot one-story single family residence with an attached two-car garage. The applicant is requesting approval of a Precise Plan of Development to allow first and second story additions. The total area for the new project is 2,875 sf. The current proposal's first floor features the living room, an entry area, three bedrooms and the garage. The upper level includes the kitchen, dining area, family room and two additional bedrooms. The following table compares the original submittal with the latest revised project, as calculated by Staff:

Statistical Information	Original Proposal	Revision
◆ Lot Area	5,800 square feet	5,800 square feet
◆ First Floor Area	1,733 square feet	1,543 square feet
◆ Second Floor Area	1,308 square feet	1,332 square feet
◆ Total Floor Area (Inc. Garage)	3,041 square feet	2,875 square feet
◆ Lot Coverage	30%	27%
◆ Floor Area Ratio	<b>0.524</b>	<b>0.496</b>
◆ Building Height	26.47 ft.	25.97 ft.

Some neighbors in the area have voiced their opposition to the project. The neighbor at 22215 Warmside Avenue (property to the north) noted that he had several concerns about the project and that he particularly objected to the extension of the house into the backyard area as it would potentially impact their view and natural light. The neighbor at 22225 Warmside Avenue (property to the south) although initially reported not being affected by the project, now indicates concerns in regards to view, light, privacy and air. The neighbor at 22220 Warmside Avenue (across the street) also expressed concerns in regards to view, light, privacy and air. The neighbor at 22214 Warmside Avenue (also across the street) has indicated concerns regarding light and air due to the location of the building. The neighbor to the rear at 22220 Shadycroft, who was initially concerned about privacy impacts to his property, has now indicated that he no longer opposes the project.

In order to reduce impacts to his neighbors, the applicant has extensively worked with Staff and submitted several reiterations of the project. A revised version of the project was scheduled to go before the Planning Commission on July 2, 2008, but the applicant was informed by the neighbor at 22215 Warmside Avenue (property to the north) that his project still impacted his view, light, air and privacy. After some revisions, another version of the project was scheduled to go before the Planning Commission on October 7, 2009, but the applicant learned that the neighbor at 22220 Shadycroft Avenue (property to the rear) had concerns about privacy with the new plan configuration. After some additional modifications were done, the subject neighbor informed Staff that he did not feel adversely impacted by the project anymore.

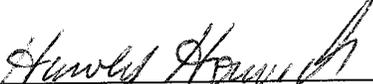
Based on Staff's observation of the revised silhouette, adverse impacts to the neighboring properties could not be identified. The rear setback has been increased from 20'-0" to 29'-0" feet, thereby further limiting potential view, air, light or privacy impacts to the neighbors at 22215 Warmside Avenue (property to the north), and to the neighbors at 22220 Shadycroft Avenue (property to the rear). In addition, three (3) windows on the second floor have been eliminated from the north facing elevation, thus reducing the potential for privacy concerns. In the judgment of Staff, the revised project, as conditioned, does not appear to cause adverse intrusion on the view, light, air or privacy of adjacent properties. The changes made by the applicants (reduction of Floor Area Ratio, reduction of building height, elimination of building mass on the second floor, new roof configuration, increase of the rear yard setback, and reconfiguration of the proposed floor plan) along with the conditions added by Staff, have further addressed any potential light, ventilation, or privacy impacts to the neighboring properties. For these reasons, Staff continues to recommend approval of the project.

### PLANNING COMMISSION RECOMMENDATION

As previously noted, this item was denied by the Planning Commission on February 17, 2010. At this hearing, neighbors from the area expressed their concern that the project would impact their view, light, privacy and air. Some Planning Commissioners related their belief that not enough outreach with the neighbors had been done by the applicant and that the project would impact the view from the first floor at 22220 Warmside Avenue (property across the street) and it would also block sunlight for the house at 22215 Warmside Avenue (property adjacent to the north). It was suggested that the applicant might wish to consider a one-story addition to address some of the potential impacts. The applicant noted that several changes had been done to address the neighbors' concerns. He also pointed out that the opposing neighbors' houses feature higher Floor Area Ratios (FAR) than his proposed project. He also indicated his belief that the project was reasonable given the size of other homes in the area. After a brief discussion, a motion for denial of the project passed by unanimous vote with one Commissioner absent.

Respectfully submitted,

PLANNING COMMISSION

  
 Harvey Horwich, Chair

Jeffery W. Gibson  
 Community Development Director

  
 By: Gregg D. Lodan, AICP  
 Planning Manager

CONCUR:

  
 Jeffery W. Gibson  
 Community Development Director

NOTED:

  
 LeRoy J. Jackson  
 City Manager

Attachments:

- A. Resolution for denial.
- B. Location and Zoning Map.
- C. Letter of Appeal.
- D. Planning Commission hearing Minutes Excerpts 02/17/10; 05/21/08.
- E. Correspondence received after the last Public Hearing.
- F. Previous Planning Commission Staff Report.
- G. Proof of Publication and Notification.
- H. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution).
- I. Mayor's Script (Limited Distribution).

**RESOLUTION NO. 2010**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND DENYING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE.

**PRE08-00011: CRAIG RICHMOND**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 21, 2008 to consider an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was continued on July 2, 2008 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was subsequently continued again on October 7, 2009 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 17, 2010 and DENIED WITHOUT PREJUDICE an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the applicant appealed the decision on February 18, 2010, citing disagreement with the Planning Commission denial and indicating that he would like to have the case reviewed by the City Council;

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on August 10, 2010 to consider an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue;

**WHEREAS**, the City Council of the City of Torrance DENIED an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue;

**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**, additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301; and

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

- a) That the property is located at 22221 Warmside Avenue;
- b) That the property is identified as Lot 81 of Tract 17921, in the City of Torrance, County of Los Angeles, State of California;
- c) That the proposed residence will have an adverse impact upon the views of the property across the street at 22220 Warmside Avenue; and
- d) That the proposed residence has been located planned and designed so as to cause intrusions on the privacy of the adjacent properties at 22215 Warmside Avenue and 22220 Shadycroft Avenue; and
- e) That the location of the proposed living and dining rooms on the house's upper level will adversely impact the privacy of the adjacent properties; and
- f) That the height and bulk of the house will adversely impact the natural lighting of the adjacent properties; and
- g) That due to the potentially adverse impacts previously mentioned, the resulting project will negatively impact the property value of the neighboring properties;

**NOW, THEREFORE, BE IT RESOLVED** that PRE08-00011, filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue, on file in the Community Development Department of the City of Torrance, is hereby **DENIED**

Introduced, approved and adopted this 10th day of August, 2010.

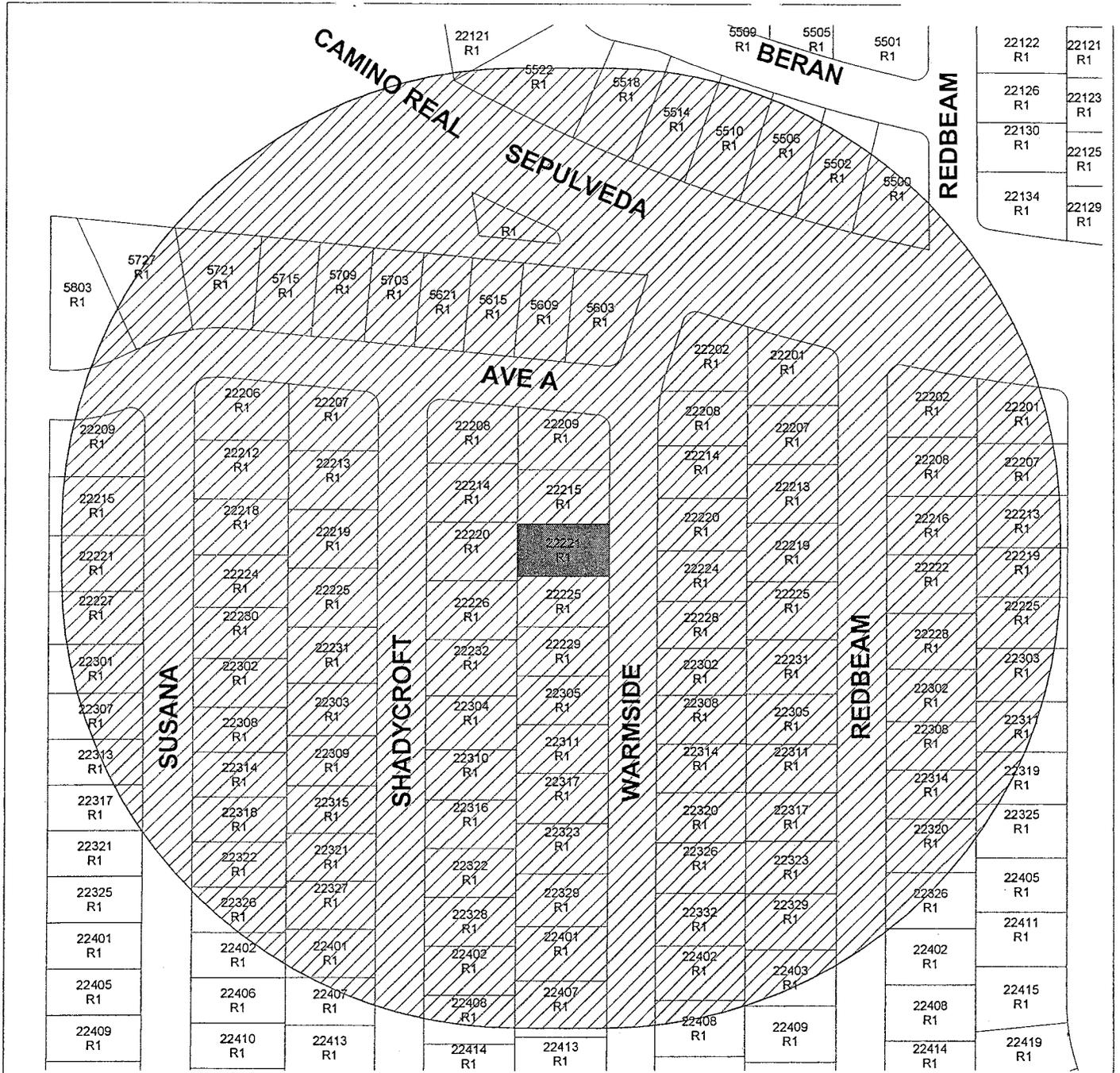
\_\_\_\_\_  
MAYOR, of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

APPROVED AS TO FORM:  
JOHN L. FELLOWS III, City Attorney

By \_\_\_\_\_



### LOCATION AND ZONING MAP

22221 Warmside Avenue  
PRE08-00011

TORRANCE  
COMMUNITY DEVELOPMENT  
GIS

### LEGEND

Notification Area

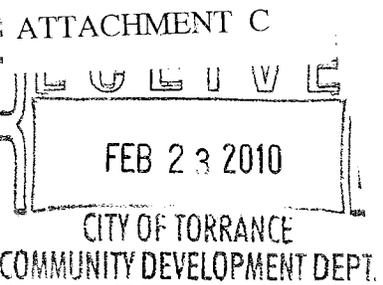
22221 Warmside Ave

0 45 90 180 Feet

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W E

## CITY OF TORRANCE

## INTEROFFICE COMMUNICATION



DATE: February 18, 2010

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2010-03

Attached is Appeal 2010-03 received in this office on February 18, 2010 from Craig and Yoko Richmond, 22221 Warmside Avenue, Torrance, CA 90505. This appeal is of the Planning Commission's denial on February 17, 2010 regarding PRE08-00011: CRAIG & YOKO RICHMOND located at 22221 Warmside Avenue, Torrance, CA 90505 citing disagreement with Planning Commission of denial. Appellant would like to have review by City Council.

The appeal fee of \$250.00, paid by check, was accepted by the City Clerk.

**SECTION 11.5.3. PROCEDURE AFTER FILING.**

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



Sue Herbers  
City Clerk

cc: Building and Safety  
City Council



# CITY OF TORRANCE

## APPEAL FORM

RECEIVED

2010 FEB 18 PM 4:48

**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:** PRE 08-00011 Craig & Yoko Richmond  
 (Case Number and Name)

Address/Location of Subject Property 22221 Warmside Ave. Torrance 90505  
 (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:** Feb 17, 10    **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.*

Disagree with planning commission of denial.  
We would like have review by city council.

Name of Appellant Craig & Yoko Richmond

Address of Appellant 22221 Warmside Ave. Torrance CA 90505

Telephone Number (310) 316-2091

Signature Yoko Richmond

For office use only		
Appeal Fee paid \$ <u>250.00</u>	Date <u>2/18/2010</u>	Received by <u>[Signature]</u>
<b>Notice to:</b> <input type="checkbox"/> Community Development Department <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

**9C. PRE08-00011: CRAIG RICHMOND**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to a one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.

**Recommendation**

Approval.

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

Miles Pritzkat, representing the applicant Craig Richmond, voiced his agreement with the recommended conditions of approval. He noted that he did not design the project but had familiarized himself with it so he could answer any questions.

Commissioner Browning disclosed that he visited the site on Saturday, February 13, and spoke with the owners of 22215, 22220 and 22214 Warmside Avenue in reference to the project and other matters, but did not indicate whether he was for or against the project.

Commissioner Browning noted that since the last hearing on this project, the applicant has added trees that obstruct neighbors' views, some of which are still in containers. He stated that he found this disturbing and his decision would be based not only on what he observed on Saturday but also on his earlier observations.

Mr. Pritzkat stated that he did not believe the applicant's intention was to obstruct the view and suggested that the trees may have been put there to address privacy issues.

Barry LeQuire, 22220 Warmside, voiced objections to the project, maintaining that it would have an adverse impact on his view, light, air and privacy. He stated that the project's main living quarters would look directly into his master bedroom; that the second story would eliminate his ocean view; and that the two-story structure would block sun from west-facing rooms and increase the wind tunnel effect. He suggested that the impact on his property could be mitigated if the kitchen and dining room were relocated to the first floor and the balcony was eliminated. He expressed concerns that the applicant has raised the grade of his rear yard without benefit of permit placing pressure on the property line wall, which was not designed to be a retaining wall, and recommended that the applicant be required to provide a soils investigation report before any building permits are issued. He related his understanding that the property owner at 22224 Warmside was never notified of this hearing.

Plans Examiner Noh advised that the Grading Division will determine whether a soils report is required during the plan check process, and Planning Manager Lodan confirmed that notification of the hearing was sent to the owner of record of 22224 Warmside based on property tax rolls.

Commissioner Busch asked about outreach efforts, and Mr. LeQuire reported that the applicant has never contacted him concerning the project.

Commissioner Busch asked when the two-story homes on either side of the project were built. Planning Manager reported that 22215 Warmside was constructed approximately five years ago and there have been a series of additions at 22225 Warmside, with the last one completed within the past 10 years.

In response to Commissioner Busch's inquiry, Planning Manager Lodan discussed the concept of "acquired views." He explained that, historically, the Planning Commission and the City Council have afforded less protection to views that were acquired as a result of an addition built after the Hillside Ordinance was enacted.

Commissioner Browning reported that he observed that the proposed project would cast a shadow on 22215 Warmside and block sunlight from the south side of the house; that he also observed a view impact at 22215, which could be mitigated by bringing the rear wall of the project in line with homes on either side; and that he observed a great impact on the view at 22220 Warmside from both the first and second floor.

In response to Commissioner Busch's inquiry, Mr. LeQuire reported that his addition was built in 1992, however, there is a view impact from the first floor of the home, which was built in 1950.

Alfred Kim, 22225 Warmside Avenue, reported that since Mr. Richmond moved next door in 2000, he has filed many complaints about Mr. Kim's house. He expressed concerns that Mr. Richmond intends to resume his business of building paddleboards in the workshop of the new addition.

Todd Horton, 22215 Warmside, stated that he detailed his concerns in the letter included in the supplemental material and he would not repeat them due to the lateness of the hour. He expressed frustration that Mr. Richmond has been very adamant about the addition and unwilling to negotiate.

Rob Attwood, 22220 Shadycroft Avenue, reported that Mr. Richmond has attempted to work with him, but the project as proposed would greatly impact his privacy because the addition would look down into his master bedroom and backyard.

In response to Commissioner Uchima's inquiry, Mr. Attwood stated that he has lived at this address for five years and related his understanding that the second story was built in 1975.

Returning to the podium, Mr. Pritzkat discussed Mr. Richmond's efforts to mitigate the impact on neighbors, including increasing the rear yard setback by 9 feet and reducing the square footage. He reported that Mr. Richmond felt intimidated by Mr. LeQuire and therefore worked with staff to try to mitigate the impact on his property. He expressed concerns that shifting the project to address the concerns of one neighbor ends up impacting another. He noted that both Mr. Horton and Mr. LeQuire have homes with higher FARs than the proposed project, which is under 0.50, and related his belief that the project was very reasonable given the size of other homes in this neighborhood.

In response to Commissioner Busch's inquiry, Mr. Pritzkat reported that Mr. Richmond designed the project himself.

Commissioner Busch stated that since Mr. Richmond wasn't present to discuss potential changes and the project has been going on for a long time, he felt the Commission should make a decision this evening. Referring to the minutes from the May 21, 2008 Planning Commission meeting, he noted that both he and Commissioner Skoll had encouraged Mr. Richmond to work with his neighbors and related his belief that not enough outreach had been done. He voiced his opinion that the project would impact the view from the first floor at 22220 Warmside, which is not an acquired view.

Commissioner Browning suggested that the applicant might wish to consider a one-story addition because with an FAR of 0.50 he could have a 2900 square-foot home, which is slightly larger than the proposed project, and it would eliminate many of the view and privacy issues.

**MOTION:** Commissioner Busch moved to close the public hearing. The motion was seconded by Commissioner Skoll and voice vote reflected unanimous approval.

Commissioner Busch noted his concurrence with Commissioner Browning's suggestion.

Chairperson Weideman stated that he appreciated the discussion about acquired views, but for him it does not hold as much weight as it might with others.

**MOTION:** Commissioner Busch moved to deny PRE08-00011 without prejudice. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Manager Lodan noted that a resolution reflecting the Commission's action would be brought back at a later date.

**11C. PRE08-00011: CRAIG AND YOKO RICHMOND**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-floor additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.

**Recommendation**

Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Craig and Yoko Richmond, 22221 Warmside, applicants, voiced their agreement with the recommended conditions of approval. Mrs. Richmond reported that they shared the plans with neighbors and the response has been favorable except for the neighbor at 22215 Warmside, who declined to share his specific concerns about the project, citing legal issues. She explained that the project is modest in size; that it was designed to mitigate the impact on neighbors; and that it is necessary to enlarge the home to accommodate their growing family.

In response to Chairperson Busch's inquiry, Planning Manager Lodan reported that homes on both sides of the project have second stories that were added after the Hillside Ordinance was enacted and the Commission has historically afforded such additions less protection than structures built before the ordinance.

Chairperson Busch asked about the FARs of those homes, and Planning Manager Lodan recalled that the home to the south has an FAR over 0.60, but he did not have information about the home to the north.

In response to Commissioner Weideman's inquiry, Mr. Richmond reported that the proposed balcony is approximately 490 square feet.

Alfred Kim 22225 Warmside Avenue, stated that Mr. Richmond has been conducting a business out of his home since he has lived there except for a brief period after he was reported to the City and the utility room in the proposed project will allow him to continue to operate the business without detection.

In response to Chairperson Busch's inquiry, Mr. Kim reported that the project itself does not affect him.

Barry LeQuire, 22220 Warmside Avenue, asked that the hearing be continued because he and other neighbors have not had adequate time to review the plans, noting that some neighbors who have expressed support for the project are renters.

At Chairperson Busch's request, Planning Manager Lodan reviewed the notification process and confirmed that the notice sent to surrounding neighbors 10 days prior to the hearing states that plans are available for review in the Community Development Department.

Todd Horton, 22215 Warmside Avenue, reported that he has many concerns about the project, explaining that the plan he was shown differs from the current project and he has always objected to the extension into the backyard. He asked for additional time to review the project.

Chairperson Busch indicated his preference that the hearing be continued so the applicant could share the plans with neighbors.

Commissioner Skoll related his understanding that Mr. Horton declined to discuss his concerns about the project with the Richmonds due to legal issues.

Mr. Horton confirmed that he did not share his specific concerns, but expressed his willingness to meet with the Richmonds in the future.

Commissioner Browning read an email from Dr. Dean and Lorraine Cummings, 22214 Warmside Avenue, noting their objection to the project.

Commissioner Browning voiced his opinion that the large balcony would have a privacy impact on neighbors.

Commissioner Weideman stated that he could not support the project as proposed due to the view impact to the neighbor to the north.

Commissioner Horwich asked about the statement in the application that the Richmond family is larger than average; Mr. Richmond reported that he has five children.

Commissioner Skoll acknowledged that the Richmonds were in an unfortunate situation, trying to expand their home with mansions on either side and expressed his preference that they meet with neighbors to see if they can reach an agreement.

Chairperson Busch noted his concurrence with Commissioner Skoll's comments.

Commissioner Weideman questioned why the second-story deck, which is enclosed on three sides, was not included in the FAR. Planning Manager Lodan explained that it was not included because the deck is not covered and noted that staff work with the applicant on the location of the deck to mitigate privacy impact.

Mr. Richmond agreed to continue the hearing to July 2.

**MOTION:** Commissioner Browning moved to continue this item to July 2, 2008. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Gibson).

**Graham, Oscar**

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**From:** attrats@juno.com  
**Sent:** Wednesday, July 14, 2010 6:10 PM  
**To:** Graham, Oscar  
**Subject:** Re: 22221 Warmside / Mr. Richmond  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Oscar ,

The Attwoods have chosen to stay out of this case and let the Richmonds build there house if it passes .

Thanks Rob Attwood

----- Original Message -----

**From:** "Graham, Oscar" <OGraham@TorranceCA.gov>  
**To:** "Graham, Oscar" <OGraham@TorranceCA.gov>  
**Subject:** 22221 Warmside / Mr. Richmond  
**Date:** Wed, 14 Jul 2010 11:22:37 -0700

Barry & Barbara LeQuire  
22220 Warmside Avenue  
Torrance, CA 90505  
(310) 540-5355

Date: August 01, 2010

To: Torrance City Council

RE: Richmond Home – 22221 Warmside Avenue, Torrance, CA 90505

Dear City Council Members:

I received the Notice of Public Hearing regarding Richmond's appeal to discuss the precise plan of development in the Hillside Overlay District, which was unanimously denied by Planning Commissions back on February 17<sup>th</sup> of this year.

Our home is located east directly across the street from this proposed project at 22220 Warmside Avenue. I would like to voice objection to the project due to the adverse privacy impacts, lighting impacts and obstruction of view as stated in the Hillside Overlay District.

**Privacy Impact:** The main living quarters of this project that include the kitchen and dining areas are located on the second floor facing east and looking directly into our Master bedroom and Master bathroom and that would be all day long. Please see pictures taken by Oscar Graham. Commissioner Browning stated that he could not support the project due to Privacy Impacts.

**Light Impact:** We have concerns about the amount of sunlight the structure will block due to the height imposed by the second story design, especially during the afternoon. All of our west facing rooms will be greatly impacted. Our properties are close to the ocean and it is generally very cool in the evenings. We feel we will lose the heating benefits of the afternoon sun.

**View Impact:** A second story would not only obstruct the view but also knock the entire ocean view out. Mr. Richmond has already planted many trees obstructing many of our first floor views. Please see pictures taken by Oscar Graham. Commissioner Weideman stated that he could not support the project due to View Impacts.

**Air Impact:** Any additional increase in the wind caused by a second story would only make the wind tunnel affect more severe than already exist on the hilltop.

If this project were to be approved it would have a devastating impact not only on our privacy, our view, air and lighting but diminish our property value as well.

This Project could be redesigned to a single story as suggested by the Torrance Planning Commission to minimize the impact on all the neighbors.

Thank you very much for your consideration.

Sincerely,  
Barry LeQuire  
Barbara LeQuire  
Michelle LeQuire  
Brian LeQuire

**Graham, Oscar**

**From:** DEAN CUMMINGS [docdhc1@verizon.net]  
**Sent:** Saturday, July 31, 2010 8:29 PM  
**To:** Graham, Oscar  
**Subject:** PRE08-00011 CRAIG RICHMOND

From: Dean and Lorraine Cummings and family.  
Avenue  
22214 Warmside Avenue  
Development  
Torrance, CA 90505

Re: 22221 Warmside  
Precise Plan of

Dear Mr. Graham,

Please convey the following to our Mayor and City Councilpersons:

Our family has lived at the above address for about 30 years. We also work in and our son attended high school and college in Torrance.

The proposed second story addition at 22221 Warmside Avenue directly effects us in the following ways:

1. It completes a virtual 30 foot wall between our front door and kitchen windows and the sun to the West. Because of the angle of the lots, we would not even have sun through side yards for most of the year, especially the late fall and winter to early spring when the sun's direct light is the most valuable.

This second story causes a two-hour early sunset on our home.

2. Warmside Avenue is built along the ridge of an ancient sand dune. From Avenue A South to the mid-block, it is the highest altitude between itself and the oceanfront.

As such, and with previously permitted homes on this crest forcing often severe onshore winds through a mere 10 feet of side yard setback, these existing structures have created a wind tunnel effect which has repeatedly damaged our roof and fencing.

This project will exacerbate an already damaging if not dangerous situation which recurs repeatedly each year.

3. We have discussed the anticipated construction schedule with Mr. Richmond. He has said that he plans to build this project himself with the help of his friends in the construction trades.

This owner/contractor approach threatens to result in construction activity which is unacceptable by Torrance statute as to day, time and duration.

Mr. Richmond has assured me that existing restrictions will be observed. If they are not, I am certain that the neighborhood will be seeking relief from the City of Torrance, and without delay.

08/02/2010

Thank you for accepting the above into consideration. I look forward to your Public Hearing of August 10, 2010 at 7:00 pm in the City Council Chambers.

Sincerely yours,

Dean and Lorraine Cummings

Home: 310-540-1678

Work: 310-320-6250

April 20, 2010

Alfred Kim  
22225 Warmside Ave.  
Torrance, CA 90505  
(310) 540-7406

Community Development Dept.  
City of Torrance Planning Commission  
Torrance, CA 90503

ATTN: Oscar Graham, Planning Assistant

RE: 22221 Warmside Ave., #PRE08-00011  
Owner: Craig Richmond

Dear Mr. Graham:

I am the owner of the residence immediately south of the above-referenced project. As you are aware, approval of the Richmonds' re-building project has been temporarily stayed. Although I stated no objection to the project at the last meeting of the planning commission, I am now concerned that the Richmonds' proposed building plans could have a major impact on the air, light, view, and/or privacy of my property. My concern results from the fact that I have never seen the actual plans for the subject project.

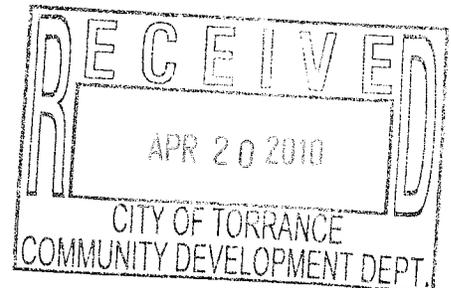
Since I have the right pursuant to the Hillside Overlay ordinance to view the subject building plans, I am now asserting a general objection to the project until I have had an opportunity for review.

Finally, please provide me with written notice of any future hearings on the project at the following address:

Alfred Kim  
22225 Warmside Ave.  
Torrance, CA 90505  
(310) 540-7406

Very truly yours,

ALFRED KIM.



**AGENDA ITEM NO. 9C**

TO: Members of the Planning Commission  
FROM: Development Review Division  
SUBJECT: PRE08-00011: Craig Richmond  
LOCATION: 22221 Warmside Avenue

The applicants are requesting approval of a Precise Plan to allow first and second story additions to an existing single family residence on property located within the Hillside Overlay District, in the R-1 Zone. This request was continued from May 21, 2008 to allow adequate time for the applicant to address concerns about the project. In addition, the project was subsequently scheduled and continued on July 2, 2008 and October 7, 2009 as requested by the applicant so that he can further consult with the neighbors. The previous report, correspondence and the minutes have been attached for your reference.

At the previous public hearing, some neighbors in the area voiced their opposition to this project. The neighbor at 22215 Warmside Avenue (property to the north) noted that he had several concerns about the project and that he particularly objected to the extension of the house into the backyard area, and asked for additional time to review the project. The neighbor at 22220 Warmside Avenue (property across the street) asked that the hearing be continued because he did not have adequate time to review the plans. The neighbor at 22225 Warmside Avenue (property to the south) reported that he was not affected by the project. It should be noted that before that meeting, Staff also checked with the neighbors at 22214 Shadycroft Avenue (property directly to the rear) and neighbors at 22224 and 22228 Warmside Avenue (properties across the street) and they reported that they were not impacted by the project.

In order to reduce impacts to his neighbors, the applicant has extensively worked with Staff and submitted several reiterations of the project. A revised version of the project was scheduled to go before the Planning Commission on July 2, 2008, but the applicant was informed by the neighbor at 22215 Warmside Avenue (property to the north) that his project still impacted his view, light, air and privacy. This neighbor pointed out that he would prefer a project footprint that does not extend closer than 40 feet to the rear property line.

Another version of the project was scheduled to go before the Planning Commission on October 7, 2009, but the applicant learned that the neighbor at 22214 Shadycroft Avenue (property to the rear) had concerns about privacy with the new plan configuration. In a site visit, Staff confirmed potential privacy impacts and suggested some changes including reducing the size of the rear facing balcony and increasing the overall rear yard setback. After the modifications were done, the subject neighbor informed Staff that he did not feel adversely impacted by the project anymore.

The current proposal's first floor features the living room, an entry area, three bedrooms and the garage. The upper level includes the kitchen, dining area, family room and two additional bedrooms. The house footprint has been shifted to the front, thereby increasing the rear yard setback by nine feet. The following table compares the original submittal with the latest revised project, as calculated by Staff:

Statistical Information	Original Proposal	Revision
◆ Lot Area	5,800 square feet	5,800 square feet
◆ First Floor Area	1,733 square feet	1,543 square feet
◆ Second Floor Area	1,308 square feet	1,332 square feet
◆ Total Floor Area (Inc. Garage)	3,041 square feet	2,875 square feet
◆ Lot Coverage	30%	27%
◆ Floor Area Ratio	0.524	0.496
◆ Building Height	26.47 ft.	25.97 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 # 2). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment # 3). A licensed engineer has verified the height of the silhouette and staff made a field inspection. Based on the Topographical Survey, the Height & Location Certification and the plans, the remodeled residence will be 25.97' in height from the lowest adjacent grade of 109.78' to the highest ridge elevation of 135.75', based on a benchmark elevation of 109.26'.

Based on Staff's observation of the revised silhouette, adverse impacts to the neighboring properties could not be identified. The rear setback has been increased from 20'-0" to 29'-0" feet, thereby further limiting potential view, air, light or privacy impacts to the neighbor at 22215 Warmside Avenue (property to the north). In addition, three (3) windows on the second floor have been eliminated from the north facing elevation, thus reducing the potential for privacy concerns. Staff conditions that a six foot tall privacy wall be built along the northerly edge of rear facing balcony to further prevent privacy impacts to this neighbor.

As previously mentioned, potential impacts to the privacy of the neighbors at 22214 Shadycroft Avenue (property to the rear) have been mitigated by an increase of the rear setback and by reducing the size of the balcony facing that direction. Staff conditions that a solid block wall shall be built along the rear property line further prevent any privacy impacts. The block wall shall have a height of at least 4'-0" feet.

Staff has been contacted by the neighbors at 22215 Warmside Avenue (property to the north) and 22220 Warmside Avenue (property across the street) requesting that the hearing on this case be continued to have time to review the plans (e-mails attached). Staff has informed these neighbors that due to the fact that the project was originally heard almost two years ago (May 2008), and subsequently scheduled and continued twice, it is in the interest of completing the processing of this request that the item go back to the Commission at this time.

The changes made by the applicants (reduction of Floor Area Ratio, reduction of building height, elimination of building mass on the second floor, new roof configuration, increase of the rear yard setback, and reconfiguration of the proposed floor plan) along with the conditions added by Staff, have further addressed any potential light, ventilation, or privacy impacts to the neighboring properties. In the judgment of Staff, the revised project, as conditioned, does not appear to cause adverse intrusion on the view, light, air or privacy of adjacent properties. For these reasons, Staff continues to recommend approval of the project.

**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 the proposed project are set forth in the attached Resolution.

Prepared By,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Planning Commission Resolution
2. Revised Silhouette Verification
3. New correspondence
4. Minutes from 05/21/08
5. Previous Staff Report and Attachments
6. Site Plan, Floor Plans, & Elevations

**PLANNING COMMISSION RESOLUTION NO. 08-050**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE.

**PRE08-00011: CRAIG RICHMOND**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 21, 2008 to consider an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was continued on July 2, 2008 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was subsequently continued again on October 7, 2009 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 17, 2010 and DENIED WITHOUT PREJUDICE an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**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**, additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301; and

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

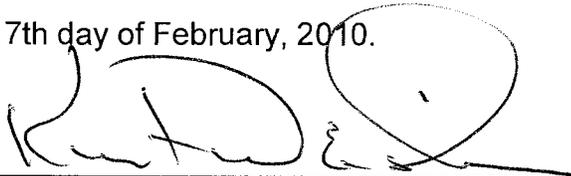
- a) That the property is located at 22221 Warmside Avenue;
- b) That the property is identified as Lot 81 of Tract 17921, in the City of Torrance, County of Los Angeles, State of California;
- c) That the proposed residence will have an adverse impact upon the views of the property across the street at 22220 Warmside Avenue; and
- d) That the proposed residence has been located planned and designed so as to cause intrusions on the privacy of the adjacent properties at 22215 Warmside Avenue and 22220 Shadycroft Avenue; and
- e) That the location of the proposed living and dining rooms on the house's upper level will adversely impact the privacy of the adjacent properties; and
- f) That the height and bulk of the house will adversely impact the natural lighting of the adjacent properties; and
- g) That due to the potentially adverse impacts previously mentioned, the resulting project will negatively impact the property value of the neighboring properties;

**WHEREAS**, the Planning Commission by the following roll call votes DENIED PRE08-00011, subject to conditions:

AYES:	COMMISSIONERS:	CHAIRPERSON BROWNING, BUSCH, HORWICH, SKOLL, UCHIMA, WEIDEMAN
NOES:	COMMISSIONERS	
ABSENT:	COMMISSIONERS:	GIBSON
ABSTAIN:	COMMISSIONERS:	

**NOW, THEREFORE, BE IT RESOLVED** that PRE08-00011, filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 17th day of February, 2010.



Chairman, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission



**PLANNING COMMISSION RESOLUTION NO. 08-050**

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 FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE.

**PRE08-00011: CRAIG RICHMOND**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 21, 2008 to consider an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was continued on July 2, 2008 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the case was subsequently continued again on October 7, 2009 to allow additional time for the applicant to address concerns about the project on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 17, 2010 to consider an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**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**, additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301; and

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

- a) That the property is located at 22221 Warmside Avenue;
- b) That the property is identified as Lot 81 of Tract 17921, in the City of Torrance, County of Los Angeles, State of California;
- c) 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 additions are located in areas over which the adjacent properties do not currently have views; and
- d) That the proposed residence 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 addition does not impair any views of the surrounding properties; and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the architectural style is in keeping with the architecture of the surrounding residences; and
- f) That the design 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 finishes equal to those of surrounding residences; and
- g) That granting such 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. The proposed additions will update a residence built in 1952 and it will be in compliance with the R-1 Zone; and
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the building height, as the applicant would not be able to preserve usable yard areas; and
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the proposed residence conforms to all code requirements and the second story addition does not appear to have an adverse impact on the view, light, air and privacy of the surrounding properties; and
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards.

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED PRE08-00011, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE08-00011, filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 08-00011 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 08-00011 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 25.97' as represented by the elevation of 135.75' and a lowest adjacent grade of 109.78' based on a bench mark elevation of 109.26' located near the southeasterly corner of the property as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the 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 25.97' based on the elevation of 135.75' and a lowest adjacent grade of 109.78' as indicated on the certified silhouette based on the benchmark elevation of 109.26' as shown on the survey map on file in the Community Development Department; (Development Review).
5. That an automatic electric roll-up garage door shall be installed for the remodeled garage; (Development Review);
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
9. That 4" (minimum) contrasting address numerals are provided (Environmental Division)
10. That a six foot tall privacy wall shall be built along the northerly edge of rear facing balcony to the satisfaction of the Community Development Director; (Development Review)
11. That the project shall maintain the solid railing in the rear balcony as currently shown on the plans to the satisfaction of the Community Development Director; (Development Review)
12. That a solid block wall shall be built along the rear property line further prevent any privacy impacts. The block wall shall have a height of at least 4'-0" feet to the satisfaction of the Community Development Director; (Development Review)
13. That the driveway for the new garage shall be configured so that it perpendicularly extends from the garage entrance to the curb, and the existing driveway and apron shall be abandoned to the satisfaction of the Community Development Director; (Development Review)
14. The applicant shall work with Staff to ensure the existing tree in the front yard is preserved as part of this new driveway layout to the satisfaction of the Community Development Director; (Development Review)
15. That the abandoned driveway shall be closed with full height curb and gutter to match existing; (Engineering Division)
16. 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 17th day of February, 2010.

\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of February, 2010, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission



City of Torrance, Planning Department

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

Jeffery W. Gibson, Planning Director

Height and Location Certification

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 22221 WARMSIDE AVENUE  
(address)

on JAN. 12, 2010, based on plans submitted to the City of Torrance  
(date)

by CRAIG RICHMOND on \_\_\_\_\_ The survey was taken  
(applicant/architect) (date)

from a bench mark located at SOUTHEAST CORNER "LOT RCE 30826"  
(address)

(attach map) which established a base elevation of 109.20'

The ridge line/highest point of the roof was determined to have an elevation of 135.75'

The plans indicate that the elevation should be 135.78'

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

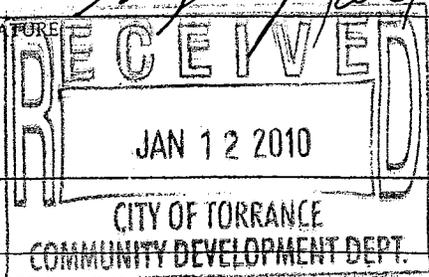
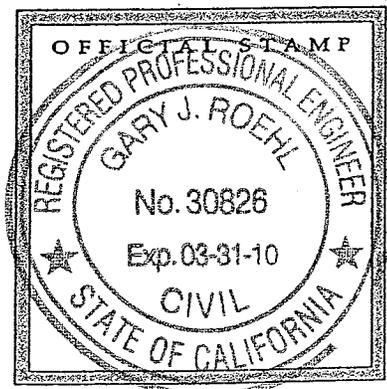
GARY J. ROEHL  
NAME (please print)

RCE 30826  
LS/RCE#

[Signature]  
SIGNATURE

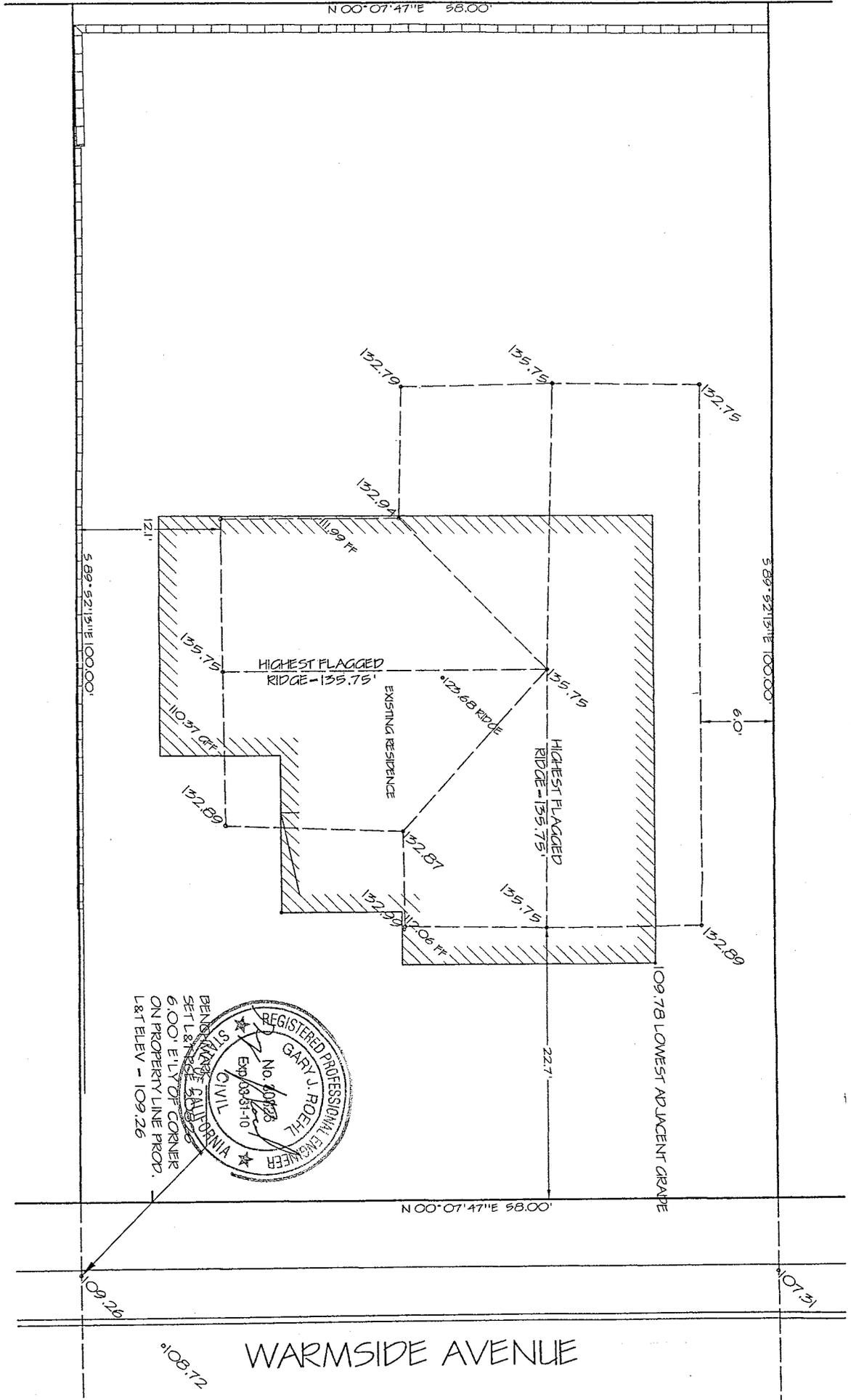
(310) 542-9433  
PHONE

JAN. 12, 2010  
DATE



Notes:

03-118



WARMSIDE AVENUE

**Graham, Oscar**

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**From:** Todd Horton [todd.horton@brownandridding.com]  
**Sent:** Monday, February 08, 2010 12:57 PM  
**To:** Graham, Oscar  
**Subject:** 22221 Warmside - PRE08-00011  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Graham,

I see that a new sign has been placed in the Richmond's yard noting upcoming hearing on 2/17. I hope that we can be given more time to prepare for the hearing?

At times in the past the Richmond's have shared partial plans on letter sized paper scale. The Richmond's have not made any attempt to advise or work with my family on the newest design.

I believe it was April 2008 when the Richmond's first hearing took place and that hearing closed with comments that Mr. Richmond should work with his neighbors to try and work out any concerns. As noted we received various plans over the last two years but negotiations have been non-existent. Essentially the last comments (email) from Mr. Richmond to my family have been that we can't stop him from doing whatever he wants to do and that if he makes a plan change then it would essentially be his own decision. Obviously this type of response is completely disrespectful and not an attempt to work out any concerns.

While the new flagged area seems a bit of improvement from the past I still have concerns without even seeing the plan. The key concern from what I can see from the flags is that the home extends too far into the rear yard on the northwest side which is next to our home. This creates privacy, air, light, and view concerns. I can expand on this but feel I need to see the plan to fully evaluate..

With such short notice I do not feel there is anyway I will have adequate time to view the plan so I can fully prepare my case. I work in downtown Los Angeles so I am not close enough to drop by your department and view the plans without taking time off. So, I need more time so I can schedule taking time off work to stop by and review the plan.

Further, we have not received a notice in the mail yet and even if it arrives today, February 8th, we are barely at the strict minimum notice period. Making things even more difficult your office is closed this Friday and next Monday for the National Holiday giving us even less time to see the plan .

Thanks for your help and earliest advice on the hearing date.

Todd Horton  
22215 Warmside Avenue  
Cell: (213) 280-3810

Graham, Oscar

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**From:** Barry LeQuire [blequire17@yahoo.com]  
**Sent:** Monday, February 08, 2010 9:03 PM  
**To:** Graham, Oscar  
**Cc:** Lodan, Gregg  
**Subject:** Public Hearing for case PRE08-00011  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Oscar,

Just received Notice of the public hearing for PRE08-00011 which has been scheduled for February 17th at 7:00PM. I'm very concerned about this case and live at 22220 Warmside Ave directly across the street from 22221 Warmside.

I will be out of town that date and wish to have a continuance so that I can attend a next Hearing date. If I as notified earlier I could have made arrangements. I never even received a copy of the plans.

I'll try to contact you on tomorrow Feb 9th.

Sincerely,

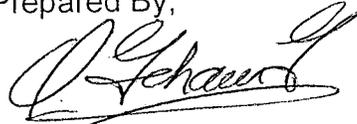
Barry LeQuire  
(310) 503-7432

**AGENDA ITEM NO. 9B**

TO: Members of the Planning Commission  
FROM: Development Review Division  
SUBJECT: PRE08-00011: Craig & Yoko Richmond  
LOCATION: 22221 Warmside Avenue

The applicants have requested an indefinite continuance to better prepare for the public hearing.

Prepared By,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Correspondence from Applicant

Graham, Oscar

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**From:** Craig Richmond [craig@richmondpaddleboards.com]  
**Sent:** Wednesday, September 30, 2009 5:41 PM  
**To:** Graham, Oscar  
**Subject:** Re: Planning Commission Hearing

Dear Oscar,

We need a bit more time to prepare for the hearing. Please extend the hearing for a date yet to be decided in the future.

Thank you,

Craig Richmond

**Graham, Oscar**

---

**From:** Graham, Oscar  
**Sent:** Monday, September 28, 2009 2:24 PM  
**To:** 'Craig Richmond'; 'yokorich@verizon.net'  
**Subject:** Planning Commission Hearing

Craig,  
 We have received a number of emails from your neighbors (copied below) requesting that the Planning Commission Hearing be postponed as they won't be able to attend on October 7<sup>th</sup>.  
 The Planning Commission usually prefers to give everybody an opportunity to present their opinions at the hearings, especially when we have a controversial case. The next available hearing will be on November 4<sup>th</sup>, 2009. Should you decide to continue the hearing, feel free to reply to this email and let us know as soon as possible.

For your information, the Planning Commission also has the ability to continue the hearing if they feel that the neighbors need to be present.

Regards,

**Oscar Graham**

Planning Assistant - Development Review Division | Community Development Department  
 City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5990 voice | 310.618.5829 fax |  
 ograham@TorranceCA.gov |



*Please consider the environment before printing this email*

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**From:** Todd Horton [mailto:todd.horton@brownandridding.com]  
**Sent:** Thursday, September 24, 2009 3:53 PM  
**To:** Graham, Oscar  
**Cc:** Lodan, Gregg  
**Subject:** RE: 22221 Warmside

I feel that I need to be at the hearing in person in order to fully describe the concerns with this project as a letter may not be the best way to describe everything. Nor can I respond to the Commission if there are questions.

Honestly I would have expected a least 30 days advance written notice since there were problems with the project last year. I realize there is a minimum notice period but thought it may have been extended. This was briefly talked about at last hearing on the Richmond home and had hoped we would be given more notice.

Please advise if the hearing will be moved to the 21st or if it will be on the 7th of October.

Thanks,  
 Todd Horton

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**From:** Lorraine Cummings [mailto:24hrdr@sbcglobal.net]  
**Sent:** Sunday, September 27, 2009 2:19 PM  
**To:** Lodan, Gregg  
**Cc:** Graham, Oscar  
**Subject:** 2 Permit Questions

RE: 22221 Warmside Avenue

09/28/2009

Can the October 7, 2009 hearing date for my neighbor's project be changed? The scheduled date is very bad for me.

Jean H. Cummings  
2214 Warmside Avenue  
Torrance, CA 90505

je4HrDr@sbcglobal.net  
or DocDHC1@verizon.net

Home: (310) 540-1678  
Work: (310) 320-6250  
2215 Torrance Blvd., Ste. A  
Torrance, CA 90501  
Fax: (310) 320-6036

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**From:** attrats@juno.com [mailto:attrats@juno.com]  
**Sent:** Sunday, September 27, 2009 8:17 PM  
**To:** Lodan, Gregg  
**Cc:** attrats@juno.com  
**Subject:** Craig Richmond

Hi Greg ,

I got my notice to a public hearing PRE08-00011 Craig Richmond

My name is Rob Attwood at 22220 Shadycroft Ave. and was seeing if the hearing could be changed to a later date . Please let me know if this is possible as I do have concerns about this project .

Thank You ,

Rob Attwood

---

**From:** Barry LeQuire [mailto:blequire17@yahoo.com]  
**Sent:** Sunday, September 27, 2009 8:57 PM  
**To:** Lodan, Gregg  
**Cc:** blequire17@yahoo.com  
**Subject:** PRE08-00011- Extension Request Form Oct. 7th to Nov. 4th - Form Barry LeQuire

Dear Greg Lodan,

I'm am unable to attend the below Public Hearing for October 7th as we discussed on the phone this passed Thursday. As you requested I'm send this email as an official notice stating that I (Barry and Barbara LeQuire) along with my neighbor's on Warmside Ave. wish to get an extension of this Public Hearing set to November 4th which is the next possible scheduled Public Hearing.

I live at 22220 Warmside Avenue directly across from this property and it is a very important that we are able to attend.

Thank you for help.

09/28/2009

Barry LeQuire

can be reached at:

lequire17@yahoo.com

310.503.7432 Cell phone

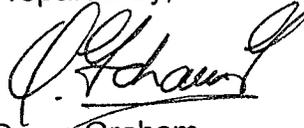
310.812.5130 Work phone

**AGENDA ITEM NO. 9A**

TO: Members of the Planning Commission  
FROM: Development Review Division  
SUBJECT: PRE08-00011: Craig & Yoko Richmond  
LOCATION: 22221 Warmside Avenue

The applicants have requested an indefinite continuance to allow adequate time to redesign the project and consult with their neighbors.

Prepared By,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Correspondence from Applicant

**Graham, Oscar**

---

**From:** craig@richmondpaddleboards.com  
**Sent:** Wednesday, June 18, 2008 9:24 AM  
**To:** Graham, Oscar  
**Subject:** Re: 22221 Warmside

Oscar Graham,

We need more time to visit with neighbors about the new design. We request an indefinite postponement at this time until we can find a suitable date to continue the hearing.

Thank you,

Craig Richmond

22221 Warmside Ave.

**11C. PRE08-00011: CRAIG AND YOKO RICHMOND**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-floor additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.

**Recommendation**

Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Craig and Yoko Richmond, 22221 Warmside, applicants, voiced their agreement with the recommended conditions of approval. Mrs. Richmond reported that they shared the plans with neighbors and the response has been favorable except for the neighbor at 22215 Warmside, who declined to share his specific concerns about the project, citing legal issues. She explained that the project is modest in size; that it was designed to mitigate the impact on neighbors; and that it is necessary to enlarge the home to accommodate their growing family.

In response to Chairperson Busch's inquiry, Planning Manager Lodan reported that homes on both sides of the project have second stories that were added after the Hillside Ordinance was enacted and the Commission has historically afforded such additions less protection than structures built before the ordinance.

Chairperson Busch asked about the FARs of those homes, and Planning Manager Lodan recalled that the home to the south has an FAR over 0.60, but he did not have information about the home to the north.

In response to Commissioner Weideman's inquiry, Mr. Richmond reported that the proposed balcony is approximately 490 square feet.

Alfred Kim 22225 Warmside Avenue, stated that Mr. Richmond has been conducting a business out of his home since he has lived there except for a brief period after he was reported to the City and the utility room in the proposed project will allow him to continue to operate the business without detection.

In response to Chairperson Busch's inquiry, Mr. Kim reported that the project itself does not affect him.

Barry LeQuire, 22220 Warmside Avenue, asked that the hearing be continued because he and other neighbors have not had adequate time to review the plans, noting that some neighbors who have expressed support for the project are renters.

At Chairperson Busch's request, Planning Manager Lodan reviewed the notification process and confirmed that the notice sent to surrounding neighbors 10 days prior to the hearing states that plans are available for review in the Community Development Department.

Todd Horton, 22215 Warmside Avenue, reported that he has many concerns about the project, explaining that the plan he was shown differs from the current project and he has always objected to the extension into the backyard. He asked for additional time to review the project.

Chairperson Busch indicated his preference that the hearing be continued so the applicant could share the plans with neighbors.

Commissioner Skoll related his understanding that Mr. Horton declined to discuss his concerns about the project with the Richmonds due to legal issues.

Mr. Horton confirmed that he did not share his specific concerns, but expressed his willingness to meet with the Richmonds in the future.

Commissioner Browning read an email from Dr. Dean and Lorraine Cummings, 22214 Warmside Avenue, noting their objection to the project.

Commissioner Browning voiced his opinion that the large balcony would have a privacy impact on neighbors.

Commissioner Weideman stated that he could not support the project as proposed due to the view impact to the neighbor to the north.

Commissioner Horwich asked about the statement in the application that the Richmond family is larger than average; Mr. Richmond reported that he has five children.

Commissioner Skoll acknowledged that the Richmonds were in an unfortunate situation, trying to expand their home with mansions on either side and expressed his preference that they meet with neighbors to see if they can reach an agreement.

Chairperson Busch noted his concurrence with Commissioner Skoll's comments.

Commissioner Weideman questioned why the second-story deck, which is enclosed on three sides, was not included in the FAR. Planning Manager Lodan explained that it was not included because the deck is not covered and noted that staff work with the applicant on the location of the deck to mitigate privacy impact.

Mr. Richmond agreed to continue the hearing to July 2.

**MOTION:** Commissioner Browning moved to continue this item to July 2, 2008. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Gibson).

**SUPPLEMENTAL #1 TO AGENDA ITEM 11C**

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

**SUBJECT(S):** PRE08-00011: CRAIG RICHMOND

**LOCATION:** 22221 Warmside Avenue

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

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:

- 1) Email correspondence Dated May 17, 2008

**Graham, Oscar**

---

**From:** attrats@juno.com  
**Sent:** Saturday, May 17, 2008 6:12 PM  
**To:** Graham, Oscar  
**Subject:** 22221 Warmside

Hi Oscar , My name is Rob Attwood I live at 22220 Shadycroft Ave. Just wanted to let you know that I am o.k. with the Richmond project behind my house . Thanks Rob Attwood

---

Save on Cell Phones. Click Now!

**AGENDA ITEM NO. 11C****CASE TYPE & NUMBER:** Precise Plan of Development-- PRE08-00011**NAME:** Craig Richmond**PURPOSE OF APPLICATION:**

Request for approval of a Precise Plan to allow first and second story additions to an existing single family residence on property located within the Hillside Overlay District, in the R-1 Zone.

**LOCATION:** 22221 Warmside Avenue**ZONING:** R-1: Single-Family Residential Zone / Hillside Overlay District**ADJACENT ZONING AND LAND USE:**

NORTH: R-1; Hillside Overlay District, Two-story Single Family Residence

SOUTH: R-1; Hillside Overlay District, Two-story Single Family Residence

EAST: R-1; Hillside Overlay District, Two-story Single Family Residence

WEST: R-1; Hillside Overlay District, Two-story Single Family Residence

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

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

**EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:**

The property is currently developed with a one story single-family residence with an attached one-car garage.

**ENVIRONMENTAL FINDINGS:**

Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the 2007 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e) (1).

**BACKGROUND AND ANALYSIS:**

*Project Description:* The applicant is requesting approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence. The property is an interior rectangular lot that is 5,800 square feet in area, and it is located in the R-1 Zone within the Hillside Overlay District. The existing lot is currently developed with a 1,050 square foot one-story single family residence and a 200 square foot attached one-car garage.

The applicant is proposing first and second story additions to an existing one story residence. The total square footage for the remodeled residence will be 3,041sf

including the garage. The proposed front setback is 25'-0" ft. at the closest point, the proposed northerly side yard setback is 6'-0" at the closest point and the proposed southerly side yard setback is 7'-0" at the closest point. The proposed building rear yard setback is 20'-0". On the first floor, the project includes a living room, a bedroom, a master suite, a utility room and the two car garage. On the second floor the project includes the construction of a kitchen, dining area, two bedrooms and a laundry room. The location of the garage is being shifted to the northern portion of the lot and the applicant is proposing to keep the existing curb cut and driveway apron and incorporate them into the new driveway layout. Staff notes that this proposed driveway configuration will not provide the required back up space and will also cover more than fifty percent of the front yard area, which is not allowed by Code. A condition has been added that the driveway for the new garage shall be reconfigured so that it perpendicularly extends from the garage entrance to the curb, and the existing driveway and apron shall be abandoned. The Engineering Division has also added a condition that the abandoned driveway shall be closed with full height curb and gutter to match existing. The applicant shall work with Staff to ensure the existing tree in the front yard is preserved as part of this new driveway layout.

Based on the Topographical Survey and the Height & Location Certification, the remodeled residence will be 26.47' in height from the lowest adjacent grade of 109.78' to the highest ridge elevation of 132.75', based on a benchmark elevation of 109.26'.

#### Project Information

• Lot Size	5,800 sq. ft.
• Existing Living Area (1 <sup>st</sup> Floor)	1,050 sq. ft.
• Existing Garage	200 sq. ft.
• Existing Improvements Total	1,250 sq. ft.
• Proposed Living Area (1 <sup>st</sup> Floor)	1,292 sq. ft.
• Proposed Living Area (2 <sup>nd</sup> Floor)	1,308 sq. ft.
• Proposed Garage	441 sq. ft.
• Total Property Improvements	3,041 sq. ft.
• Building Height	26.47 ft.
• Proposed Floor Area Ratio	.52

*Project Analysis:* A Precise Plan of Development is required because the property is located within the Hillside Overlay District and the new construction is two stories and is over fourteen feet in height. The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response

Sheet (Attachment #5). The applicant was required to construct a silhouette to demonstrate potential impacts (Attachment #4). A licensed engineer has verified the height of the silhouette and staff made a field inspection.

During a site visit, business cards were left to all adjacent properties and Staff was able to speak to several neighbors about the project. The neighbors across the street at 22224 and 22228 Warmside indicated that they do not have concerns about the project. One the neighbors to the rear at 22214 Shadycroft Avenue also mentioned that he is not concerned about the project. However, the neighbors at 22215 Warmside, a two-story residence constructed in 2005 (PRE03-00037), stated that they do have issues with the project as it will impact their view, light and privacy. At the time of preparation of this report, no further communication or correspondence has been received regarding this project.

In regards to these concerns, the project applicant has mentioned that he designed a flat roof in the area of the project that is adjacent to this neighbor in order to minimize any potential light impacts. In terms of privacy, Staff notes that there is only one second floor window along the portion of the project that faces this neighbor. However, and in order to minimize any potential privacy impacts, a condition has been added that the applicant shall raise the sill height of this window to be at least 5'-0" from the finished floor. A condition has also been added that a privacy wall shall be built along the northerly edge of the rear balcony. The project shall maintain the solid railing as currently shown on the plans.

Based on staff observations of the house and the silhouette, there do not appear to be impacts to the view, light, air or privacy of surrounding properties by the proposed new construction, as conditioned. The square footage of the proposed addition is divided between both stories, so that the applicant is able to preserve useable yard area that would not be available if the square footage were added to the first story only. In the judgment of staff, this project does not appear to cause an intrusion on the view, light, air or privacy of adjacent properties. The applicant has prepared a plan that complies with the R-1 standards, meets the open space requirements and is within the allowable lot coverage. The proposed additions will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity in that it will enhance the value of the property. The home, with the proposed additions, will not interfere with the orderly development of the City because all proposed additions will provide the Code required setbacks. The proposed plan conforms to lot coverage, and it provides on-site parking required by the Municipal Code, while complying with the Zone and General Plan designation. For these reasons, staff recommends approval of the 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 by the Planning Commission.

**PROJECT RECOMMENDATION: APPROVAL.****FINDINGS OF FACT IN SUPPORT OF THE PROJECT:**

Findings supporting approval of the project are set forth in the attached Planning Commission Resolution.

**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:**

Recommended conditions for the project are set forth in the attached Planning Commission Resolution.

Prepared by,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

**ATTACHMENTS**

1. Planning Commission Resolution
2. Location and Zoning map
3. Code Requirements
4. Silhouette Certification
5. Hillside Ordinance Criteria Response Sheet
6. Site Plan, Floor Plan and Exterior Elevations

**PLANNING COMMISSION RESOLUTION NO. 08-050**

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 FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE.

**PRE08-00011: CRAIG RICHMOND**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 21, 2008 to consider an application for a Precise Plan of Development filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located within the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue.;

**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**, additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet to a single family residence in a residential zone is Categorically Exempted by the 2007 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 22221 Warmside Avenue;
- b) That the property is identified as Lot 81 of Tract 17921, in the City of Torrance, County of Los Angeles, State of California;
- c) 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 additions are located in areas over which the adjacent properties do not currently have views; and
- d) That the proposed residence 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 addition does not impair any views of the surrounding properties; and
- e) That the design provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality

and the architectural style is in keeping with the architecture of the surrounding residences; and

- f) That the design 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 finishes equal to those of surrounding residences; and
- g) That granting such 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. The proposed additions will update a residence built in 1952 and it will be in compliance with the R-1 Zone; and
- h) That the proposed residence would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed additions and resulting residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance; and
- i) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the building height, as the applicant would not be able to preserve usable yard areas; and
- j) That denial of such an application would result in an unreasonable hardship to the applicant because the proposed residence conforms to all code requirements and the second story addition does not appear to have an adverse impact on the view, light, air and privacy of the surrounding properties; and
- k) That granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with all zoning development standards.
- l) Denial of this request to increase the interior floor area of the building to more than 50% of the area of the lot will constitute an unreasonable hardship because the proposed addition has provided all required setbacks and the residence, as conditioned, would comply with code required lot coverage and floor area ratio requirements for the R-1 zone.
- m) Granting this request to increase the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because there does not appear to be significant impairments to view, light, air or privacy to original views of surrounding properties

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED PRE08-00011, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE08-00011, filed by Craig Richmond to allow first and second story additions to an existing one story residence on property located in the Hillside Overlay District in the R-1 Zone at 22221 Warmside Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Precise Plan of Development 08-00011 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 08-00011 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 26.47' as represented by the elevation of 132.75' and a lowest adjacent grade of 109.78' based on a bench mark elevation of 109.26' located near the southeasterly corner of the property as shown on the official survey map on file in the Community Development Department; (Development Review)
4. That the 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 26.47' based on the elevation of 132.75' and a lowest adjacent grade of 109.78' as indicated on the certified silhouette based on the benchmark elevation of 109.26' as shown on the survey map on file in the Community Development Department; (Development Review).
5. That an automatic electric roll-up garage door shall be installed for the remodeled garage; (Development Review);
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Development Review)
8. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

9. That 4" (minimum) contrasting address numerals are provided (Environmental Division)
10. That the applicant shall raise the sill height of this window to be at least 5'-0" from the finish floor to the satisfaction of the Community Development Director; (Development Review)
11. That a privacy wall shall be built along the northerly edge of the balcony to the satisfaction of the Community Development Director; (Development Review)
12. That the project shall maintain the solid railing in the rear balcony as currently shown on the plans to the satisfaction of the Community Development Director; (Development Review)
13. That the driveway for the new garage shall be reconfigured so that it perpendicularly extends from the garage entrance to the curb, and the existing driveway and apron shall be abandoned to the satisfaction of the Community Development Director; (Development Review)
14. The applicant shall work with Staff to ensure the existing tree in the front yard is preserved as part of this new driveway layout to the satisfaction of the Community Development Director; (Development Review)
15. That the abandoned driveway shall be closed with full height curb and gutter to match existing; (Engineering Division)
16. 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 21st day of May , 2008.

\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 21st day of May, 2008, by the following roll call vote:

AYES: COMMISSIONERS:

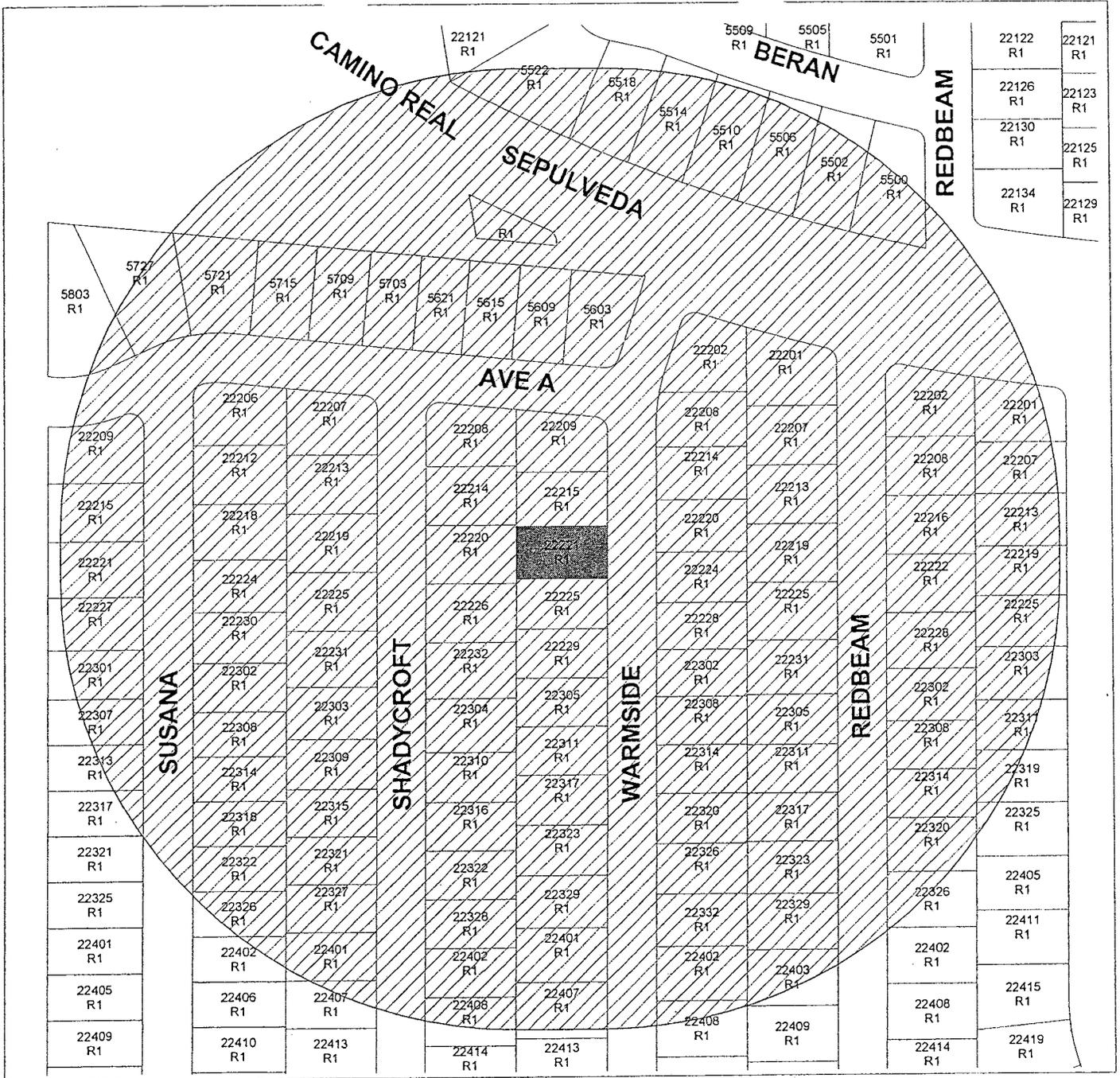
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission



## LOCATION AND ZONING MAP

22221 Warmside Avenue  
PRE08-00011

## LEGEND

- Notification Area
- 22221 Warmside Ave

0 45 90 180 Feet

### CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided for information purposes only.

#### Building and Safety:

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

#### Engineering Division:

- A C& E Permit is required for any work in the public right-of-way.
- Close abandoned driveway with full height curb and gutter to match existing
- Install /maintain a street tree in the City parkway on Warmside Ave. every 50' for the width of the lot. Contact the Torrance Public Works Department for more information.
- Obtain an encroachment permit from the Community Development Department for existing shared block wall along the north side of the property which encroaches into the public right of way. Contact the Engineering Division for further information and required forms. Any new structure shall not encroach within the public right of way.
- That all brush and dirt shall be cleared away from and around water meter box.

#### Grading Division:

- Obtain grading permit prior to issuance of building permits.
- Submit 2 copies of grading /drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.



City of Torrance, Planning Department

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 FAX (310) 618-5829

Height and Location Certification

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 22221 WARMSIDE AVENUE (address)

on 2-4-08 (date), based on plans submitted to the City of Torrance

by RICHMOND (applicant/architect) on (date). The survey was taken

from a bench mark located at SOUTHEAST CORNER "LET RCE 30826" (address)

(attach map) which established a base elevation of 109.26'.

The ridge line/highest point of the roof was determined to have an elevation of 136.25'.

The plans indicate that the elevation should be 136.25'.

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

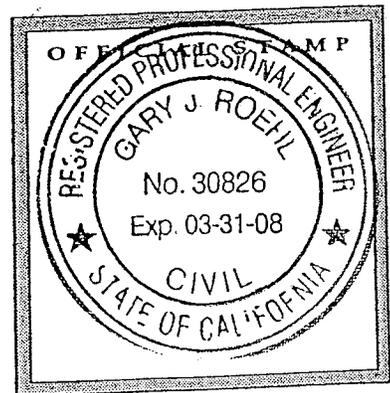
GARY J. ROEHL NAME (please print)

RCE 30826 LS/RCE#

[Signature] SIGNATURE

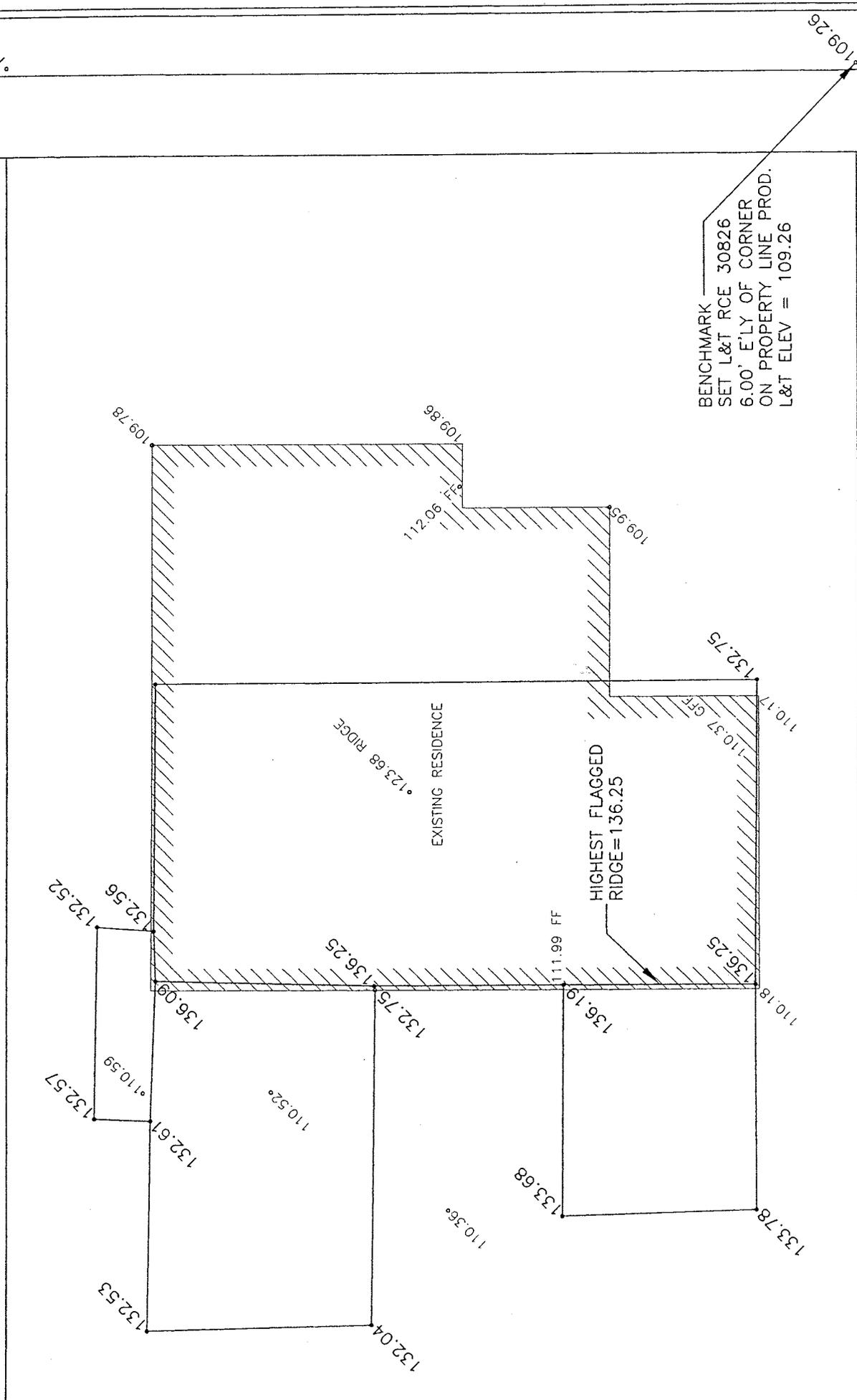
(310) 542-9433 PHONE

2-4-08 DATE



Notes: 03118

BENCHMARK  
SET L&T RCE 30826  
6.00' E'LY OF CORNER  
ON PROPERTY LINE PROD.  
L&T ELEV = 109.26



## 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:

At the recommendation of the community development dept., we contacted the neighbors that are most affected and the result was favorable. All other surrounding homes are recently upgraded to 3000's f. home.

- 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:

This design will improve the current privacy problem we have with the rear yard neighbor by adding the balcony privacy wall. Also resolve the privacy issues and view issues we have for our property from the neighbor to the south. The rear yard setback is consistent with this side of Warmside Ave.

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

Our design will provide a modern style seen these days in home improvements and developments.

- 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:

Our design will add to the neighborhoods continuing improvements.

- e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

The remodeling process will be done in a clean and respectful manner and has nothing out of the ordinary for this type of development.

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

This design has setbacks and a roof designs to provide a minimal adverse cumulative impact on neighboring properties.

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:

1) Our properties original qualities can only be recovered by adding a second floor and utilizing the allowable rear yard area.

- 2) Our family is larger than average. 4 bedrooms is needed
- b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

It would result in more lost time and be much more costly resulting in a possible cancellation of the project. We need to complete the project ASAP while the children are in the early years of education, age 4 and 7.

- c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

The F.A.R. is much lower than the newer homes in the area. The design has larger than average setbacks.

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):

We worked with the planners to reach a home size of .52 ~ .53. The lot is small to begin and it's difficult to design under these limits. It would be difficult for us to scale down any further and would result in a home we would be unhappy with.

- b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

The home is very conservative and has the least amount of impact on the neighbors than any other new home in the area.

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

**SUPPLEMENTAL #1 TO AGENDA ITEM 9C**

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

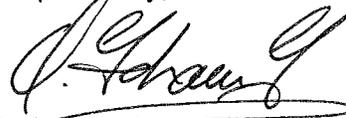
**SUBJECT(S): PRE08-00011: CRAIG RICHMOND**

**LOCATION:** 22221 Warmside Avenue

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

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Oscar Graham  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments

Graham, Oscar

---

**From:** Craig Richmond [craig@richmondpaddleboards.com]  
**Sent:** Sunday, February 14, 2010 7:43 AM  
**To:** Graham, Oscar  
**Subject:** Fw: In support of your petition PRE08-00011

--- On Sat, 2/13/10, Scot Stockton <auriclux@usa.net> wrote:

From: Scot Stockton <auriclux@usa.net>  
Subject: In support of your petition PRE08-00011  
To: craig@richmondpaddleboards.com  
Date: Saturday, February 13, 2010, 5:55 PM

Craig,

I am your neighbor at 5703 Avenue A, Torrance CA.

I'm writing you this note to let you know that we support your intent to expand your home to two stories. We have seen your flags up for quite a while now, and we are very familiar with the difficulties of the process. Do you recall the tribulations that our former neighbor Tad (on the corner of Warmside and A), a Torrance Fireman at the time, underwent in his petition to expand? You have our support and our sympathies.

Please feel free to share this note with the building department and at your upcoming hearing.

Scot Stockton  
Susanna Louie

Barry & Barbara LeQuire  
22220 Warmside Avenue  
Torrance, CA 90505  
(310) 540-5355

Date: February 15, 2010

To: City of Torrance Planning Commission

RE: Richmond Home – 22221 Warmside Avenue, Torrance, CA 90505

Dear Commissioners:

Our home is east directly across the street from this proposed project. I would like to voice objection to the Richmond project due to the adverse privacy impacts, lighting impacts and obstruction of our ocean view.

**Privacy Impact:** The main living quarters that include the kitchen and dining area are located on the second floor facing east and looking directly into our master bedroom and bathroom and that would be all day long.

**Light Impact:** We have concerns about the amount of sunlight the structure will block due to the height imposed by the second story design, especially during the afternoon. All of our west facing rooms will be greatly impacted.

**View Impact:** A second story would not only obstruct the ocean view but also knock the entire ocean view out. He has already planted many trees obstructing many of our first floor ocean view.

**Air Impact:** Any additional increase in the wind caused by a second story would only make the wind tunnel affect more severe than already exist on the hilltop. If this project were to be approved it would have a devastating impact not only on our privacy, our ocean view, air and lighting but diminish our property value as well.

This Project could be redesigned to minimize the impact on all the neighbors.

Relocation of the highly used kitchen and dining area to the first floor and removing the balcony could help a great deal.

The applicant has not done a very good job of communicating with his neighbor and hearing our concerns but then again they never have.

I'm also concerned about the owner efforts that have increased the height of the rear property line. Raising the grade of the backyard without benefit of permit and as neighbors we are concerned that this wall was not engineered to be a retaining wall and could collapse due to the extra weight.

The applicant should be required to provide a soil investigation report before any building permits can be issued.

Is it true that the true owner of the property across the street from applicant at 22224 Warmside has not been notified or seen these plans?

Thank you very much for your consideration.

Sincerely,  
Barry LeQuire  
Barbara LeQuire  
Michelle LeQuire  
Brian LeQuire

**Todd & Zoe Horton**  
**22215 Warmside Avenue**  
**Torrance, CA 90505**  
**(310) 540-0046**

**Date:** August 15, 2009

**To:** City of Torrance Planning Commission

**RE:** Richmond Home – 22221 Warmside Avenue, Torrance, CA 90505

Dear Commissioners:

Thank you for your time to consider our concerns with the noted project.

Our home is to the north of the Richmond's and we completed construction in 2006. When we planned our home we worked with our neighbors on our design. We felt our plan preserved the rights of our neighbors within the guidelines of the Hillside Overlay and as a result no one objected to our design.

The Richmond's current plan continues to have rear setbacks on the northwest side of the lot that are well beyond the setback of our home. The plan looks to be at least some 11 feet closer to the rear setback than our home. Also there is a balcony that extends even closer to the rear setback (approx another 6 feet). Due to the rear setback we feel the home will create adverse privacy, light, view and air affects to our property and potentially devalue our property.

Hardships include:

1) Privacy: There are many concerns including:

- The main living quarters are designed for the second floor on the western side of the lot next to our home. We have noise factor concerns as we have a bedroom on the second floor of our home on the Richmond side of our lot.
- The balcony/deck on the rear of the home creates privacy issues including noise and especially since it is off the main living area and potentially used all the time.
- There is an existing issue in that over the years Mr. Richmond gradually increased the original level/height of his backyard by possibly one foot or more so he would have a better view. Our lots were practically level with each other but now the Richmond lot is much higher. In fact back in 2005 when we built the wall that divides our properties we had to make it one block higher than opposing walls due to the increased soil level. Even at the current wall height Mr. Richmond is still able to look over the top of the wall which is approx. seven feet high and this is a privacy concern. Also please note the higher grade created a drainage problem as it floods around one area when it rains or if the Richmond yard is watered.

2) Light: We have concerns about the amount of sunlight the structure will block due to the rear setback including:

- We have gardens that will loose hours of sunlight and being they only receive afternoon sun this means about a 50% loss of light.
- A portion of our back lawn will loose sunlight as it only receives afternoon sun
- Our BBQ area will loose sunlight time as only receives afternoon sun
- We have concerns about potential mold growth due sunlight loss in areas that only receive afternoon sun and are exposed to 'ocean side' moisture almost daily.
- Since our properties are close to the ocean it is generally very cool at night. We feel we will loose some heating benefits of the afternoon sun.
- Our future plans include solar assisted power and heating for a pool. The Richmond side of our lot is where most sunlight comes from and thus another concern about the loss of sunlight time.

3) View: We feel the rear setback of home including the balcony will affect views.

- We purchased our home in 1995 and were very attracted to the views presented by the Ocean, Sunset, and PV/Palos Verdes day and night views which will be partially lost.
- We also enjoy the open air space in our backyard to the south, west and north as there are no immediate structures. This will be lost.
- Even if the Richmond's new home were to have the same setback as our home the Richmond home would still have a greater view corridor to the Ocean, PV Peninsula and Malibu area than our home. The current plan will allow the Richmond's to acquire even greater views at our expense.

4) Air: We are concerned due to the structure reaching well beyond our rear setback.

- A majority of the wind comes from the west/ocean side of our homes. We are concerned the home will create a wind tunnel type affect for our property. I am certain you are aware but just wish to note it is windy on our hillside. Any increase in the wind would only make the situation more severe.

Thank you very much for your time and consideration and we hope that we can resolve our concerns with the Richmond's.

Sincerely,

Todd Horton  
 Zoe Horton  
 Anna Horton  
 Grace Horton

### Additional concerns the Horton's have with the Richmond Home:

#### Privacy:

- Another Privacy concern is the fear Mr. Richmond may be building a home with a paddleboard manufacturing or repair area. The plan calls for a large first floor area that is not enclosed but covered by the second floor. This area may also eventually be enclosed with little penalty if ever noticed by the City. Mr. Richmond has already been 'shut down' by the City on several occasions for illegally running a business out of his home (building paddleboards). Since there are no City of Torrance enforceable penalties then he may start building paddleboards again. Part of the privacy concern is customers always coming in and out of the property and much less potential environmental impairment concerns related to the area where paddleboards were made and may be made again. Also to this day clients still drop off and pick up boards on site so there is a lot of traffic coming to and from his property (note the clients have not been coming by as often over the past few weeks which might be in relation to not expose this with the Hearing coming up).
- If it takes Mr. Richmond many years (three, four, five...) to complete the project then we will be subject privacy issues with construction annoyance factors including weekend construction activity thus taking away peace and quiet on weekends.

#### View:

- Ironically, the same view concerns we have are much like the ones expressed by Mr. Richmond on many occasions as respects to the Kim's Home. The Kim's home is located to the immediate south of the Richmond's and extends close to the back line. City of Torrance records will indicate the many attempts by Mr. Richmond to have the City force correction of alleged FAR code and/or structure violations associated with the Kim's home. The Kim's home blocks a portion of the Richmond's view of PV Hills and Ocean, and also boxes them in as it provides no southerly openness.

The key difference in our situation is that Mr. Richmond purchased his home knowing the Kim's home extended to the back line as it already existed. My family is just trying to protect the views that have always existed.

Furthermore, Mr. Richmond expressed in a recent email that quote:

"Due to the Kim's design being back farther than the City allows. I have limited options. Also the cost is a factor, it is affordable to leave the existing home intact and build around it. Any other design will be too expensive for us."

Next I advised Mr. Richmond I was sorry about his situation with the Kim's home but solving it by designing his home the way he has causes concerns for us. Mr. Richmond then replied with quote:

"Todd, The Kim's created this problem and it affects everyone."

Again we are very concerned about the blockage of views that will be created by the Richmond plan. We do not feel that due to a neighboring home having similar effects to the Richmond property makes it right for Mr. Richmond to impose us with same problem as the Richmond's problem was pre-existing. Also as far a affordability we believe there are many alternative designs the Richmond's could make that are affordable. We feel whatever the cost may be it should not be a determining factor.

Lastly, as stated, the backyard of the Richmond lot has a greater view corridor to the Ocean, PV Peninsula and Malibu area than our home. The Richmond plan will allow them to acquire greater views at the expense of our views.

We believe there are many affordable and less intrusive plan options that could remedy the situation and relieve us of our hardships. Mr. Richmond can still have a beautiful home with great views but may loose a portion of the PV and Malaga views the Richmond's so emphatically seek to acquire.

**Horton Family attempted negotiations with the Richmond's:**

Every time we have communicated with the Mr. Richmond we have expressed the adverse view, light, privacy, air and value affects to our property. Exchanges include but are not limited to:

- In the Spring of 2006: Mr. Richmond first shared his vision of the home design and its deep extension into the rear yard. Mr. Richmond was clearly upset when I objected and he noted there was nothing we could do to stop him. Within months of this exchange Mr. Richmond planted a tree in a backyard location that just happens to block our Ocean and PV view somewhat like his home would. We realize there are no ordinances regarding trees but feel this situation is worth noting.
- November 8, 2007: Mr. Richmond emailed me a copy of the floor plan only (no elevation, side or front renderings). I objected and pointed out the rear of the home extends closer to the back property line than originally shared in 2006.
- Around April/May 2008 we attended the Planning Commission Hearing. We expressed our opposition in person and it was suggested by the Planning Commission that Mr. Richmond work with his neighbors. Within days of the hearing Mr. Richmond emailed me essentially noting if he did make any concession to my family's issues that it would be a favor. Mr. Richmond was adamant our family had no control over his plan.
- Later in 2008 Mr. Richmond expressed that since the home to the south (Kim's home) blocks their view that he can build and block our view.
- At another time Mr. Richmond emailed me noting that he could not help that we built our home in a way that was vulnerable to way he wants to build. He noted it is our fault to have built our home making it vulnerable....
- In August 2009 Mr. Richmond emailed a plan and we responded noting our same concerns. We advised Mr. Richmond that we hoped he would not incur engineering elevation fees and additional costs making plan copies. We offered to meet but Mr. Richmond said his plan would not change and we could go talk to Oscar at the City.

I would be more than happy to provide copies of correspondence/emails so please advise if you would like them.

Sincerely,

Todd Horton

**Items to please consider when Richmond designs a home that meets approval (hopefully many of these will be taken care of prior to issuance of building permit):**

- 1) Soils Test – hillside stability and potential instability due to Mr. Richmond's increasing the grade of his backyard by having many loads spread in the backyard.
- 2) Lower soils elevation to original level and drainage system does not drain into our yard.
- 3) Environmental testing of the soil before building in areas where paddle boards were manufactured. This includes the garage area and area where unlicensed structure existed months before he stopped mfg at home.
- 4) Perform electrical underground work before any structural work begins. The electrical hook will run off of our lot and will affect our garden. We would like see the work performed now so we can make permanent plans for that portion of our yard.
- 5) Place any temporary power box in a locations that causes the least obstruction as the project could take a very long time.
- 6) The current dwelling seems to have many unlicensed improvements. Would hope these items are licensed prior to construction (such as sliding glass door off the master bedroom on the north side of the house. Also any new/non-original and 'moved' appliances that the home contains such as stove and laundry).
- 7) Buildings hours in line with commercial builders including no construction on Sundays. Richmond intends on building the home himself and taking many years.

# Daily Breeze

21250 HAWTHORNE BLVE, STE 170 \* 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

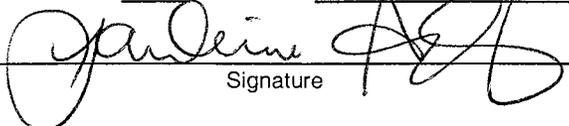
July 30,

all in the year 2010

the foregoing is true and correct.

Dated at Torrance

California, this 30 July 2010

  
Signature

\*The Daily Breeze circulation includes the following cities:  
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

**RECEIVED**

**2010 AUG -2 AM 10: 33**

**CITY OF TORRANCE  
CITY CLERK'S OFFICE**

Proof of Publication of

DB

DB 7-120  
**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., **August 10, 2010** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**PRE08-00011, CRAIG RICHMOND:** City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District, in the R-1 Zone at 22221 Warmside Avenue.

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

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

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

**SUE HERBERS  
CITY CLERK**

Pub: July 30, 2010

**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 **July 29, 2010**, I caused to be mailed **152** copies of the within notification for City Council **PRE08-00011: CRAIG RICHMOND** 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 **July 29, 2010** at Torrance, California.

*Denise Soli*

---

(signature)

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

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Publish: **July 30, 2010**

**SUE HERBERS  
CITY CLERK**

One hundred fifty two (152) notices mailed 07/29/10. da