

Council Meeting of  
August 10, 2010

**SUPPLEMENTAL #1 TO ITEM 13B**

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

Members of the Council:

**SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13B  
PRE08-00011: CRAIG RICHMOND**

The attached correspondence was received after the item was completed.

Respectfully submitted,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

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

CONCUR:

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

NOTED:

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

**Attachments:**

- A. Correspondence from the applicant



**Graham, Oscar**

**From:** Rhilinger, Susan  
**Sent:** Tuesday, July 27, 2010 1:43 PM  
**To:** Herbers, Sue  
**Subject:** FW: Richmond Residence 22221 Warmside  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** IMG\_1058.JPG; IMG\_1059.JPG; IMG\_1060.JPG; IMG\_1061.JPG; IMG\_1062.JPG; IMG\_1063.JPG

These involve a Public Hearing on 10 Aug 10.  
 Thought you might want them for the public record.  
 Susan

---

**From:** Craig Richmond <craig@richmondpaddleboards.com>  
**Sent:** Tuesday, July 27, 2010 11:12 AM  
**To:** Scotto, Frank <FScotto@TorranceCA.gov>  
**Cc:** Barnett, Gene <GBARNETT@TorranceCA.gov>; Brewer, Tom <TBrewer@TorranceCA.gov>; Furey, Pat <PFurey@TorranceCA.gov>; Numark, Cliff <CNumark@TorranceCA.gov>; Rhilinger, Susan <SRhilinger@TorranceCA.gov>; Sutherland, Bill <BSutherland@TorranceCA.gov>  
**Subject:** Richmond Residence 22221 Warmside

Dear Mayor and Council members,

My family and I have been in this painstaking process for a long time now mainly due to my work schedule, my summers are high season for my business. I am also the builder and architect.

I am aware the council is interested in the neighbors working things out on their own but in this case at the beginning the neighbors made it loud and clear they will not support anything. We tried communicating to no avail. The surrounding neighbors have alienated themselves from communicating with us. I tried many times with our neighbor across the street but he never responded. I meet with the neighbor to our north many times looking around the site and even on the roof. He (Todd Horton) simply put it, he wanted me to build my home against the other neighbors home and he will not support a plan that is further back than where his home was built (40' rear yard setback) He feel that we are causing his home value to fall if we build back. I have pulled back from the original plan but its not what he said he will accept.

Please look at the plan I have submitted. Since these neighbors are being this way I was recommended to follow the rules that are the requirements for the hillside area. I thought this will make it easy for everyone by submitting a .495FAR home. It changed nothing for the neighbors. I think they feel we will move if the pressure stays on.

I have attached Photos of the surrounding homes that do not want us to proceed.

Thank you, and I can send more photos if needed.

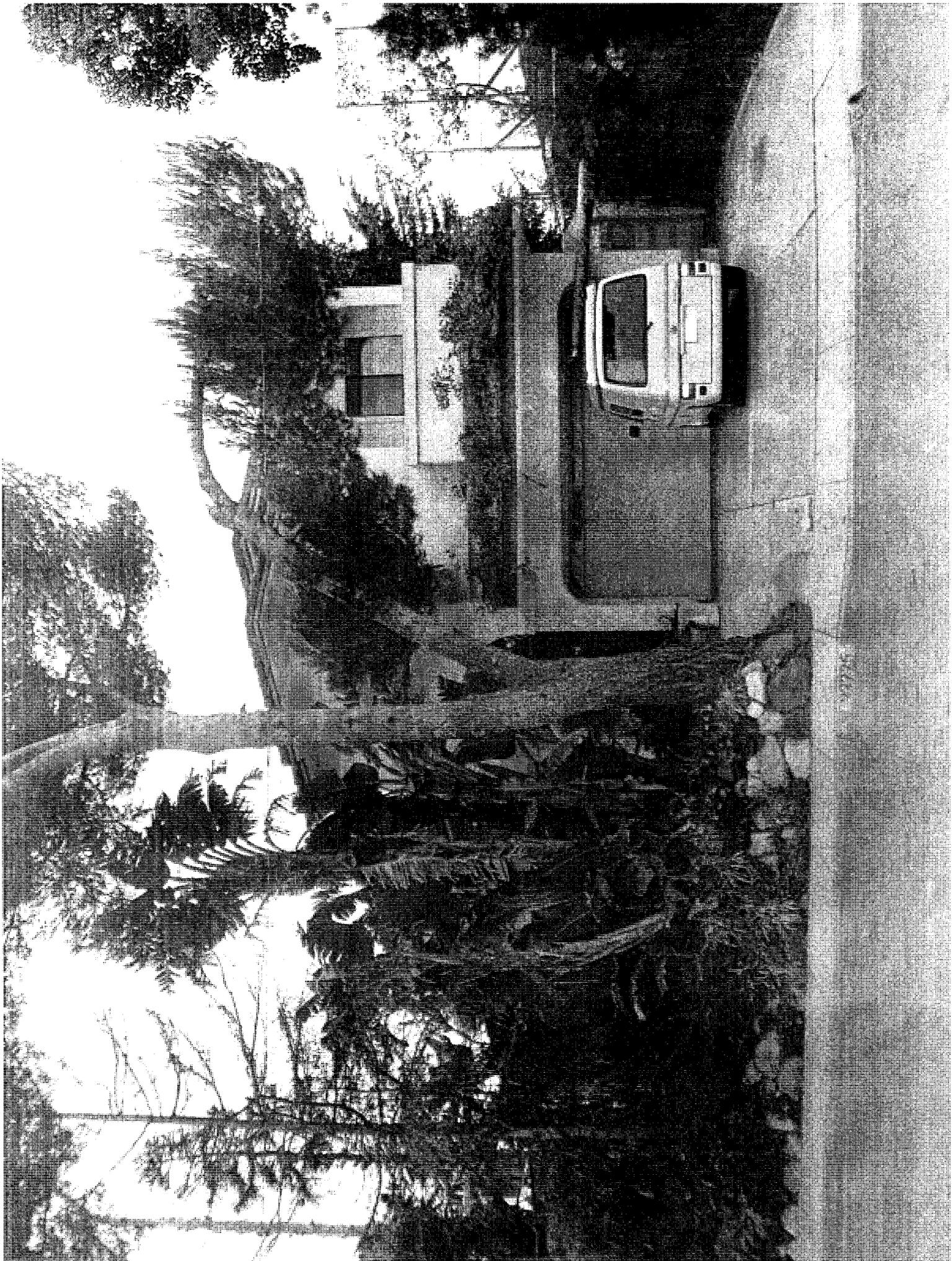
Sincerely,

Craig Richmond  
 22221 Warmside Ave.  
 310-316-2091

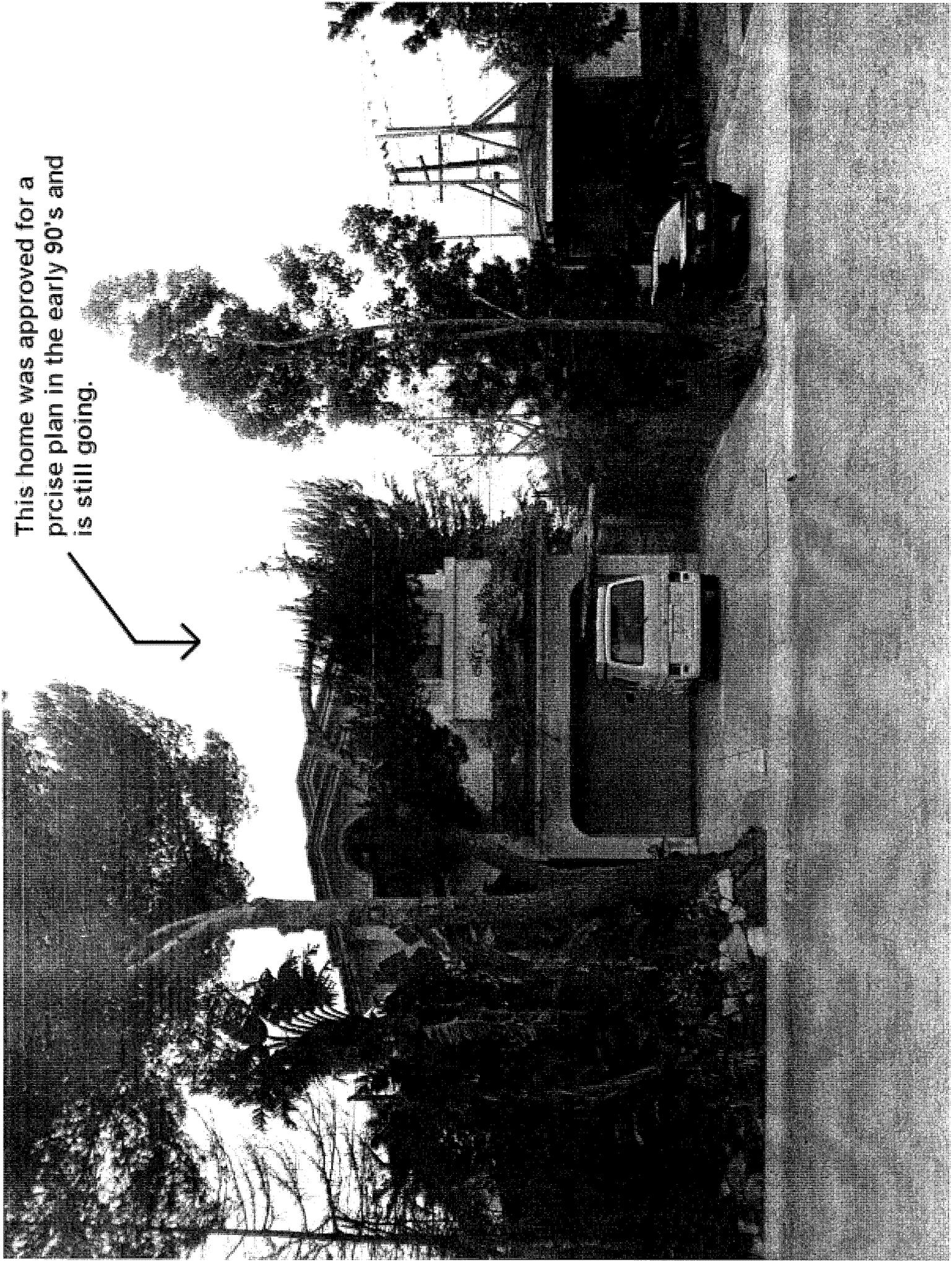
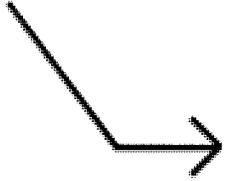
08/10/2010

Precise plan in the mid 90's.  
This home owner wants to keep  
the view over our home.

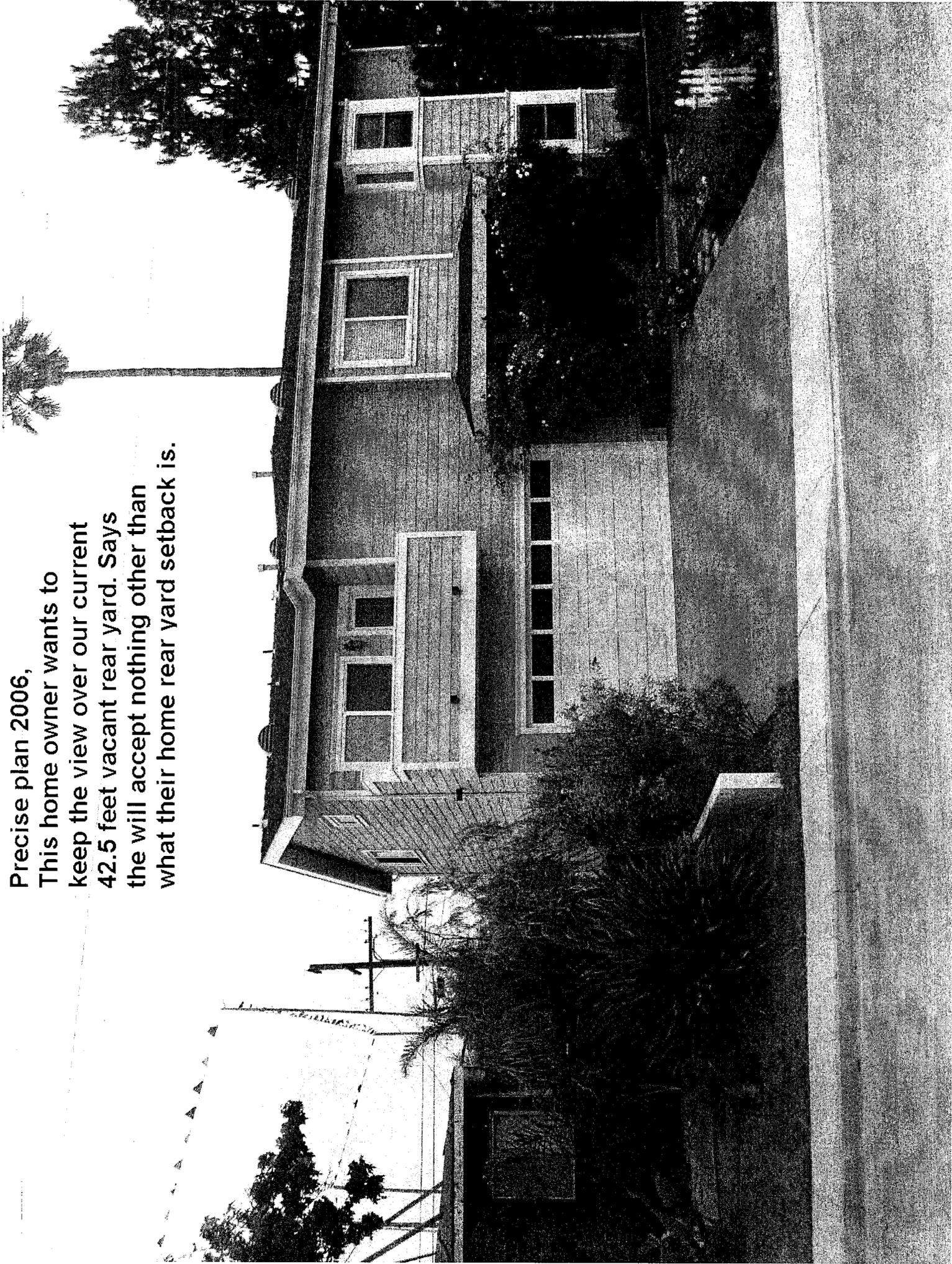




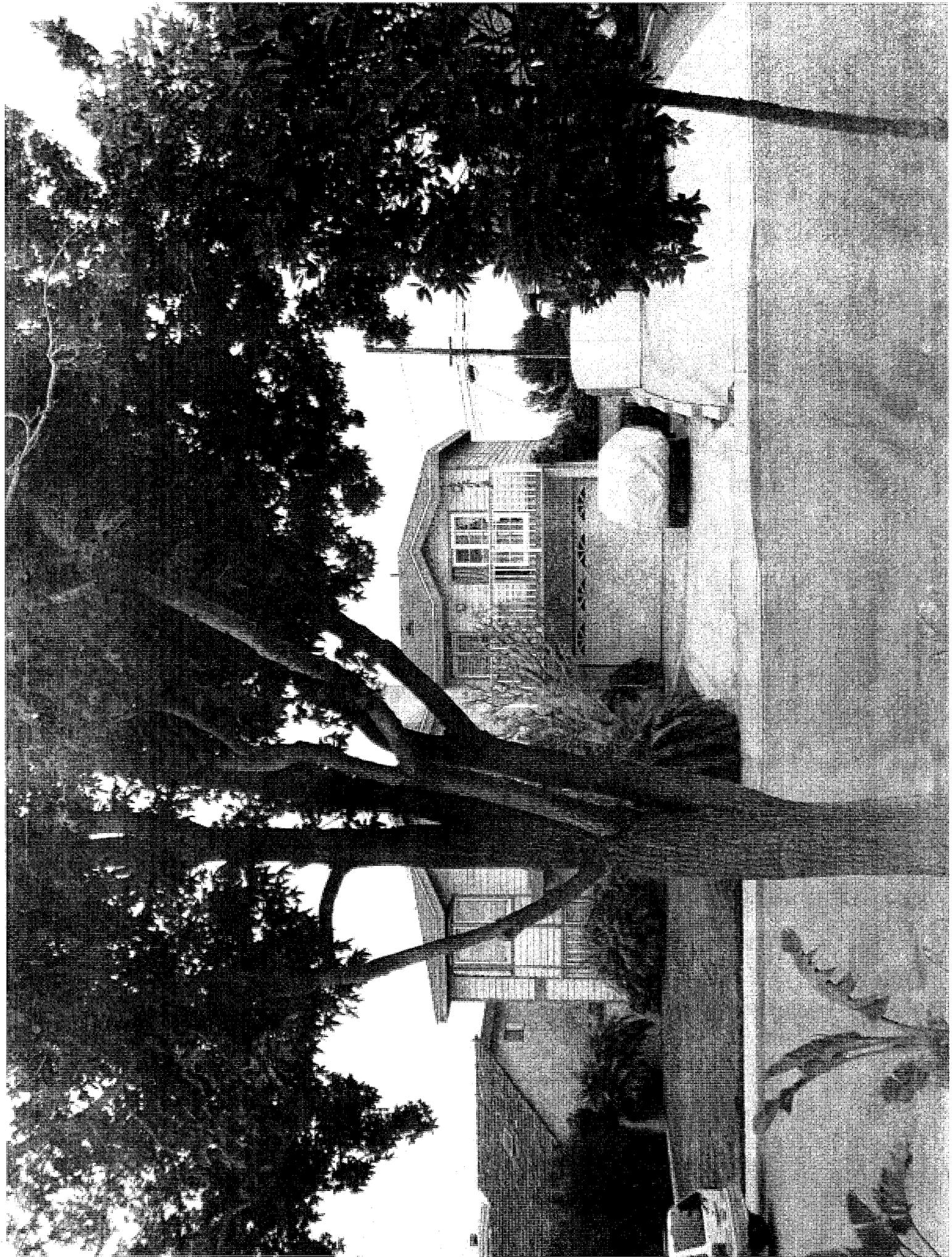
This home was approved for a precise plan in the early 90's and is still going.



Precise plan 2006,  
This home owner wants to  
keep the view over our current  
42.5 feet vacant rear yard. Says  
the will accept nothing other than  
what their home rear yard setback is.







**Graham, Oscar**


---

**From:** Rhilinger, Susan  
**Sent:** Monday, August 09, 2010 10:53 AM  
**To:** Herbers, Sue  
**Subject:** FW: Kim Residence  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** Alfred's demand.jpg; Kim Condition for approval.jpg; DSC00074.JPG; IMG\_1106.JPG

for the agenda packet file

---

**From:** Craig Richmond [craig@richmondpaddleboards.com]  
**Sent:** Monday, August 09, 2010 10:16 AM  
**To:** Scotto, Frank  
**Cc:** Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill  
**Subject:** Kim Residence

Dear Mayor Scotto and Council Members,

I am attaching some useful documents on the home next door to ours. The homeowners name is Alfred Kim. Mr. Kim has approached me with a smile stating the we will not get what we want as a house design and we will be stuck in a hole between the surrounding Two Story Homes.

Please read His conditions for approval on his Planning Commission Resolution. Then read his letter to me demanding I sign his plan or he will plant trees (he planted the trees) to block our view.

Mr. Kim ignored all of the requirements of His Resolution and over the last ten years working with Building inspector Dean Martin to get them approved. Please look at the photo of Mr. Kim's Rear Yard Setback and Trees.

Mr. Kim is possibly being Prosecuted for what he has done recently to his home.

Mr. Kim's actions are the sole reason for all the problems. Our neighbor to the north ( Todd Horton) gave Mr. Kim his endorsement but say he signed for a Jacuzzi only and not to keep the items on the Mr. Kim's Resolution.

The photos tell the story: The Boat photo shows the Bootlegged Work Shop Mr. Kim built at 1' onto our property an 4' from the rear property line over the hillside. The other photo shows what it looks like today, this effects the home to our north also.

The Woman we bought this home from was an 80year old Widow living alone, she tried very hard to not have this happen. With the help from Janet Priyor ( then a planning Commissioner I believe) they got the Conditions for his approval attached to the Kim's Resolution with much time and hard work. I guess Mr. Kim had other plans.

Thank you for your support,

Craig Richmond

P.S. I would prefer not to speak about the Kim Residence at the hearing ( I hope you talk about the Kim home) because it's a painful subject along with being the reason we are coming to you for approval.

08/10/2010

Aug. 10. 2003

Dear eg

please, leave it alone as is  
 untill I got permission from the city.  
 which I applied already for new fence.

you could cut off  $1\frac{1}{8}$ " the foundation  
 concrete which encroaches by 0.09'.

Through your Survey paper  
 we can see the exact Line of property  
 without taking down my fence.

I'm thinking court.  
 because you destroyed the fence that  
 on my property on Aug 9. 2003

I'm also thinking platting trees & vines.  
 you will see but trees like Joe's  
 unless withdrawal your complains  
 on my house.

please Do not excavate my property.

Thank you

Alfred

include enlarging the garage to 399 square feet (with a minimum interior clearance of 18' X 20'). Exterior materials include wood siding, stucco, and will involve architectural treatment so that the addition will be compatible with the existing residence.

The applicant has designed the addition to provide an average 23 foot rear yard so that no portion of the residence will project over the slope. The applicant's plans represent several efforts to maintain the view corridor for the neighboring property to the north. These efforts involve changes to the exterior walls to include the elimination of an existing room at the northwesterly portion of the existing residence, setting the second story back 5 feet from the face of the first floor at the rear elevation, and setting the glass paned balcony designed to project 3'6" beyond the first floor elevation back 4 feet from the north side-wall. In addition, a balcony has been eliminated on the north elevation and the windows have been designed to reduce privacy concerns.

The applicant's attention is drawn to the partial list of Code requirements included in Attachment No. 4. These may not be waived or modified by the Planning Commission.

The following summarizes the statistical information for PP 89-55:

Lot Area (56' X 100')	5,600
Total Living Area	2,798
First Floor	1,822
Second Floor	976
Garage	399
Total Floor area	3,197
FAR (excluding garage)	.50
FAR (including garage)	.57
Maximum Height	26'10"
Lot Coverage	39%

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT TO SUPPORT APPROVAL OF PROJECT: The approval of this request for a Precise Plan of Development, along with the conditions as recommended by staff to allow construction of a first and second story addition to an existing one-story residence in the Hillside Overlay District will not have an adverse impact on the view, light, air and/or privacy of properties in the vicinity.

RECOMMENDED CONDITIONS, IF APPROVED:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in Planning Commission case PP 90-14 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 Planning Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other

