

Council Meeting of
August 24, 2010

SUPPLEMENTAL

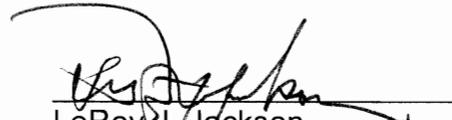
Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

**SUBJECT: Supplemental Material to Agenda Item 12E
Hillside Overlay District, Property at 22221 Warmside Avenue**

Attached is correspondence received after the original item was prepared.

Respectfully submitted,


LeRoy J. Jackson
City Manager

/dle

Ellis, Dorothy

Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.

From: Lodan, Gregg
Sent: Tuesday, August 24, 2010 12:19 PM
To: Ellis, Dorothy
Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.

fyi

From: DEAN CUMMINGS [mailto:docdhc1@verizon.net]
Sent: Saturday, August 21, 2010 7:42 AM
To: Graham, Oscar
Cc: Lodan, Gregg
Subject: Re: PRE08-00011 / 22221 WARMSIDE AVE.

Dear City Council,

This is a request for a postponement of your discussion of the merits of scheduling a public hearing to reconsider your decision regarding PRE08-000111.

This postponement is requested because you are providing a prior notice to concerned citizens of only 23 working hours which constitutes too short of a time to prepare a cogent, legally researched response, if any.

The realized advance notice time which we are in fact experiencing is actually much less. Most of us read our e-mail at home after work on Friday, August 20. At the earliest, we will receive the "hard copy" notice which you promise on a Saturday, August 21 or on Monday, August 23 AND the currently scheduled hearing is just one day later on Tuesday, August 24!

Please advise if there is any further action necessary on my part to succeed in having this hearing postponed for at least one week with proper and timely advanced notification of all concerned.

Thank you,

Dean H Cummings and Family
22214 Warmside Avenue
Torrance, CA 90505

From: "Graham, Oscar" <OGraham@TorranceCA.gov>
To: ToddWork <Thorton@brownandridding.com>; Barry LeQuire <blequire17@yahoo.com>; "attrats@juno.com" <attrats@juno.com>; DEAN CUMMINGS <docdhc1@verizon.net>
Cc: "Lodan, Gregg" <GLODAN@TorranceCA.gov>
Sent: Fri, August 20, 2010 10:00:07 AM
Subject: PRE08-00011 / 22221 WARMSIDE AVE.

8/24/2010

RE: PRE08-00011, 22221 WARMSIDE AVE.

This letter is to advise you that at the City Council meeting of August 24th, 2010, an item will be on the agenda to allow the City Council to discuss the merits of scheduling a public hearing to reconsider their decision to deny without prejudice the Precise Plan application (PRE08-00011) for the property located at 22221 Warmside Avenue.

The public may provide testimony limited to the issue of whether to schedule a new public hearing. Comments related to the merits of the proposed development will not be considered.

Should the City Council determine to reconsider the matter, a new public hearing will have to be scheduled and the hearing will be re-advertised.

The Council item for August 24, 2010 will be available online at the following location:
<http://www.torranceca.gov/2372.htm>

Should you have any questions, I may be reached at (310) 618- 5990.

Sincerely,
Gregg Lodan
Planning and Environmental Manager

(hardcopy to follow by mail)

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 |

Ellis, Dorothy

Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.

From: Lodan, Gregg
Sent: Tuesday, August 24, 2010 12:19 PM
To: Ellis, Dorothy
Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.
Dorothy –
Additional correspondence for the supplemental.
Thanks, Gregg

From: Barry LeQuire [mailto:blequire17@yahoo.com]
Sent: Saturday, August 21, 2010 9:23 AM
To: Graham, Oscar
Cc: Lodan, Gregg
Subject: Re: PRE08-00011 / 22221 WARMSIDE AVE.

Dear City Council,

This letter is a request for postponement on the discussion of the merits to schedule another public hearing to reconsider the decision regarding PRE06-000111.

I will be out of town August 24th and will not be able to attend this City Council meeting on such short notice. I was lucky to have seen this email from Oscar Graham. I did not receive a hard copy through the mail either.

With this matter being so important to all the neighbors involved we would like this to be scheduled for a later date.

Please advice.

Thank you,

Barry and Barbara LeQuire
22220 Warmside Ave
Torrance, CA. 90505
(310) 503-7432

From: "Graham, Oscar" <OGraham@TorranceCA.gov>
To: ToddWork <Thorton@brownandridding.com>; Barry LeQuire <blequire17@yahoo.com>; "attrats@juno.com" <attrats@juno.com>; DEAN CUMMINGS <docdhc1@verizon.net>
Cc: "Lodan, Gregg" <GLODAN@TorranceCA.gov>
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Subject: PRE08-00011 / 22221 WARMSIDE AVE.

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ograham@TorranceCA.gov |

Herbers, Sue

From: Sutherland, Bill
Sent: Sunday, August 22, 2010 9:49 AM
To: Herbers, Sue
Subject: FW Richmond remodel

Regards Bill Sutherland Torrance City Councilman

From: Craig Richmond <craig@richmondpaddleboards.com>
Sent: Saturday, August 21, 2010 1:33 PM
To: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: Richmond remodel

Dear Councilman Sutherland,

You asked if I can get Todd to sign something. I had a meeting with Todd and Barry in front of my home for a half hour going over ideas. He said he will sign the concept drawing. Barry will take a while to recover from this ordeal.

Thanks,

Craig

Herbers, Sue

From: Sutherland, Bill
Sent: Sunday, August 22, 2010 9:49 AM
To: Herbers, Sue
Subject: FW: 22221 Warmside Avenue

Regards Bill Sutherland Torrance City Councilman

From: DEAN CUMMINGS <docdhc1@verizon.net>
Sent: Saturday, August 21, 2010 1:42 PM
To: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: Fw: 22221 Warmside Avenue

Dear Bill,

Attached is my response to Mr. Richmond regarding his outreach to me.

Also attached is the last e-mail I received from him, which is the type that I do not respond to - for what I hope are obvious reasons.

Best wishes,

-Dean Cummings

----- Forwarded Message -----

From: DEAN CUMMINGS <docdhc1@verizon.net>
To: craig richmond <craig@richmondpaddleboards.com>
Cc: Oscar F. Graham <ograham@tor.net.com>
Sent: Sat, August 21, 2010 8:31:05 AM
Subject: Re: 22221 Warmside Avenue

Dear Craig,

In response to your e-mail regarding "what will be best for...the neighborhood", I can only restate what I told you when we spoke at my front door on Wednesday, August 18, and emphasize that the City Council would then have no grounds to deny your project, in my opinion.

Please present a two-story home which maximizes the first floor footprint out to the allowed setbacks (5 foot on the North and South and an average of 20 feet to the West or rear) then draw a second floor which minimizes your impact on the neighbors but expands the total project to a .5 FAR. With this simple approach, you will be doing what is "best for the neighborhood."

This CAN be done while retaining your existing structure, especially since you are already shifting the garage from the South to the North. Even without that, my house contains all of the preexisting walls typical in this tract and it has second floor. Other homes on the block

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have original structures within them. Without independent engineering we have only your word that this is not possible. Do you really mean, instead that it may be possible but that it is not exactly what you want to do?

Until your side-yard setback to the South is reduced to 5 feet, some neighbors will always believe that you have a hidden agenda regarding use of that 11 foot setback and of your backyard. They will continue to distrust you and believe that since you once conducted your business out of your home in violation of the city ordinance, you are only going to do it again, no matter what you say. Any resulting home business or subsequent building code violations will be the city's to deal with, and their responsibility for approving the project as currently presented.

Please feel free to discuss this further with me and with any of our neighbors.

Sincerely,

Dean H. Cummings and Family
22214 Warmside Avenue
Torrance, CA 90505

From: Lorraine Cummings <24hrdr@sbcglobal.net>
To: docdhc1@verizon.net
Sent: Sat, August 21, 2010 7:46:50 AM
Subject: 22221 Warmside Avenue

----- Forwarded Message -----

From: Craig Richmond <craig@richmondpaddleboards.com>
To: 24hrdr@sbcglobal.net
Sent: Fri, August 20, 2010 2:48:07 PM
Subject: Todd's roof modification

Dean,

I never told anyone about Todd's roof modification, I feel now would be a good time to let you know because it effect you the most. Originally he had hips on my side of the house, when the roof was built the changed the roof to a Gable tha then took out much of your daylight. When you look at the left of his house that whole left roof should sloop back to the ridge with hips on the corners.

Not good is it,

Craig

8/23/2010

Herbers, Sue

From: Sutherland, Bill
Sent: Sunday, August 22, 2010 9:49 AM
To: Herbers, Sue
Subject: FW: Richmond remodel

Regards Bill Sutherland Torrance City Councilman

From: Craig Richmond <craig@richmondpaddleboards.com>
Sent: Saturday, August 21, 2010 6:46 PM
To: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: RE: Richmond remodel

Dear Bill,

I forwarded you response to Todd, What I submitted to Todd and Barry was a second story flip plan. By doing this I it meet all your requests, the only thin is I am leaving the master bedroom where it is. Todd is not OK wit this, he wants it on the other side also. Because of this I am not expecting him to support this plan also.

Thanks anyway,

Craig

--- On **Sat, 8/21/10, Sutherland, Bill <BSutherland@TorranceCA.gov>** wrote:

From: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: RE: Richmond remodel
To: "Craig Richmond" <craig@richmondpaddleboards.com>
Date: Saturday, August 21, 2010, 1:36 PM

Sounds positive if Todd likes have him come to council so if nothing else he knows you are not trying to pull something over on him. You may show him this e-mail

Regards Bill Sutherland Torrance City Councilman

From: Craig Richmond <craig@richmondpaddleboards.com>
Sent: Saturday, August 21, 2010 1:33 PM
To: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: Richmond remodel

Dear Councilman Sutherland,

You asked if I can get Todd to sign something. I had a meeting with Todd and Barry in front of my home for a half hour going over ideas. He said he will sign the concept drawing. Barry will take a while to recover from this ordeal.

Thanks,

Craig

8/23/2010

Herbers, Sue

From: Sutherland, Bill
Sent: Sunday, August 22, 2010 9:49 AM
To: Herbers, Sue
Subject: FW: Richmond remodel

Regards Bill Sutherland Torrance City Councilman

From: Craig Richmond <craig@richmondpaddleboards.com>
Sent: Sunday, August 22, 2010 8:51 AM
To: Sutherland, Bill <BSutherland@TorranceCA.gov>
Subject: RE: Richmond remodel

Dear Bill,

Todd could use some guidance for his best interest. I know he enjoys gambling, and by asking me to move my bedroom over to the Kim side seems like he is going for broke.

After the denial I was on my way to the planning department to submit the bottom floor as a neighbor sign off anyway. It feels like I am designing a home for them. I am sure you would agree. Here is Todd's e-mail if you want to give him some direction, tzagsocal@gmail.com

Thanks Bill,

Craig

--- On Sat, 8/21/10, Sutherland, Bill <BSutherland@TorranceCA.gov> wrote:

From: Sutherland, Bill <BSutherland@TorranceCA.gov>
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 To: "Craig Richmond" <craig@richmondpaddleboards.com>
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Thanks,

Craig

8/23/2010

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From: Lodan, Gregg
Sent: Tuesday, August 24, 2010 12:20 PM
To: Ellis, Dorothy
Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.

From: Graham, Oscar
Sent: Tuesday, August 24, 2010 8:27 AM
To: Lodan, Gregg
Subject: FW: PRE08-00011 / 22221 WARMSIDE AVE.

Fyi..

From: Barry LeQuire [mailto:blequire17@yahoo.com]
Sent: Tuesday, August 24, 2010 8:14 AM
To: Graham, Oscar
Cc: blequire17@yahoo.com
Subject: Re: PRE08-00011 / 22221 WARMSIDE AVE.

Dear Oscar Graham,

My question to the City Council tonight is: Are they more capable than the Planning Committee to review any new plans and if so why even have a Planning Department?

If the applicant can't afford to go through the City Councils suggested Planning procedures how can they afford to even build on that property.

This project so far has been Denied 11 to 2 between the Planning Committee and the City Council.

So what changing the City Councils mind?

As if I didn't know.

Barry LeQuire

From: "Graham, Oscar" <OGraham@TorranceCA.gov>
To: ToddWork <Thorton@brownandriding.com>; Barry LeQuire <blequire17@yahoo.com>; "attrats@juno.com" <attrats@juno.com>; DEAN CUMMINGS <docdhc1@verizon.net>
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