

Council Meeting of
July 19, 2011

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

PUBLIC HEARING

Members of the Council:

SUBJECT: Community Development – Consider a request for approval 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. RESOLUTION

PRE08-00011: Craig and Yoko Richmond

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that City Council considers a request for approval of a Precise Plan of Development and adopts a RESOLUTION 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:

Funding: Not applicable.

BACKGROUND

The applicants are requesting approval of a Precise Plan of Development 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 applicants, citing disagreement with the Planning Commission denial and indicating that they would like to have the case reviewed by the City Council. On August 10, 2010, City Council reviewed the project and denied the appeal. On August 24, 2010, in response to the applicant's request, City Council decided to reconsider its decision and schedule a new public hearing date.

Prior Hearings and Publications

For this City Council Hearing, 151 notices were mailed on July 8, 2011 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 8, 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 2,900 sf. The current proposal's first floor features an entry area, three bedrooms and the garage. The upper level includes the kitchen, dining area, family room and the master suite. The following table compares the original submittal, first revision, and the current project:

Statistical Information	Original Proposal	First Revision	Current Revision
◆ Lot Area	5,800 square feet	5,800 square feet	5,800 square feet
◆ First Floor Area	1,733 square feet	1,543 square feet	1,525 square feet
◆ Second Floor Area	1,308 square feet	1,332 square feet	1,375 square feet
◆ Total Floor Area (Incl. Garage)	3,041 square feet	2,875 square feet	2,900 square feet
◆ Lot Coverage	30%	27%	30%
◆ Floor Area Ratio	0.524	0.496	0.500
◆ Building Height	26.47 ft.	25.97 ft.	26.00 ft.

As in previous iterations of the project, some neighbors in the area have voiced their opposition to the proposal. 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 Avenue, has changed his opinion and now indicates that he is concerned about privacy impacts to his property. Similarly, the neighbor at 22209 Warmside Avenue (two houses north of the project) has indicated concerns about privacy. Letters from all the above mentioned neighbors have been attached to this report and they explain more in detail their specific concerns about the proposed project. Additionally, the neighbor at 22215 Warmside Avenue (property to the north) noted that although she has privacy concerns resulting from the location of the family room balcony and the windows in the dining room, she would be agreeable to Staff's conditions to mitigate such impact. Therefore, a condition is recommended that the applicant shall extend the solid guardrail to a height of 6 foot along the entire northerly side of the proposed upstairs family room balcony. In addition, the north facing windows in the dining room and stairwell area shall be replaced by transom windows with a sill height of no less than 5'-6" from the finished floor immediately adjacent.

In order to further reduce impacts to his neighbors, the applicant has continued working extensively with Staff and submitted additional iterations of the project. Unlike previous versions of the plans that were drawn by the applicant himself, the latest plans have been produced by a licensed architect who has been hired by the applicant to coordinate the project. The applicant also initiated mediation meetings with some of the neighbors under the supervision of the City of Torrance's consultant, the South Bay Center for Dispute Resolution. A brief report from the center describing the process has been attached.

Based on Staff's observation of the revised silhouette, adverse impacts to the neighboring properties could not be identified. The rear setback is still greater than required at 28'-0" feet, thereby 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, the upstairs windows in the dining room and stairwell will be replaced by high transom windows, as conditioned, thus reducing the potential for privacy concerns. Additionally, the changes made by the applicant (maintaining the Floor Area Ratio at .50, elimination of building mass along the northerly side of the house to create a view corridor, new roof configuration, and reconfiguration of the proposed floor plan) along with the conditions added by Staff, have further addressed potential light, ventilation, or privacy impacts to the neighboring properties. The remodeled house will be consistent in design, height, massing and square footage with surrounding properties in the area and with current residential development patterns in the City. For these reasons, Staff continues to recommend approval of the project.

PREVIOUS CITY COUNCIL HEARING

As previously noted, this item was denied by City Council on August 10, 2010 citing unresolved Hillside Overlay impacts to the neighbors and lack of communication between the involved parties. A motion for denial of the project passed by a 4-2 vote with one Councilman absent. On August 24, 2010, in response to the applicant's request, City Council decided to reconsider its decision and schedule a new public hearing date.

CONCUR:

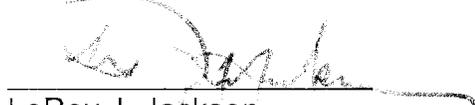


 Jeffery W. Gibson
 Community Development Director

Respectfully submitted,

Jeffery W. Gibson
 Community Development Director

NOTED:



 LeRoy J. Jackson
 City Manager

By _____
 Gregg D. Lodan, AICP
 Planning Manager

Attachments:

- A. Resolution for Approval.
- B. Location and Zoning Map.
- C. New Silhouette Certification.
- D. Planning Commission Hearing Minutes Excerpts 08/24/10 & 08/10/10.
- E. Correspondence.
- F. Report from South Bay Center for Dispute Resolution.
- G. Previous City Council & Planning Commission Staff Reports.
- H. Proof of Publication and Notification.
- I. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution).
- J. Mayor's Script (Limited Distribution).

RESOLUTION NO. 2011 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW 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 AND YOKO 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 WITHOUT PREJUDICE 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, on August 24 2010, decided to reconsider its decision to deny the project and agreed to schedule a new public hearing date to consider 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, on July 19, 2011, APPROVED 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, as conditioned, 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 the rear setback is greater than required at 28'-0" feet, thereby 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); and
- d) That the proposed residence, as conditioned, has been located planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity as the proposed upstairs windows in the dining room and stairwell will be replaced by high transom windows, thus reducing the potential for privacy concerns as requested by the Community Development Department; 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, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity due to the new roof and floor plan configurations, and because the elimination of building mass along the northerly side of the house will create a view corridor for the surrounding neighbors; 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 is 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, as conditioned, 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, as conditioned, 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. The proposed residence will cause no additional hazards, including traffic or fire hazards, there are no anticipated view impacts on neighboring properties as conditioned, there are other two story homes in the surrounding area and; finally, the additions and remodel will upgrade an older home with an enhanced structure; and

NOW, THEREFORE, BE IT RESOLVED that PRE08-00011, filed by Craig and Yoko Richmond to allow first and second story additions to an existing one-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5479 Sharynne Lane, 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 26.00' as represented by the elevation of 135.78' and a lowest adjacent grade of 109.78' based on a bench mark elevation of 109.26' 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 26.00' based on the elevation of 135.78' 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, material and roof 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 extend the solid guardrail to a height of 6 foot along the entire northerly side of the proposed upstairs family room balcony to the satisfaction of the Community Development Director; (Development Review)
11. That the project shall maintain solid railings in all balconies and decks 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. The north facing windows in the dining room and stairwell area shall be replaced by transom windows with a sill height of no less than 5'-6" from the finished floor immediately adjacent to the satisfaction of the Community Development Director; (Development Review)
14. 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)
15. 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)
16. That the abandoned driveway shall be closed with full height curb and gutter to match existing; (Engineering Division)

17. 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 19 day of July, 2011.

Mayor of the City of Torrance

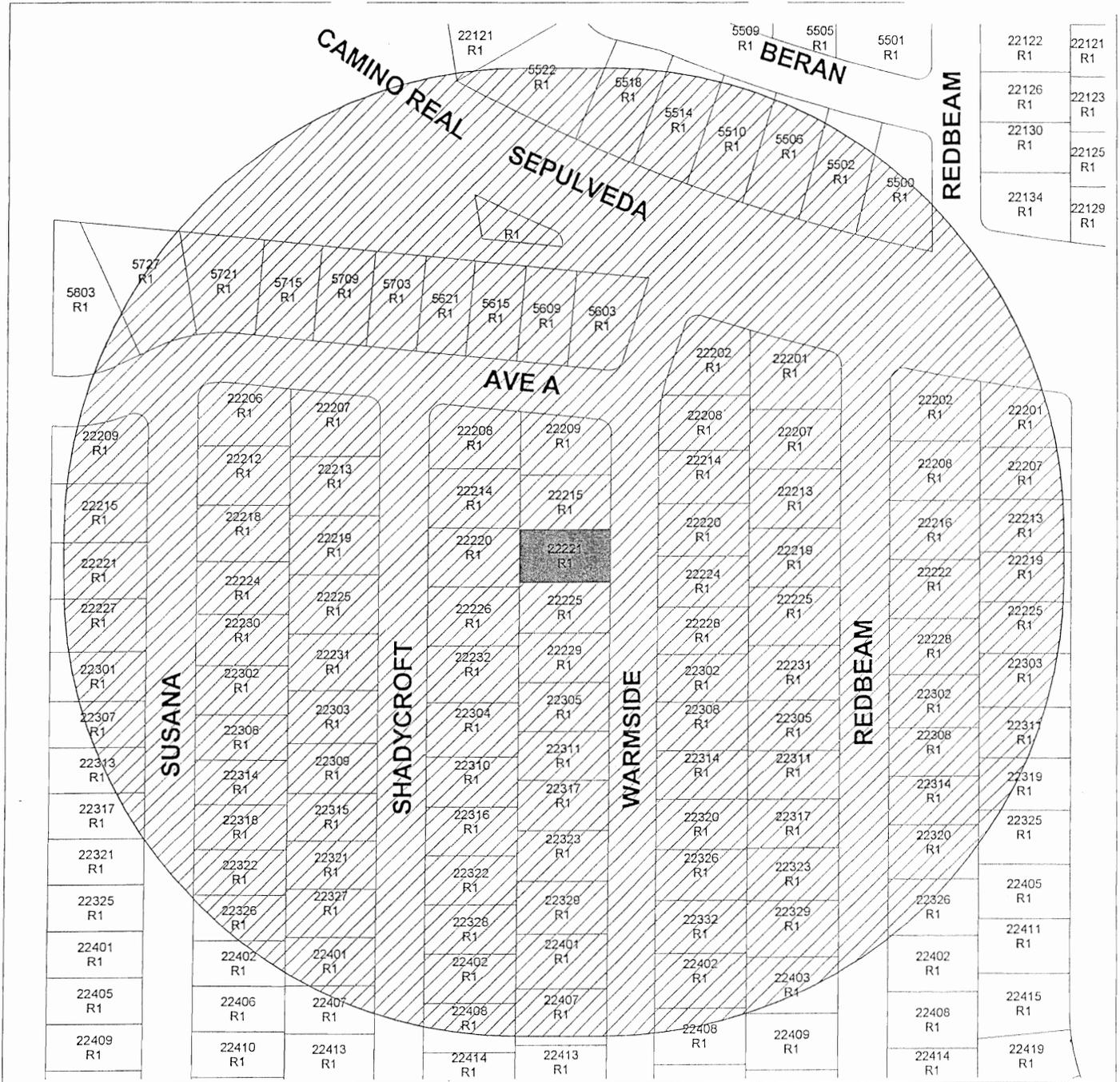
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By: _____
Patrick Q. Sullivan, Assistant City Attorney



LOCATION AND ZONING MAP

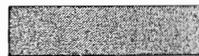
22221 Warmside Avenue
PRE08-00011



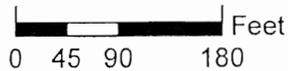
LEGEND



Notification Area



22221 Warmside Ave




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, TORRANCE CA
(address)

on MARCH 31, 2011, based on plans submitted to the City of Torrance
(date)

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

from a bench mark located at SOUTHEAST CORNER "L&T 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 135.78'.

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)

SIGNATURE

RCE 30826

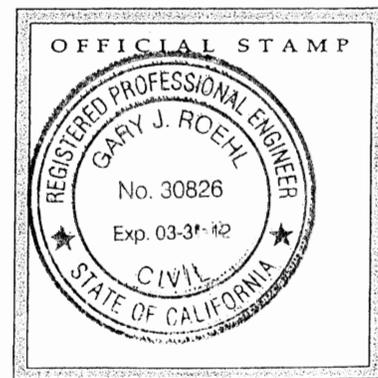
LS/RCE#

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PHONE

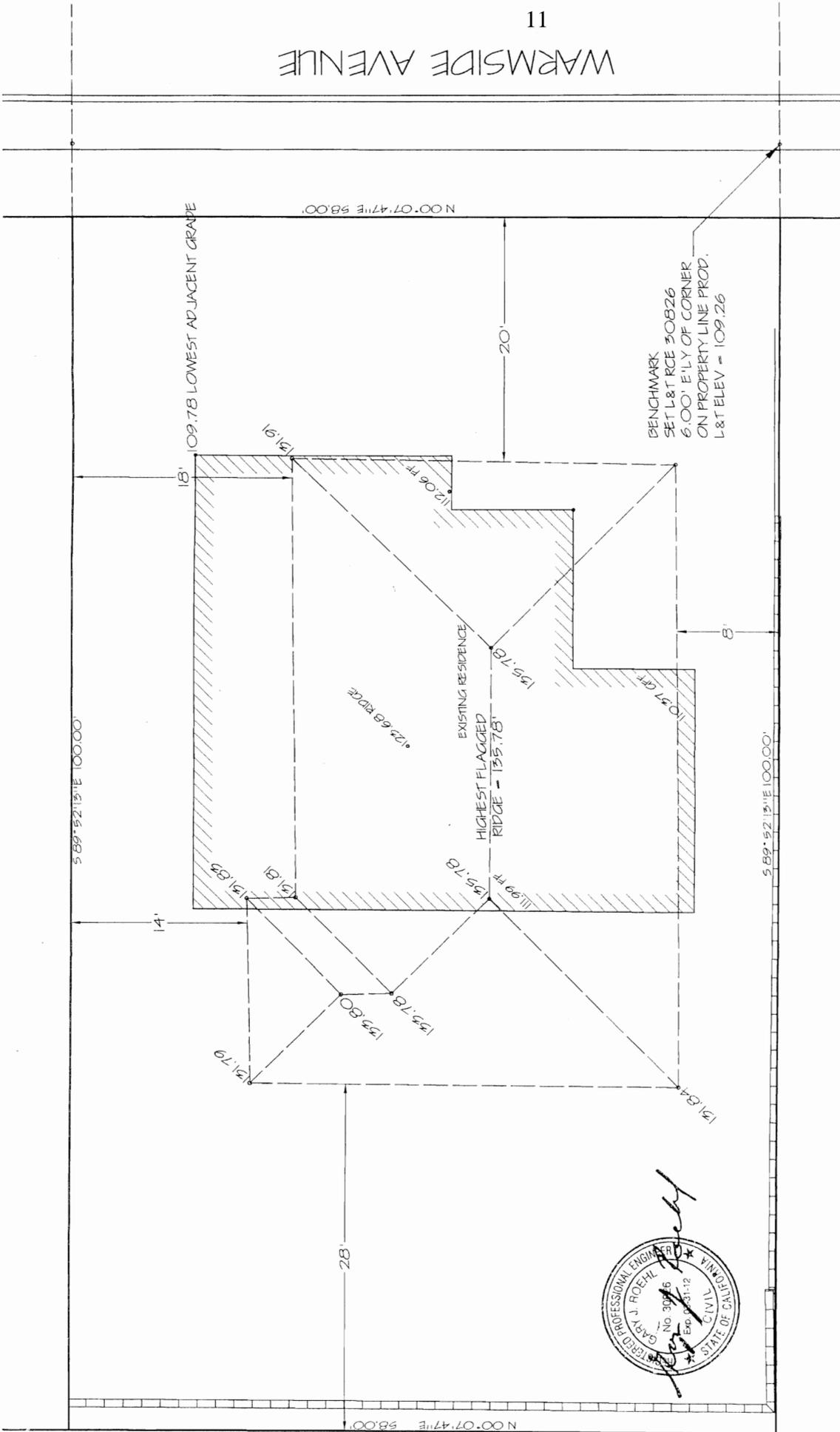
APRIL 4, 2011

DATE



Notes: _____

WARMSIDE AVENUE



589' 52" 13" E 100.00'

589' 52" 13" E 100.00'

N 00° 07' 47" E 58.00'

14'

28'

20'

18'

8'

109.78 LOWEST ADJACENT GRADE

BENCHMARK
SET L&T RCE 30826
6.00' E 1/4 OF CORNER
ON PROPERTY LINE PROD.
L&T ELEV = 109.26

16' 12"

12.06'

135.78'

HIGHEST FLAGGED
RIDGE = 135.78'

125.69' RIDGE

135.78'

11.99'

15' 18"

15' 18"

135.80'

135.78'

13' 7.9"

12' 8.4"

N 00° 07' 47" E 58.00'

12E. CONSIDERATION OF MOTION TO RECONSIDER COUNCIL ACTION ON PRE08-00011 – 22221 WARMSIDE AVENUE

Recommendation

Recommendation of the Community Development Director that City Council consider a motion to reconsider City Council decision made at the August 10, 2010 meeting to deny an appeal and deny a Precise Plan of Development to allow the construction of first and second story additions to an existing one story, single family home in the R-1 Zone, Hillside Overlay District for property located at 22221 Warmside Avenue.

It is further recommended that in the event City Council determines to reconsider the matter that a hearing date be selected and that the hearing be re-advertised to the public. **PRE08-00011: Craig Richmond**

Councilmember Rhilinger explained that she requested that this item be brought forward because when she voted to deny the project, she was unaware that the applicant would have to pay \$4000-4500 in fees to submit revised plans; that the added expense can be avoided if the Council grants a continuance instead of denying the project; and that the only way this can be accomplished is to have the Council reconsider their decision.

Councilmember Barnett noted that he was absent from the August 10 Council meeting but had watched the proceedings and questioned whether he could participate in this action, and City Attorney Fellows confirmed that he could do so.

Craig Richmond, 22221 Warmside Avenue, applicant, reported that he is making progress with his neighbors and thanked the Council for considering this item.

A brief discussion ensued, and City Attorney Fellows provided clarification regarding the scope of the new hearing.

MOTION: Councilmember Rhilinger moved to reconsider the Council's decision on PRE08-00011, with a new hearing date to be determined and the matter to be re-advertised. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

Sue Sweet
Recording Secretary

City Council
August 24, 2010

13B. PRE08-00011: 22221 WARMSIDE AVENUE – CRAIG RICHMOND**Recommendation**

Recommendation of the **Planning Commission** that City Council deny the appeal and take the following action on property located in the R-1 Zone at 22221 Warmside Avenue:

- 1) Adopt a Resolution denying a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence.

Recommendation of the **Community Development Director** that City Council uphold the appeal and take the following action on property located in the R-1 Zone at 22221 Warmside Avenue:

- 1) Adopt a Resolution approving a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence.

Mayor Scotto announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Lodan briefly reviewed the project and shared photographs taken from various vantage points in the neighborhood. He reported that the Planning Commission voted unanimously to deny the project on February 17, 2010 citing concerns that it would obstruct views and block sunlight from neighboring properties.

Councilmember Sutherland disclosed that he had met with Mr. Richmond and three of the neighbors.

Councilmember Rhilinger disclosed that she visited the site twice, once to observe the area and once to view the impact from 22220 Warmside Avenue, but did not converse with anyone about the project.

Councilmember Numark disclosed that he had visited 22220, 22214 and 22225 Warmside Avenue to assess the project's impact.

Councilmember Furey disclosed that he visited the site twice and observed the project from various vantage points but did not discuss the project with any of the parties involved.

Councilmember Brewer disclosed that he had met with the applicant Craig Richmond and also Barry LeQuire, the owner of 22220 Warmside Avenue.

Mayor Scotto disclosed that he visited 22220 Warmside Avenue and had met with the applicant.

In response to Mayor Scotto's inquiry, Planning Manager Lodan provided the following information about neighboring properties:

- 22215 Warmside – 3598 square feet/ 0.60 FAR, constructed in 2005-06;
- 22225 Warmside – 3617 square feet/ 0.64 FAR, originally constructed in 1990 with a series of additions, some of which were permitted only after the fact;
- 22220 Warmside – 2800 square feet/ 0.48 FAR, constructed in 1991.

Sue Sweet
Recording Secretary

City Council
August 10, 2010

Yoko Richmond, 22221 Warmside Avenue, reading from a prepared statement, reported that she and her husband have done everything possible to lessen the impact on neighbors and have revised the project several times. She explained that a one-story design was not feasible because it would result in an awkward design with very little remaining yard and neighbors to the rear have indicated that they favor a two-story design as it allows for more separation thereby enhancing privacy. She suggested that they would have had more design options if the home at 22225 Warmside (Alfred Kim) had been constructed in conformance with the Hillside Ordinance and they believe this home has caused neighbors to scrutinize their project more closely. She disputed the claim that there has been a lack of outreach to neighbors, explaining that they have attempted to share their plans, but neighbors have not been receptive.

Councilmember Sutherland asked about the timeframe for building the project since Mr. Richmond intends to build it himself, and Mr. Richmond estimated that framing and wrapping the exterior would take approximately two months. He reported that he no longer makes paddleboards in his garage, which was a source of concern for neighbors.

Barry LeQuire, 22220 Warmside Avenue, voiced objections to the proposed project, contending that it would obstruct his ocean view, intrude on the privacy of his master bedroom/bath, block the afternoon sun from the west side of his house, and diminish the value of his property.

Responding to questions from the Council, Mr. LeQuire explained that he did not object when the two-story homes on either side of the subject property were built because the view was already blocked by vegetation and contended that this project has a greater impact because it is directly across the street. He confirmed that the distance between his house and the project would be over 110 feet, but related his belief that there would still be a privacy impact.

Alfred Kim, 22225 Warmside Avenue, reported on various complaints Mr. Richmond has filed with the City about his property since moving next door in 2000. He contended that his home was built exactly according to plans and all the construction was ultimately permitted. He explained that he planted a row of trees blocking the view after Mr. Richmond poisoned the soil at the southwest corner of his property.

Councilmember Sutherland asked about the project's impact on his house, and Mr. Kim reported that it would block his view and intrude on his privacy.

Todd Horton, 22215 Warmside Avenue, stated that he worked with his neighbors on the design of his home before it was approved in 2005, however, in this case there has been a complete lack of communication. He voiced objections to project, citing the impact on his view, light and privacy and suggested that some of the impact could be mitigated if the plan was reversed.

Commissioner Brewer suggested that a one-story addition might have an even greater impact on his view because it would extend further into the backyard, and Mr. Horton responded that the view in question is already obstructed by trees the applicant has planted and a one-story project would not cast a large shadow over his property.

In response to Mayor Scotto's inquiry, Mr. Horton confirmed that he had no second story until building the addition in 2005 and that his home is larger than the one being proposed.

Dean Cummings, 22214 Warmside Avenue, stated that the proposed project will complete a virtual wall of two-story structures across the street from him blocking sunlight and creating a wind-tunnel effect in this already windy area. He expressed concerns that Mr. Richmond's estimated timeframe for the project's completion was overly optimistic.

Responding to audience members' comments, Craig Richmond expressed his willingness to trim vegetation so that it does not obstruct Mr. LeQuire's and Mr. Horton's view corridors. With regard to the project's timeframe, he estimated that his project would be completed in 18 months or less, noting that Mr. Horton's project took over a year to build.

Yoko Richmond stressed the need to enlarge the home to accommodate her family, which includes five children.

In response to Councilmember Rhilinger's inquiry, Mr. Richmond maintained that it was impossible to design a one-story project of the same size that works on this small lot. He reported that he drafted several different versions of a two-story design, but had never actually drafted plans for a one-story design. He explained that he is not an architect, but is experienced in construction and confirmed that the plans have been reviewed by an architect.

Councilmembers asked about staff's assessment of the view impact at 22220 Warmside Avenue and whether it was possible to build a one-story project of the same size on this lot. Planning Manager Lodan reported that staff observed an impact on a distant ocean view from the second floor of 22220 Warmside, which they did not feel was significant. He explained that it was technically possible to build the project as a one story, but there would be a much smaller backyard and the large setback on south side would have to be reduced to the five-foot minimum.

MOTION: Councilmember Furey moved to close the public hearing. The motion was seconded by Councilmember Sutherland and passed by unanimous roll call vote (absent Councilmember Barnett).

Councilmember Sutherland commented on the animosity Hillside cases can provoke and related his belief that much of it could be avoided if the parties involved would work together. He related his belief that Mr. Richmond should not have waited until this hearing to offer to trim vegetation that is blocking neighbors' views.

Indicating that he was inclined to support the project, Councilmember Brewer stated that he did not believe the project would have any impact on light or air; that he believed view corridors would be restored if view-obstructing vegetation is removed; and that he felt a one-story design would not leave an adequate-sized backyard for a family with five children. He pointed out that the houses of the three immediate neighbors objecting to the project dwarf the existing home on this property.

Councilmember Furey stated that he was not impressed by the plans for the project and felt a professional architect could have done a better job of arranging the space, however, he did not observe that it would impact the view, light, air or privacy of neighbors. He suggested that it would be better for an applicant to cut down view-obstructing vegetation before these hearings to avoid the perception that it was planted to obscure the silhouette or for spite.

Councilmember Rhilinger noted that the Hillside Ordinance requires that every effort be made to minimize a project's impact on neighbors and she was concerned that this has not been done. She stated that she believed the applicant has been hampered

by not using a professional architect who could recommend things such as shifting the living space from the front of the house to the back to avoid impacting neighbors' privacy.

Mayor Scotto stated that he gave little credence to Mr. Horton's objections given the size of his home and the fact that the second story was added in 2005, which means that the view is acquired. He also felt that Mr. Kim's objections had little merit since he enclosed the back part of his house making it even more massive and planted huge spite trees that obliterate neighbors' views. He stated that he did not believe the project would intrude on the privacy of the home at 22220 Warmside due to the distance between the homes and he also did not believe it would affect air and light to the home at 22214 Warmside, which is even further away. He voiced his opinion that even though it may have been a mistake to allow surrounding neighbors to build large two-story homes, the applicant should be allowed to build his home, which is 600-800 square feet smaller, since they are already there.

Councilmember Numark noted that this Council would likely not have approved the projects on either of side of the subject property, which adds to the complexity of this case. He pointed out that the Hillside Ordinance does not distinguish between original and acquired views, however it does require that a project be designed to cause the least intrusion and he was not sure that was done in this case because a one-story design was not fully explored.

Councilmember Rhilinger related her belief that the privacy impact on 22220 Warmside could be addressed by rearranging the rooms on the second floor.

Referring to photographs submitted for the record, Mayor Scotto pointed out that the house at 22215 Warmside looks directly into 22220 Warmside thereby negating the claim of privacy impact.

Councilmember Sutherland voiced his opinion most of the objections associated with the project could have been addressed by reversing the plans, which is something a professional architect could have easily done.

Mayor Scotto related his understanding that the plans cannot be reversed because the second floor is being built over the existing home.

MOTION: Councilmember Brewer moved to uphold the appeal and approve the project. The motion died for lack of a second.

MOTION: Councilmember Rhilinger moved to deny the appeal and deny the project. The motion died for lack of a second.

The Council briefly recessed from 11:14 p.m. to 11:20 p.m. due to technical issues.

Councilmember Numark questioned whether there was a way to redesign the second story so it would have less view impact on 22220 Warmside, which he believes is the home most affected. Planning Manager Lodan indicated that it might be possible to narrow the second story to create more of a view corridor.

Mayor Scotto questioned why the second floor was oriented north/south instead of east/west to preserve the view corridor for 22220 Warmside, and Planning Manager Lodan reported that the applicant did this to address view impact at 22215 Warmside.

Councilmember Furey stated that he would support Councilmember Rhilinger's motion because he believed the project could be redesigned to lessen the impact on neighbors by enlarging the first floor and shifting the second floor to the south.

Expressing support for Councilmember Rhilinger's motion, Councilmember Sutherland noted that this Council has been very consistent in trying to protect everyone's views regardless of when the homes were constructed.

Noting that this project has been in the Planning process since May of 2008 and has undergone at least three revisions, Councilmember Brewer stated that he would not want this to drag on for another two years and encouraged neighbors to work with the applicant if the project is denied.

Planning Manager Lodan advised that there is a definite lack of communication in this neighborhood due to several years of charges and counter-charges concerning illegal/un-permitted construction and un-permitted businesses.

Councilmember Rhilinger noted her agreement with Councilmember Brewer's comments, relating her belief that it would benefit all parties involved to work together.

Councilmember Numark stressed the need for each of the neighbors to give a little because obviously this project will have some impact.

MOTION: Mayor Scotto moved to reopen the public hearing. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote (absent Councilmember Barnett).

At Mayor Scotto's request, Mr. Richmond reviewed the various revisions that were made to address neighbors' concerns.

Councilmember Numark questioned whether Mr. Richmond considered shifting or reversing the second story to provide more of a view corridor for 22220 Warmside. Mr. Richmond reported that the original plans maintained the existing 10-foot setback on the north side of the house, but Mr. LeQuire made no comment on these plans and they were subsequently changed in response to other neighbors' concerns. He noted that the design is constrained due to the need to incorporate a stairway from the existing first floor to the new second story.

MOTION: Councilmember Sutherland moved to close the public hearing. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote (absent Councilmember Barnett).

MOTION: Councilmember Rhilinger moved to deny the appeal and deny the project without prejudice. The motion was seconded by Councilmember Furey and passed as reflected in the following roll call vote:

AYES:	Councilmembers Furey, Numark, Rhilinger, and Sutherland
NOES:	Councilmember Brewer and Mayor Scotto
ABSENT:	Councilmember Barnett

RESOLUTION NO. 2010-75

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 IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE
PRE08-00011: CRAIG RICHMOND

MOTION: Councilmember Furey moved to adopt Resolution No. 2010-75. The motion was seconded by Councilmember Rhilinger and passed as reflected in the following roll call vote:

AYES: Councilmembers Furey, Numark, Rhilinger, and Sutherland
NOES: Councilmember Brewer and Mayor Scotto
ABSENT: Councilmember Barnett

*

Sue Sweet
Recording Secretary

City Council
August 10, 2010

Barry & Barbara LeQuire
22220 Warmside Avenue
Torrance, CA 90505

Date: July 12, 2011

To: City of Torrance Planning Commission and City Council

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

Dear City Council:

This community will be there at the City Council meeting in opposition to the PRE08-00011.

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 western views. I have provided pictures to the Council/Commission.

Privacy Impact: The windows located on the second floor are facing east and looking directly into our master bedroom, master bathroom and our daughter's bedroom.

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 spite trees obstructing many of our first floor ocean view.

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.

Additionally we have provided several photographs showing how the Richmond's have placed a surveillance video camera in their front window pointed directly into our daughter's room our master bedroom and our master bathroom. I consider this to be an outrageous invasion of our privacy.

As you may recall this case was previously denied by the Planning Commission, and the City Council by a total of 11 to 2.

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

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

Thank you very much for your consideration.

Sincerely,

Barry LeQuire
Barbara LeQuire
Michelle LeQuire
Brian LeQuire

June 10, 2011

TO: City of Torrance Planning Commission

FROM: Barry LeQuire, 22220 Warmside Ave., Torrance, CA 90505

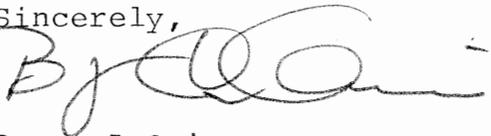
RE: Agenda #PRE08-00011; Property address: 22221 Warmside Ave.,
Torrance, CA 90505; Owners: Craig & Yoko Richmond

Dear Sirs:

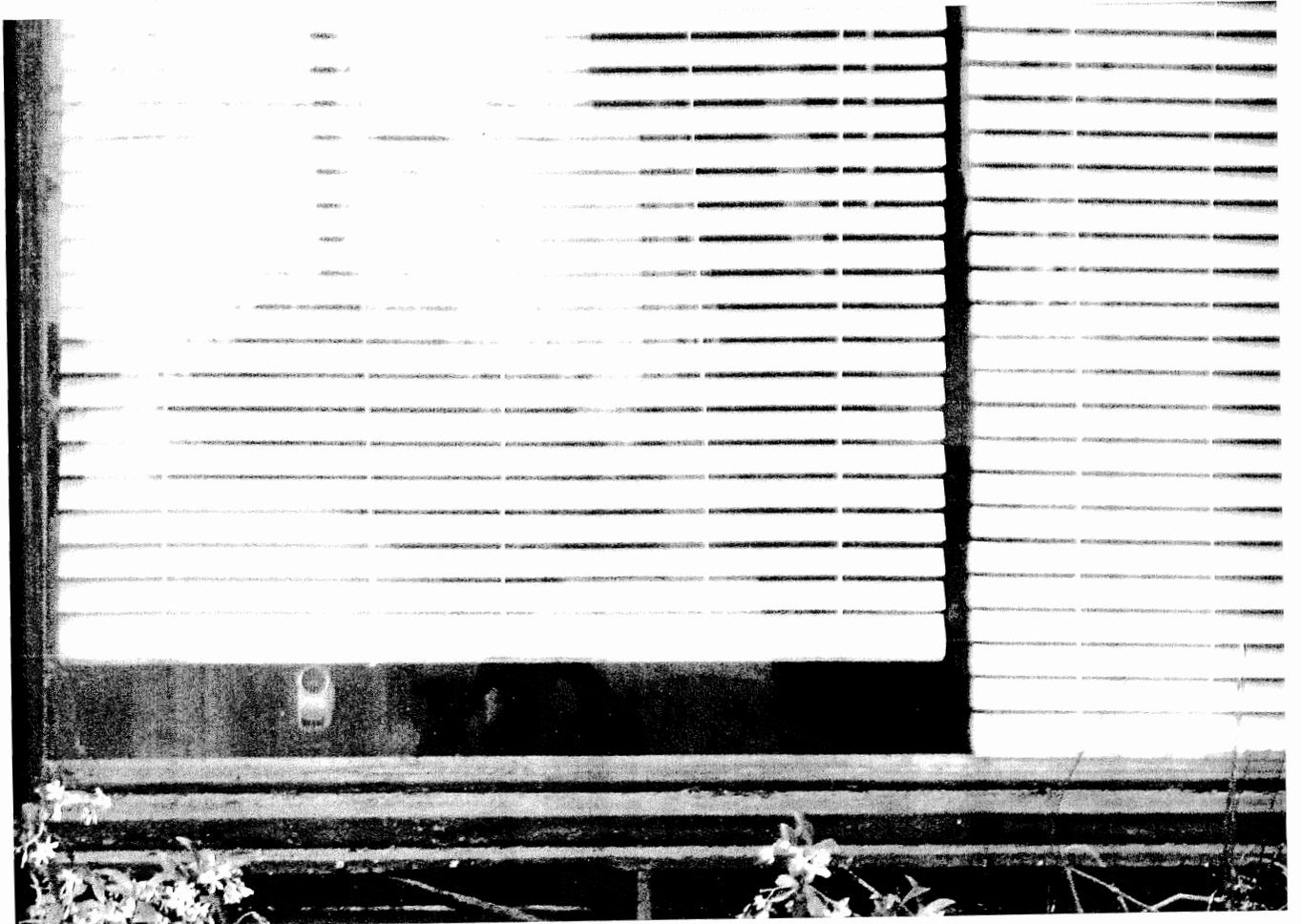
Enclosed please find several photographs I have taken on the above date. My home is directly across from the Richmonds' home, and on the evening of June 9, 2011 I noticed that the Richmonds had placed a surveillance video camera inside the front window of their living room. That camera is pointed directly at our home, straight at the upstairs portion of the house, directly into the master bedroom, the master bathroom, and our daughter's bedroom. I consider this to be an outrageous invasion of our privacy, and I am submitting these photographs to you in support of my contention that the Richmonds' second story proposal would have a major impact on our privacy.

I also believe that the surveillance of our home was done in direct retaliation to letters that were sent to Mr. Richmond, either by my attorney or a neighbor's attorney, in reference to Mr. Richmond's recent acts of harrassment. I will further address these issues at the next hearing date on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry LeQuire', written over a horizontal line.

Barry LeQuire



Graham, Oscar

From: attrats@juno.com
Sent: Thursday, June 02, 2011 9:23 PM
To: Graham, Oscar
Subject: Richmond " Warmside house"

Hi Oscar ,

The Attwoods at 22220 Shadycroft Ave. are very concerned about there privacy with this house being to close to our property . Maybe if it was built like the house North of him would be fine .

Thank You

The Attwoods

May 27, 2011

TO: City of Torrance Planning Commission

FROM : Alfred Kim, Karen Kim, 22225 Warmside Ave., Torrance,
CA 90505

RE: Agenda #PRE08-00011; Property address: 22221 Warmside Ave.,
Torrance, CA 90505; Owners: Craig & Yoko Richmond

Dear Sirs:

In reference to the above agenda matter, the hearing date of which is currently set for June 21, 2011 at 7:00 p.m. in front of the City Council, we wish to lodge the following protest against the proposed building plans:

1. View Objections

- a. Our home is located directly adjacent to and south of the Richmonds' on Warmside Ave. The Richmonds' proposed second story will have a major impact on our northeast-facing view in that the proposed second story will completely obliterate our view of downtown Los Angeles and the Los Angeles basin from the doors and windows of our upstairs master bedroom and bathroom.

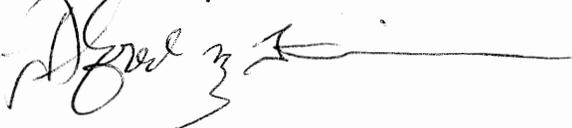
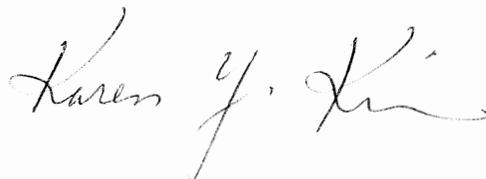
2. Privacy Objections

- a. On the southeast corner of their home the Richmonds are proposing an upper balcony which will have a major impact on the privacy of the front of our home. The Richmonds propose a front balcony with the dimensions of 4' X 12', with the four (4) foot side facing south, looking directly into the windows of our master bedroom and bathroom.
- b. On the southwest corner of their home the Richmonds are proposing an upper balcony which will have a major impact on the privacy of the rear of our home. The Richmonds are proposing a large rear balcony with the dimensions of 19' X 13', with the thirteen (13) foot side facing south, directly overlooking our lower rear deck and yard, as well as looking directly into the windows of our upper balcony.

After viewing the Richmonds' proposal we are convinced that the construction will have a major impact on our view and privacy, as stated above, and we urge the Commission to deny the project.

Very truly yours,

ALFRED KIM, KAREN KIM

May 18, 2011

TO: City of Torrance Planning Commission

FROM: Lawrence Roman, Deina Roman, 22209 Warmside Ave., Torrance,
CA 90505

RE: Agenda #PRE08-00011; Property address: 22221 Warmside Ave.,
Torrance, CA 90505; Owners: Craig & Yoko Richmond

Dear Sirs:

In reference to the above agenda matter, the hearing date of which is currently set for June 21, 2011 at 7:00 p.m. in front of the City Council, we wish to lodge the following protest against the proposed building plans:

PRIVACY OBJECTION

Although we live two (2) homes north of the Richmonds, their most recently submitted plans indicate a proposed rear second story balcony on the northwest corner of their home, with four (4) feet of said balcony facing north. That four (4) feet would provide a direct line of sight into most of our backyard, most certainly intruding on the privacy of our yard.

After viewing the Richmonds' proposal, that would be our only objection, since the proposal does not indicate any north-facing windows that would impact our privacy. Furthermore, we would withdraw the privacy objection regard the balcony if the north-facing portion was either completely walled-off or eliminated.

Very truly yours,

Lawrence S. Roman, Deina Roman

LAWRENCE ROMAN, DEINA ROMAN

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

Date: May 18, 2011

To: City of Torrance Planning Commission and City Council

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

Dear City Council:

Two mediation meetings were held during January 2011 and the revisions to the proposed project submitted to the City do not reflect those efforts and were a waste of time.

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 western views. I will provide pictures to the Council/Commission.

Privacy Impact: The windows located on the second floor are facing east and looking directly into our master bedroom, master bathroom and our daughter's bedroom.

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 spite trees obstructing many of our first floor ocean view.

Additionally the property at 22215 Warmside Ave directly north of Richmond's has been sold and the new owners do not know of the proposed plans and changes and should be provided that opportunity to review since it will have major impacts to their privacy and view as well. We have been informed that the new owners of 22215 Warmside Ave. will not take possession of the property until June 15 and therefore will have virtually no opportunity to lodge protests, if any to the Richmond's project.

As you may recall this case was previously denied by the Planning Commission, and the City Council by a total of 11 to 2.

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 a single story to minimize the impact on all the neighbors.

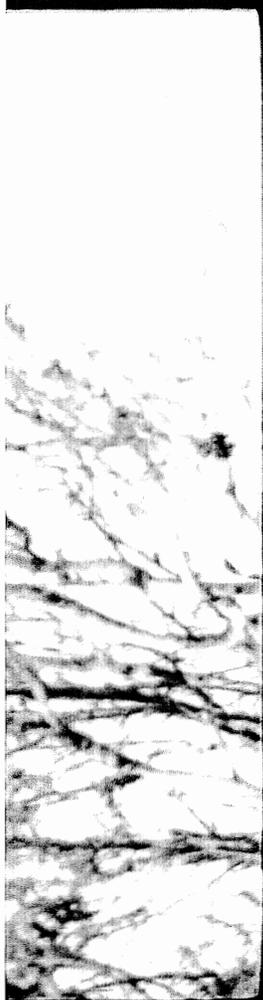
Thank you very much for your consideration.

Sincerely,

Barry LeQuire
Barbara LeQuire
Michelle LeQuire
Brian LeQuire







May 13, 2011

Torrance City Council
3031 W. Torrance Blvd.
Torrance, CA 90503

RE: Agenda #PRE08-00011
Property address: 22221 Warmside Ave., Torrance, CA 90505
Owners: Craig & Yoko Richmond

Dear Honorable Councilmembers:

As concerned homeowners and longtime residents of the City of Torrance we wish to express our opposition of the open extension of time previously granted to Craig & Yoko Richmond, the above-named applicants, for the purpose of submitting amended building plans for the reconstruction of their residence. You will recall that over the years the Richmonds had twice submitted building plans to the city Planning Commission, and on each occasion the proposals had been denied due to objections from neighbors and the Richmonds' non-compliance with building regulations. On a third occasion the Richmonds again submitted a proposal to the Planning Commission, and although the proposal was once again denied by the Commission, instead of re-submitting to the Commission, the Richmonds appealed the matter to the City Council. The appeal was heard by City Council on August 10, 2010 and after a full hearing and input from concerned neighbors the appeal was denied and the Richmonds were once again directed back to the Planning Commission.

Although it was expected that the Richmonds would pursue the regular avenue of planning and construction, i.e. to re-submit plans to the Commission, on August 24, 2010 the City Council, on motion of Councilwoman Rhilinger, set aside the denial of the appeal and continued the matter of the appeal to an indefinite date. The reason for the continuance, ostensibly, was that when the matter was originally denied on August 10, 2010 it was not contemplated by any Councilmember that the Richmonds would have to pay another filing fee to Planning for the re-submission of a proposal. Apparently Mr. Richmond had indicated to Councilwoman Rhilinger that not only was the building of a new home a matter of urgency insofar as the Richmond family was concerned, but also that the payment of another filing fee would be financially burdensome. (At the August 10, 2010 hearing both Mr. & Mrs. Richmond stressed the urgent nature of getting their new home built in order to accommodate their family needs.) On August 24, 2010, therefore, the remaining Councilmembers generously extended the matter before the Council in accordance with the desires of the Richmonds, expecting, it would seem, that the Richmonds would make a timely effort to prosecute their building project.

Unfortunately, it now seems that the Richmonds have taken advantage of Council's generosity. It has taken nearly nine (9) months to have new plans submitted, with no filing fee paid to the City. As

concerned homeowners we feel that in light of the Richmonds' obvious "stalling tactics" we may face a building project that will extend for ten (10) years, much to our inconvenience and discomfort. If you will recall, at the August 10, 2010 hearing Mr. Richmond estimated that it would take him only about four (4) months to frame and/or substantially complete the second story of his proposed residence. At that point one Councilmember replied that this was an unrealistic estimate in light of the fact that it took about six (6) months to complete a simple room addition at the Councilmember's home.

Since we feel that the Richmonds have misrepresented themselves to Council, and have in fact taken advantage of the good graces of Council, we respectfully request that the denial of the appeal in this matter be reinstated, and that the applicants be re-directed to Planning to pursue their project according to the usual procedures.

Very truly yours,

Barbara LeQuire
Signature
BARBARA LEQUIRE
Printed Name
22220 WARMSIDE AVE
Address

Barbara LeQuire
Signature
Barbara LeQuire
Printed Name
22220 Warmside Ave
Address

Lawrence L. Roman
Signature
LAWRENCE L. ROMAN
Printed Name
22209 WARMSIDE AVE
Address

Deina E. Roman
Signature
DEINA E. ROMAN
Printed Name
22209 WARMSIDE AVE.
Address

Dean H. Cummings
Signature
DEAN H. CUMMINGS
Printed Name
22214 WARMSIDE AV
Address

Lorraine L. Cummings
Signature
LORRAINE L. CUMMINGS
Printed Name
22214 WARMSIDE AVE
Address

Alfred Y. Kim
Signature
Alfred Yb Kim
Printed Name
22225 Warmside Ave
Address

Karen Y. Kim
Signature
KAREN Y. KIM
Printed Name
22225 Warmside AVE Torrance.
Address

GDH

Signature

Printed Name

Address

Gabriel Dupin

22226 SW Croft
90505

Signature

Printed Name

Address

Rob Attwood

Rob Attwood

22220 Shadycroft Ave.
90505

Signature

Printed Name

Address

Ron Botelho

Ron Botelho

22208 Shadycroft Ave TORRANCE
90505

Signature

Printed Name

Address

Victor Rosenthal

VICTOR ROSENTHAL

22308 WARMSIDE AVE.

Signature

Printed Name

Address

John Wilson Morris

JOHN WILSON MORRIS / BARRAGAN

22229 WARMSIDE AVE
90505

Signature

Printed Name

Address

Tracy Attwood

TRACY ATTWOOD

22220 SHADYCROFT AVE.
TORRANCE, CA. 90505

Signature

Printed Name

Address

Diane Botelho

Diane Botelho

22208 Shadycroft Ave TORRANCE CA
90505

Signature

Printed Name

Address

Dana Heyman

Dana Heyman

22320 warmside Ave

Graham, Oscar

From: Widman, Lance [lwidman@elcamino.edu]
Sent: Monday, February 07, 2011 8:56 AM
To: Graham, Oscar
Subject: RE: Richmond mediation

ou're welcome. Please note that the mediation meetings were held in 2011. Lance

From: Graham, Oscar [mailto:OGraham@TorranceCA.gov]
Sent: Monday, February 07, 2011 8:36 AM
To: Widman, Lance
Subject: RE: Richmond mediation

Thanks Lance.

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

From: Widman, Lance [mailto:lwidman@elcamino.edu]
Sent: Sunday, February 06, 2011 1:56 PM
To: Graham, Oscar
Cc: Craig Richmond; Barry LeQuire; Todd Horton
Subject: FW: Richmond mediation

Oscar Graham,
 Planning Assistant
 Community Development Department

Dear Oscar,

Since the process on this matter began in late August, the parties have met in two mediation meetings during January, 2010. On both occasions there were frank and candid exchanges of views by the parties. The confidentiality of the process precludes a more detailed discussion of the topics by the parties or by the mediators. However, the mediators believe there was a full airing of the neighbors' concerns regarding privacy and view issues, among others, and efforts by Richmond and his architect to attempt to address those concerns. While the process did not result in consensus resolution of the neighbors' concerns, it did present an opportunity for those concerns to be discussed as well as options and alternatives to be explored, and the parties engaged in a good faith effort doing so. It is our hope that revisions to the proposed project that will be submitted to the City will reflect the success of the parties' efforts.

Lance Widman
 South Bay Center for Dispute Resolution

07/12/2011

Council Meeting of
August 10, 2010

PUBLIC HEARING

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

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	0.524	0.496
◆ 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.

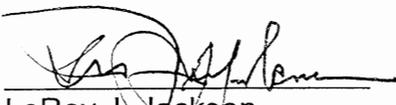
PLANNING COMMISSION RECOMMENDATION

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.

CONCUR:


 Jeffrey W. Gibson
 Community Development Director

NOTED:

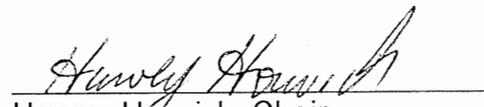

 LeRoy J. Jackson
 City Manager

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).

Respectfully submitted,

PLANNING COMMISSION


 Harvey Horwich, Chair

Jeffery W. Gibson
 Community Development Director


 By: Gregg D. Lodan, AICP
 Planning Manager

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.

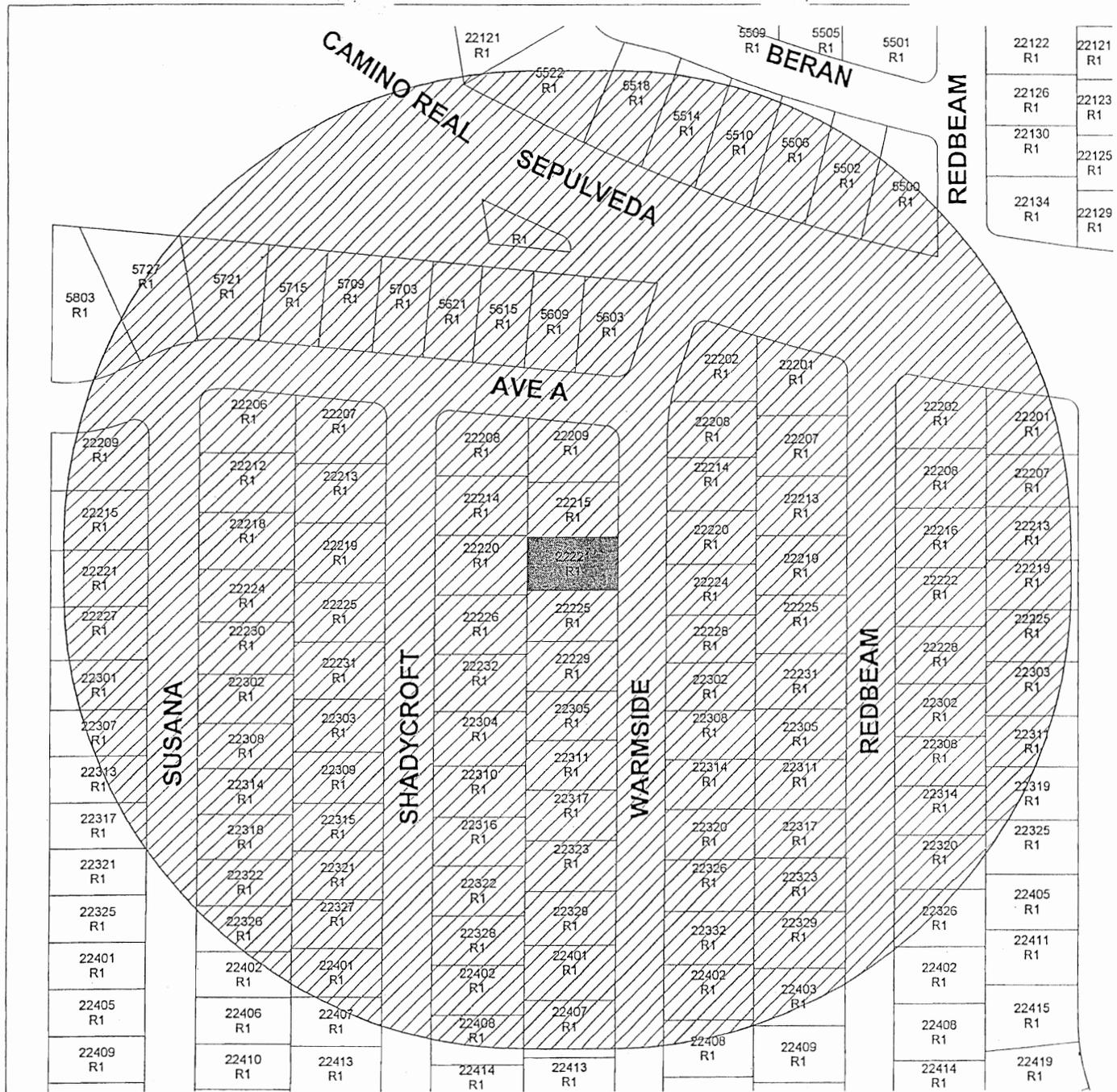
MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

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

By _____



LOCATION AND ZONING MAP

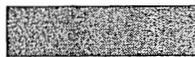
22221 Warmside Avenue
PRE08-00011



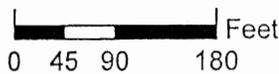
LEGEND



Notification Area

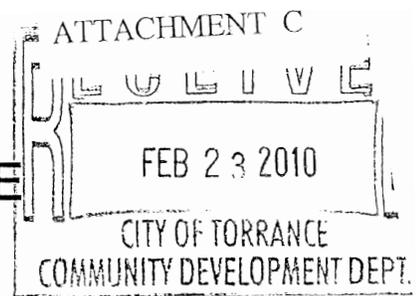


22221 Warmside Ave



CITY OF TORRANCE

INTEROFFICE COMMUNICATION



DATE: February 18, 2010

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

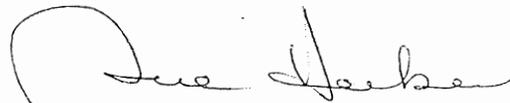
SUBJECT: Appeal 2010-03

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

CITY OF TORRANCE
 CITY CLERK'S OFFICE

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

Appeal Fee paid \$ <u>250.00</u>		For office use only: Date <u>2/18/2010</u>		Received by
Notice to: 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

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 17th 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.

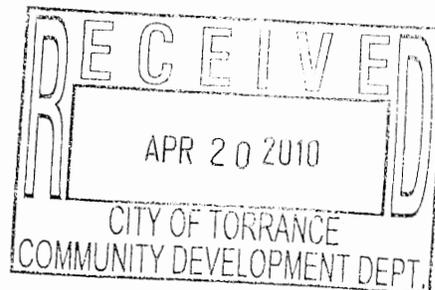
Since I have the right pursuant to the Hillside Overlay ordinance to view the subject building plans, I am now asserting a general objection to the project until I have had an opportunity for review.

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 Categoricaly 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

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: CHAIRPERSON BROWNING, BUSCH,
 HORWICH, SKOLL, UCHIMA, WEIDEMAN

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: GIBSON

ABSTAIN: COMMISSIONERS:



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 Categorical 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:

Secretary, Torrance Planning Commission



City of Torrance, Planning Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829
Height and Location Certification

Jeffery W. Gibson, Planning Director

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

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 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 109.26'

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.

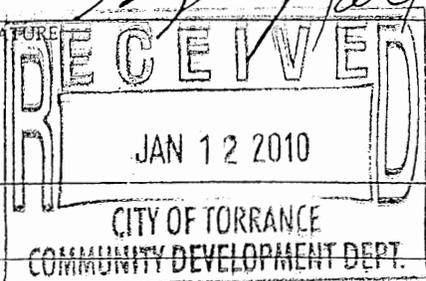
GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

[Signature]
SIGNATURE

(310) 542-9433
PHONE

JAN. 12, 2010
DATE



Notes: _____

03-118

Graham, Oscar

From: Todd Horton [todd.horton@brownandriding.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

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,

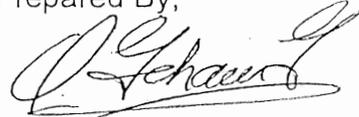
Barry LeQuire
(310) 503-7432

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

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
Date: 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 7th.

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 4th, 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

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

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

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

Sean H. Cummings
2214 Warmside Avenue
Torrance, CA 90505

4HrDr@sbcglobal.net
or DocDHCl@verizon.net

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

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

arry LeQuire

can be reached at:

lequire17@yahoo.com

10.503.7432 Cell phone

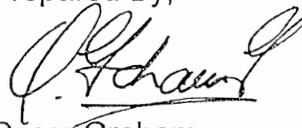
10.812.5130 Work phone

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
Date: Saturday, May 17, 2008 6:12 PM
To: Graham, Oscar
Subject: 2221 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 st Floor)	1,050 sq. ft.
• Existing Garage	200 sq. ft.
• Existing Improvements Total	1,250 sq. ft.
• Proposed Living Area (1 st Floor)	1,292 sq. ft.
• Proposed Living Area (2 nd 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 of 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:

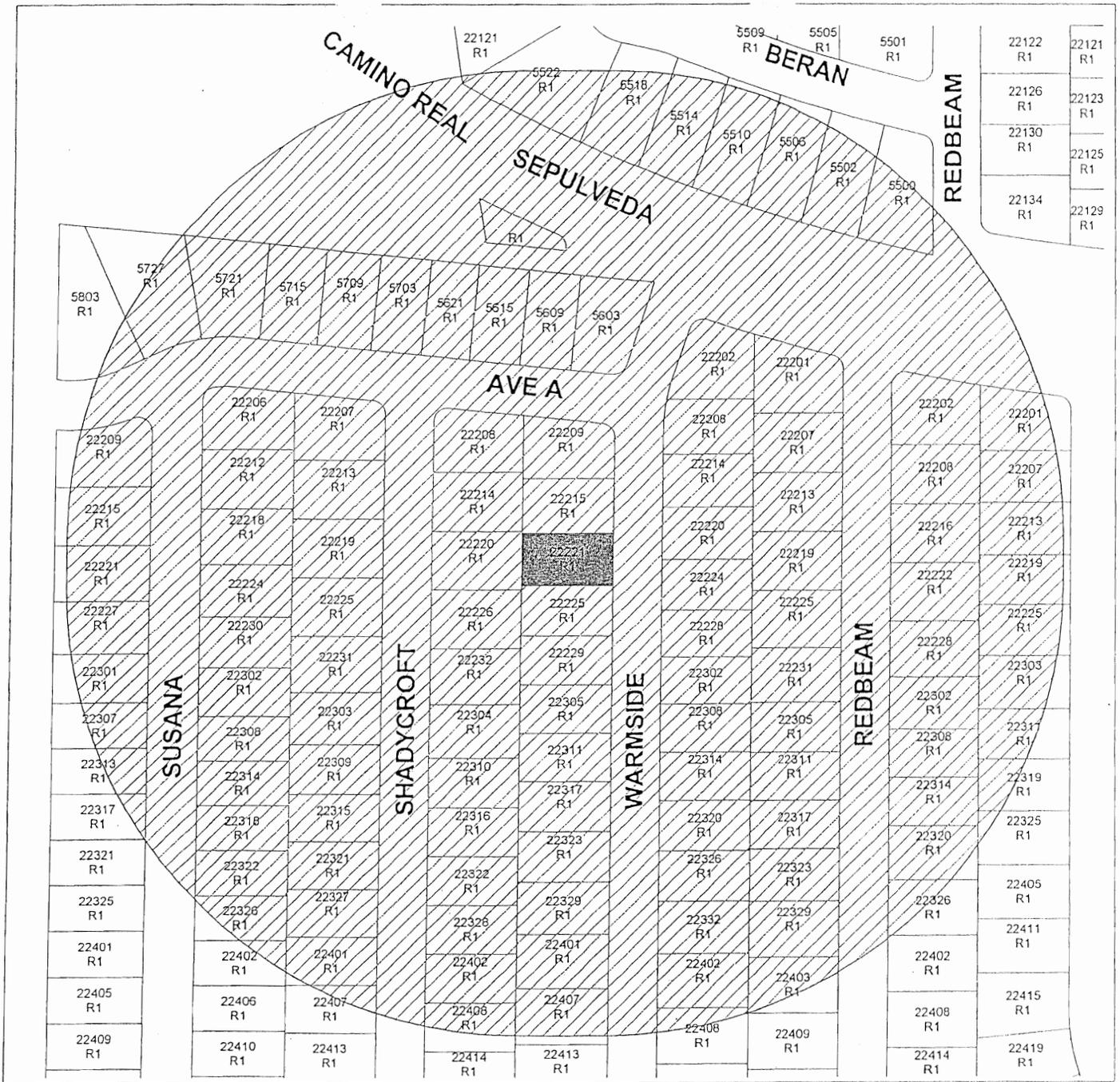
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

22221 Warmside Avenue
PRE08-00011



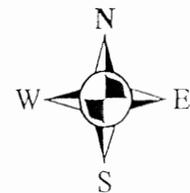
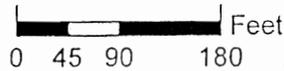
LEGEND



Notification Area



22221 Warmside Ave



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, based on plans submitted to the City of Torrance
(date)

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

from a bench mark located at SOUTHEAST CORNER "1ST 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.

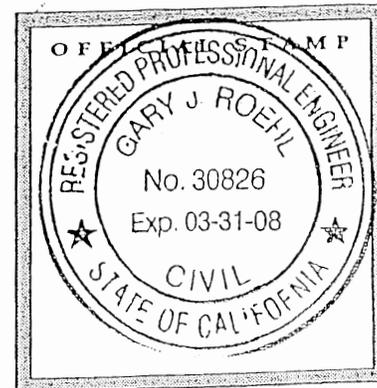
GARY J. ROEHL
NAME (please print)

RCE 30826
LS/RCE#

Gary J. Roehl
SIGNATURE

(310) 542-9433
PHONE

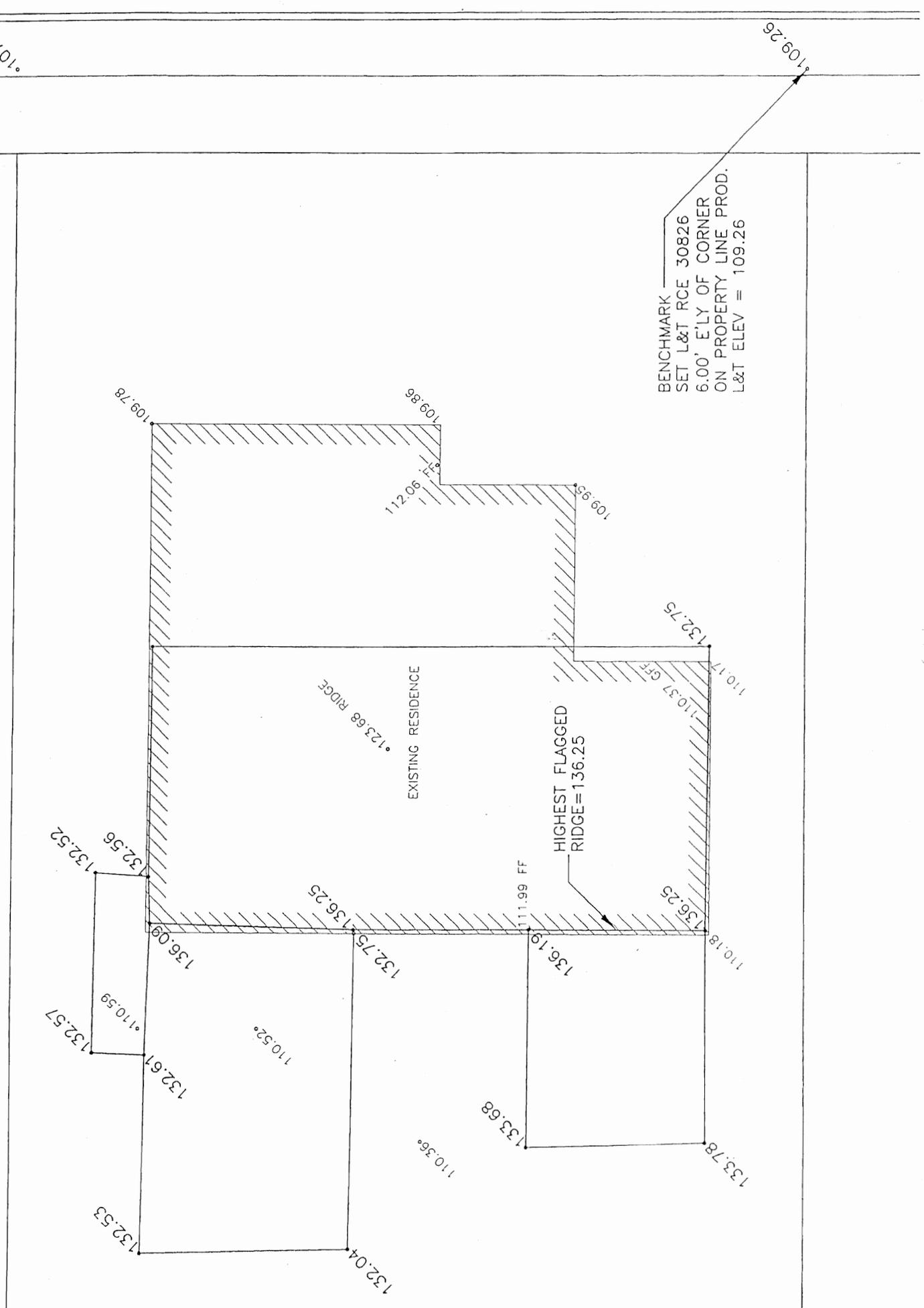
2-4-08
DATE



Notes: _____

03-118

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. homes.

- 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 that 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

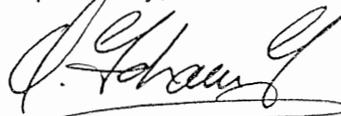
SUBJECT(S): PRE08-00011: CRAIG RICHMOND

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 lose 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 lose sunlight as it only receives afternoon sun
- Our BBQ area will lose 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 lose 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

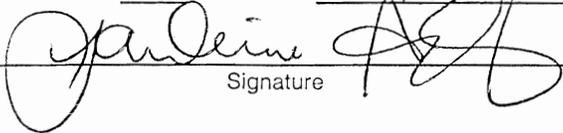
July 30,

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:
• Arson, 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:

PRE08-0001, 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 Ashi

(signature)

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

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

Publish: **July 30, 2010**

**SUE HERBERS
CITY CLERK**

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

Council Meeting of
August 10, 2010

SUPPLEMENTAL #1 TO ITEM 13B

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

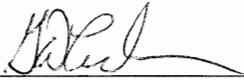
Members of the Council:

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 

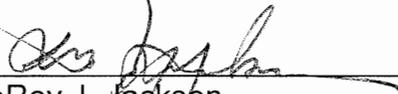
Gregg D. Lodan, AICP
Planning Manager

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.

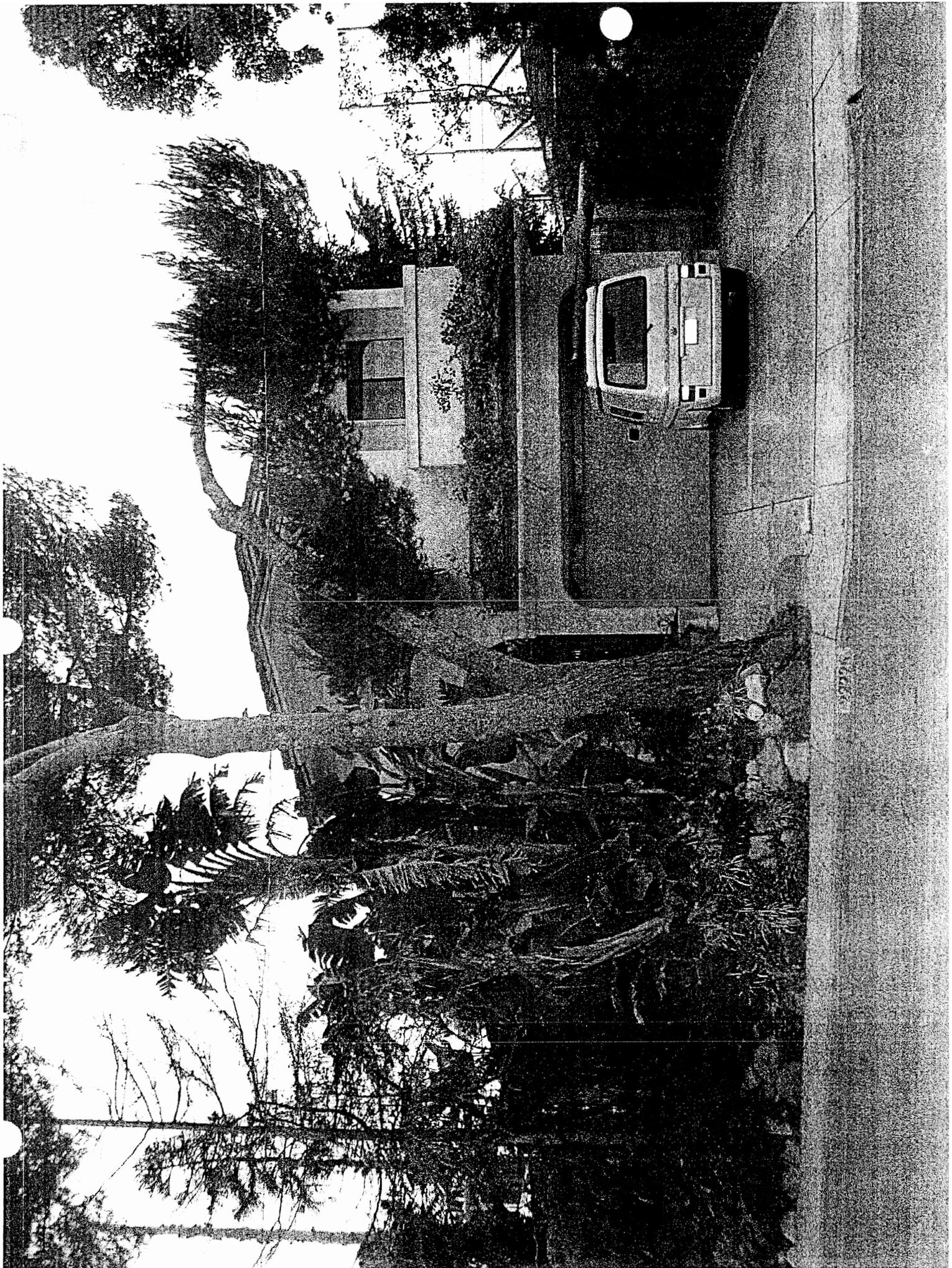
Sincerely,

Craig Richmond
 22221 Warmside Ave.
 310-316-2091

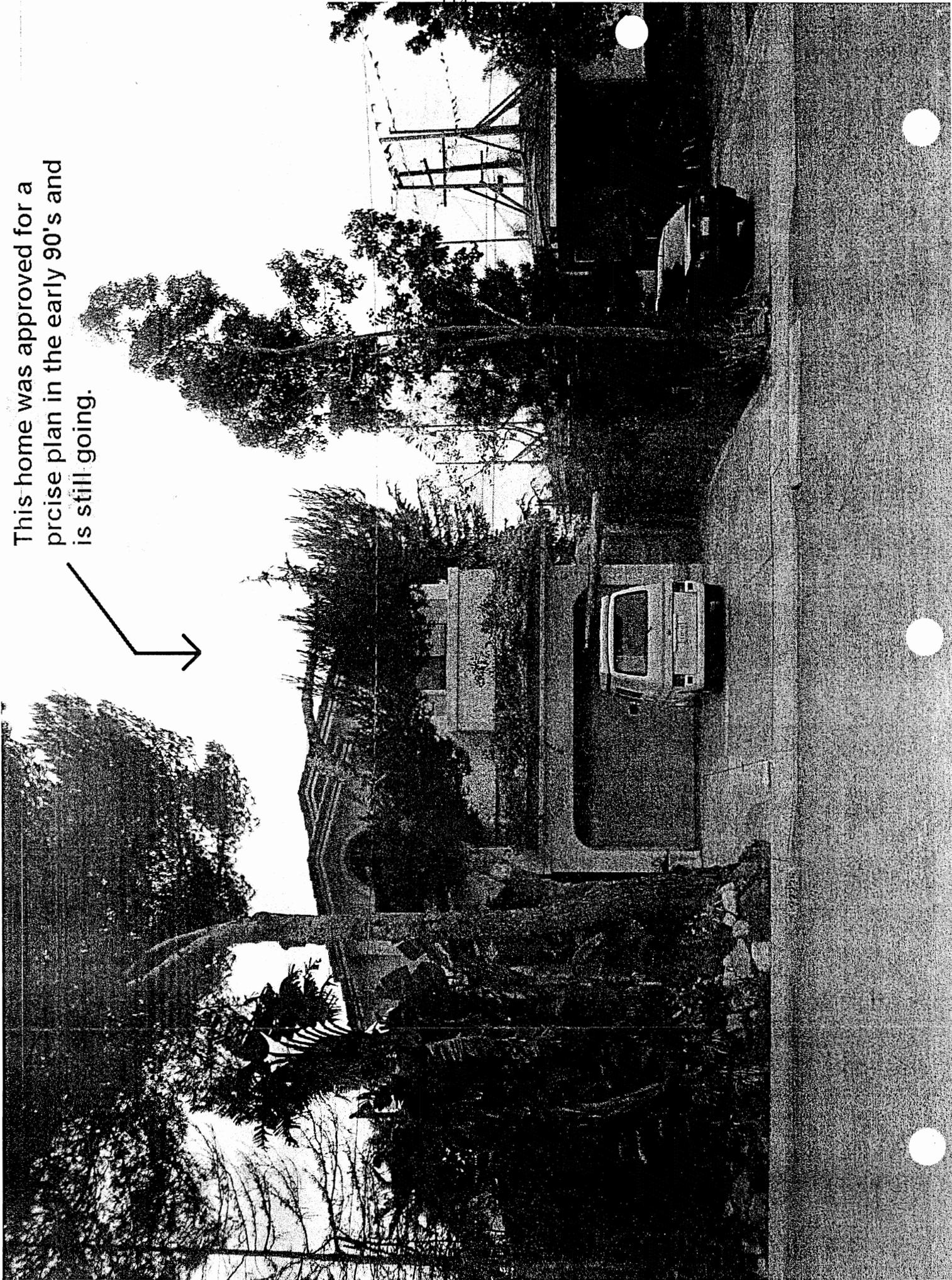
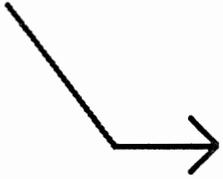
08/10/2010

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

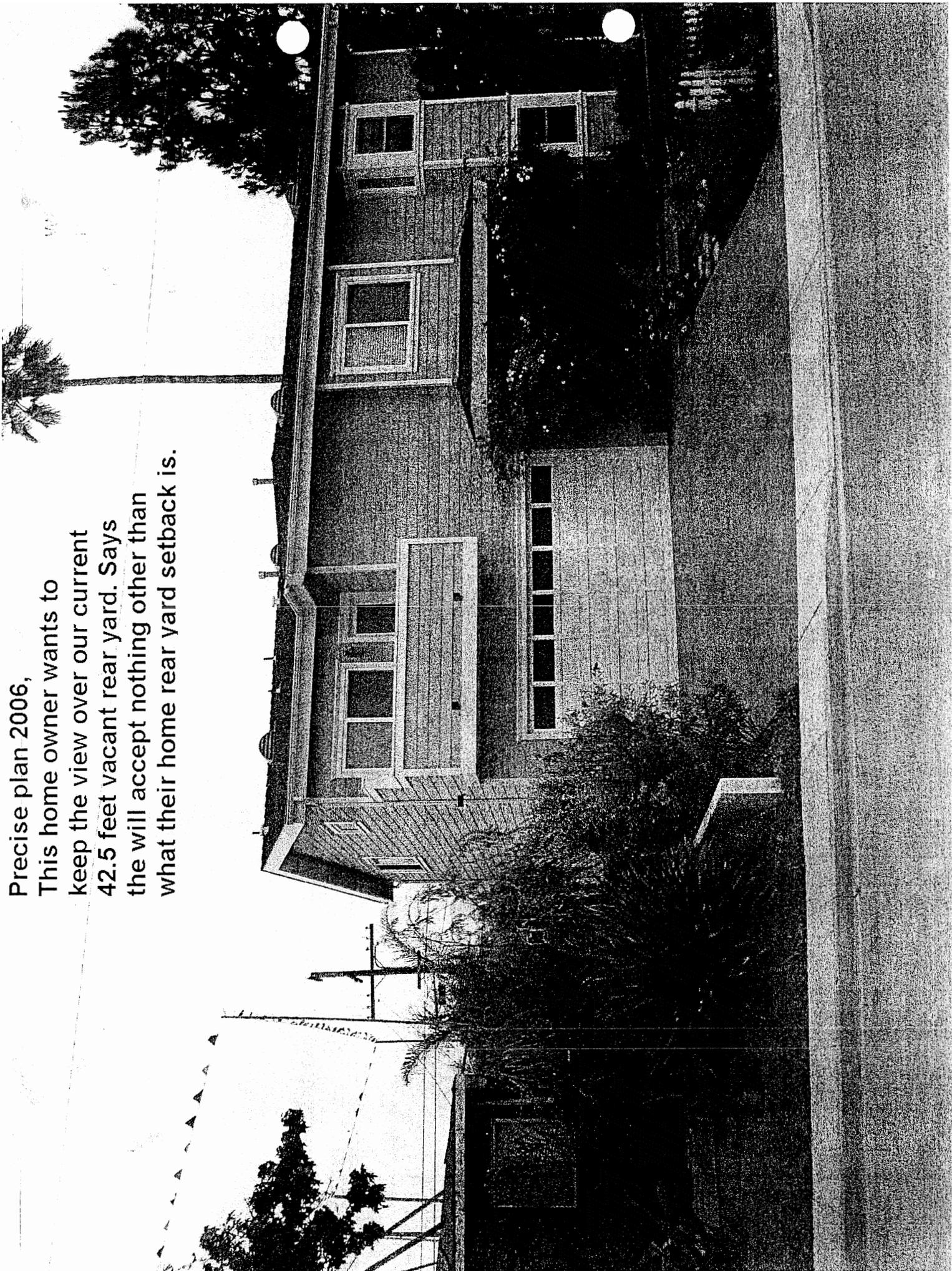




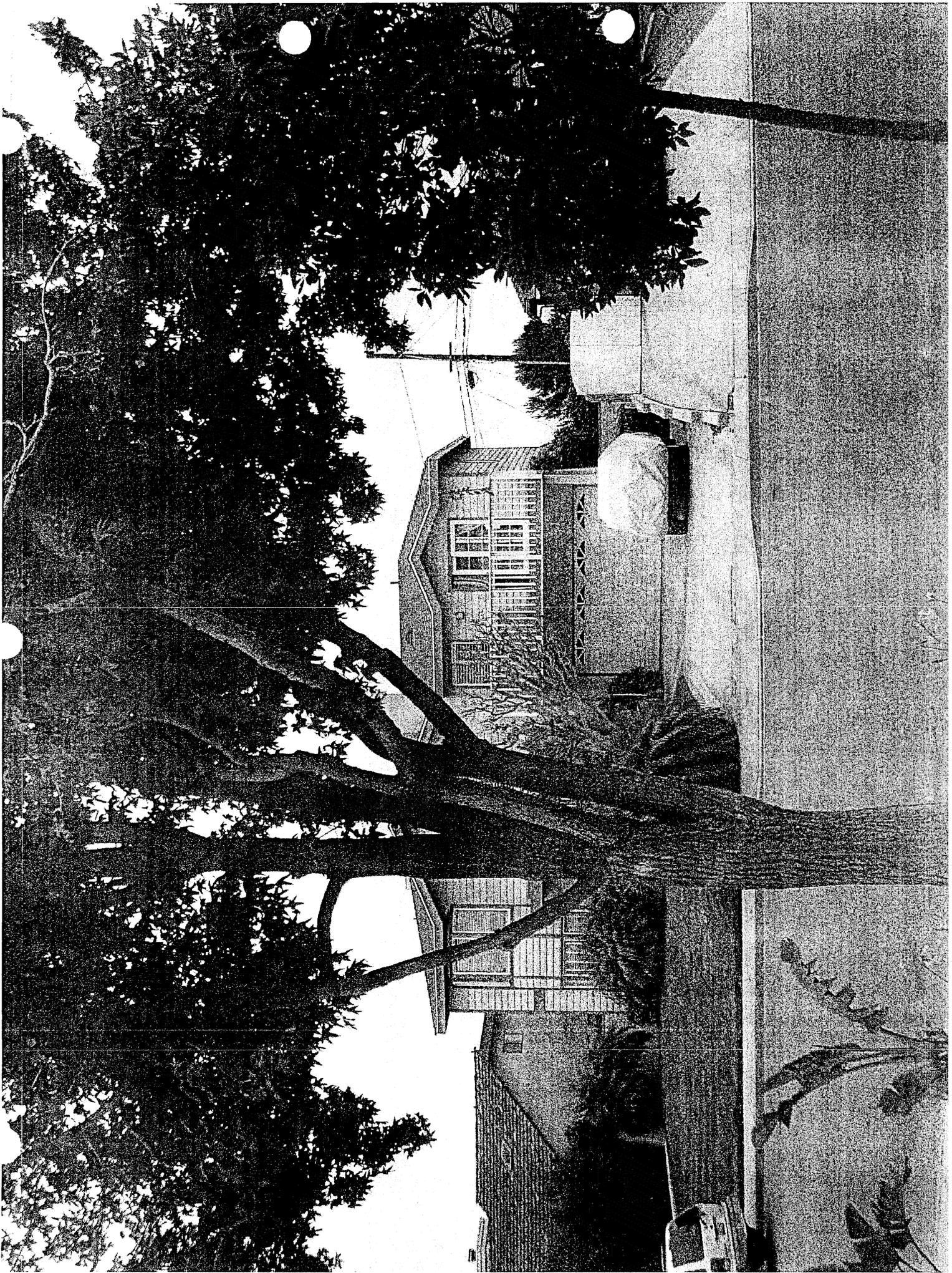
This home was approved for a precise plan in the early 90's and is still going.



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 a 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 flatting 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:

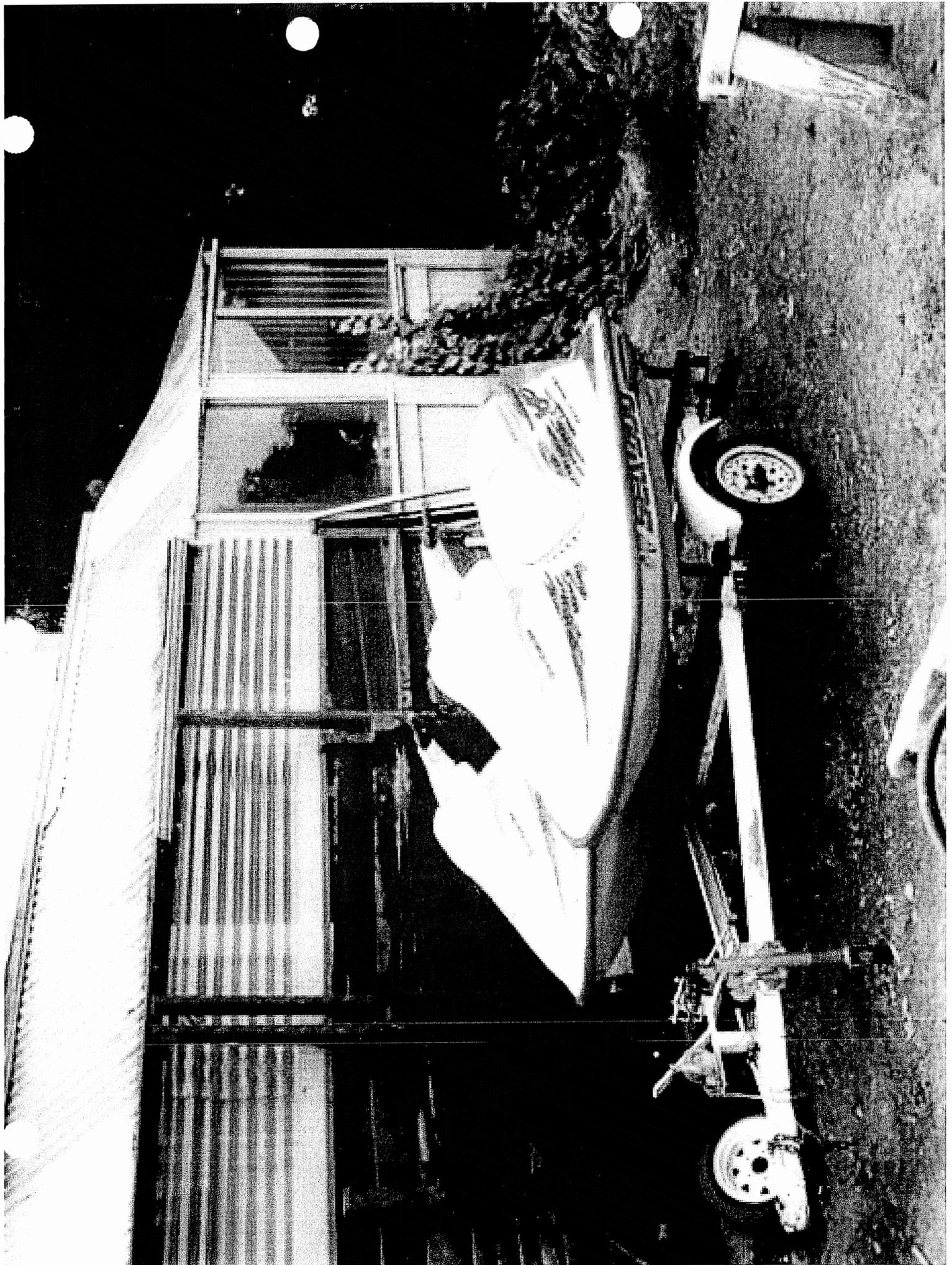
Lot Area (56' X 100')	5,600
Total Living Area	2,798
First Floor	1,822
Second Floor	976
Garage	399
Total Floor area	3,197
FAR (excluding garage)	.50
FAR (including garage)	.57
Maximum Height	26'10"
Lot Coverage	39%

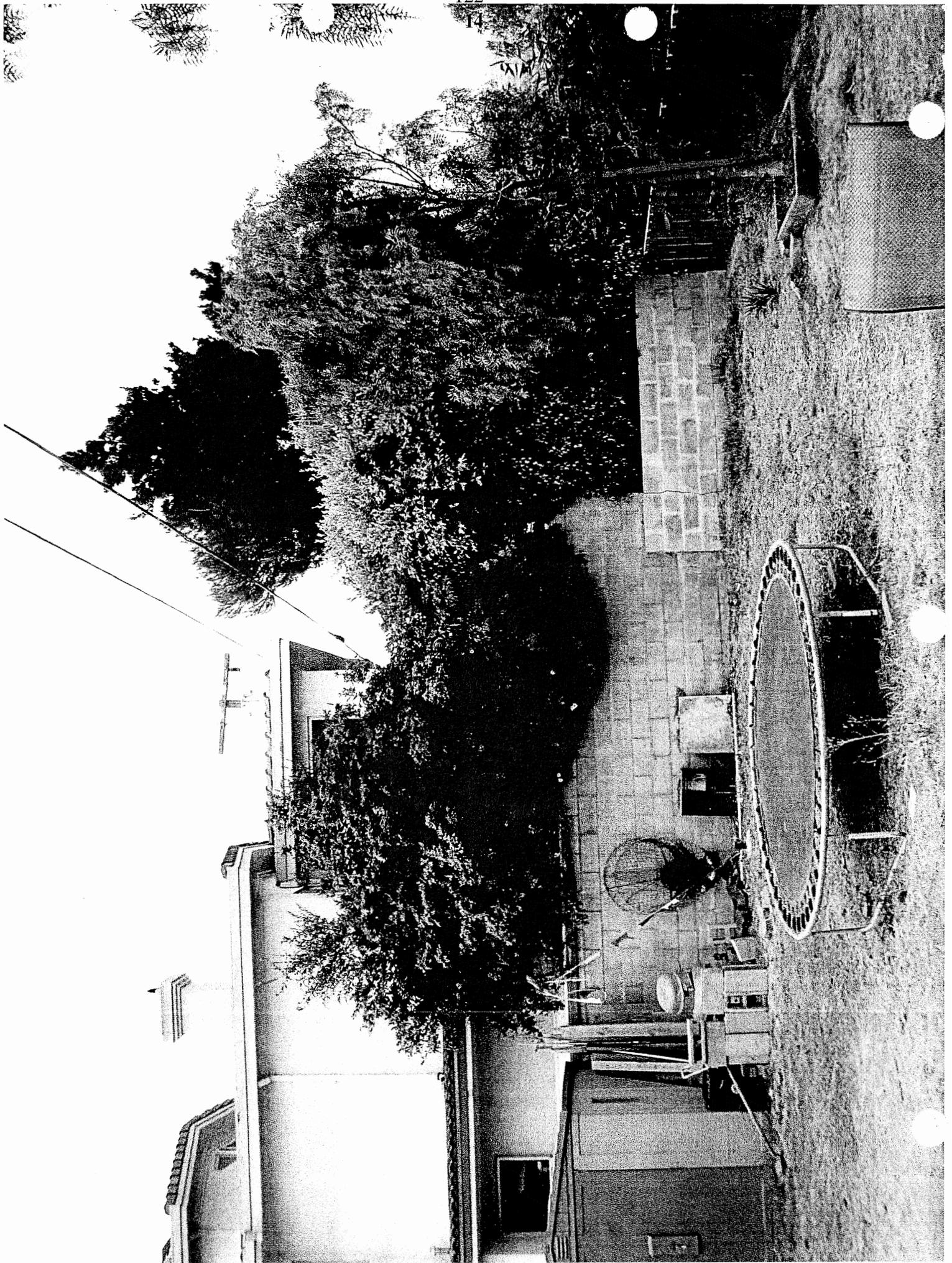
PROJECT RECOMMENDATION: APPROVAL

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





Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

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

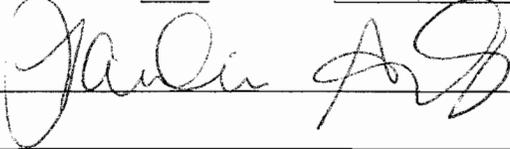
July 8,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 8 July 2011



This space is for the County Clerk's Filing Stamp

RECEIVED

2011 JUL 12 AM 10:20

Proof of Publication of

DB 7-37

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., July 19, 2011 in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

MOD08-00011, CRAIG AND YOKO RICHMOND: City Council considers a request for approval of a Precise Plan of Development and adopts a **RESOLUTION** 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.

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

**SUE HERBERS
CITY CLERK**

PUBLISH: JULY 8, 2011

*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, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

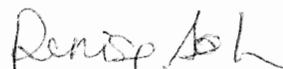
PROOF OF SERVICE BY MAIL

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 8, 2011, I caused to be mailed 151 copies of the within notification for City Council MOD08-00011: CRAIG AND YOKO 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 8, 2011 at Torrance, California.



(signature)

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

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

Publish: **July 8, 2011**

SUE HERBERS
CITY CLERK

One hundred fifty one (151) notices mailed on 07-08-11. da

MAYOR'S SCRIPT

AGENDA ITEM 13-

MAYOR: NOW IS THE TIME AND PLACE FOR THE PUBLIC HEARING ON AGENDA ITEM 13- _____. A RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR THAT THE CITY COUNCIL APPROVE A PRECISE PLAN OF DEVELOPMENT TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING ONE-STORY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVELAY DISTRICT, IN THE R-1 ZONE AT 22221 WARMSIDE AVENUE;

MAYOR: HAS THIS MATTER BEEN PROPERLY ADVERTISED?

(City Clerk's response)

MAYOR: IS THERE A STAFF PRESENTATION?

(COMMUNITY DEVELOPMENT DEPARTMENT PRESENTATION)

MAYOR: DOES THE COUNCIL HAVE ANY QUESTIONS OF STAFF?

(QUESTIONS, IF ANY)

MAYOR: IS THERE ANYONE IN THE AUDIENCE WHO WISHES TO BE HEARD ON THIS MATTER?

(Audience input if any. Also note for the record any written correspondence from the public.)

MAYOR: IF NO ONE FURTHER WISHES TO BE HEARD, I WILL
ENTERTAIN A MOTION TO CLOSE THE PUBLIC
HEARING.

(Public hearing closed)

MAYOR: DOES THE COUNCIL WISH TO TAKE ACTION ON THIS
MATTER?

(Motion to concur with the recommendation of the
Community Development Director)

