

June 23, 2016

TO: Mayor and City Council  
Planning Commission  
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of **June 20, 2016 – June 23, 2016.**

**EVENT PERMIT:**

**Applicant:** Ryan Chung (Sung Woon Chung), representing  
H-Mart Torrance

**APPROVED**  
06/21/16

**Case No.:** EVN16-00035

**Location:** 4340 Pacific Coast Highway

**Zoning:** C-2

**Summary:** Request for Administrative Approval to allow a Grand Opening Ceremony including a ribbon cutting, cultural event, gift giveaway, face painting, and balloon art event on 06/22/16 to 06/25/16 from 9:00AM-8:00PM on property located in the C-2 Zone at 4340 Pacific Coast Highway.

**MINOR HILL EXEMPTION PERMIT:**

**Applicant:** Clint Bird

**APPROVED**  
06/23/16

**Case No.:** MHE14-00041

**Location:** 22638 Draille Drive

**Zoning:** R-1, Single-Family Residential District (Hillside Overlay District)

**Summary:** Administrative Approval of a Minor Hillside Exemption to allow a retaining wall and guardrail in the rear yard at a two-story residence on property located within the Hillside Overlay District in the R-1 Zone at 22638 Draille Drive.



City of Torrance, Community Development Department Jeffery W. Gibson, Director  
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

**TEMPORARY PARKING LOT EVENT PERMIT APPLICATION**

Parts I, II, and III to be completed by the Applicant. Please print or type.

**I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION**

<b>Name of Applicant</b> Ryan Chung(Sung Woon Chung)			
<b>Name of Business</b> HMART Torrance			
<b>Property Address (proposed parking lot event location)</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
4340 Pacific Coast Hwy., Torrance, CA 90505			
<b>Name of Business Owner</b>	<b>Contact Phone Number</b>	<b>Email</b>	
HMART Torrance	[REDACTED]	[REDACTED]	
<b>Mailing Address (if different from above)</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>

**II. EVENT AND SITE INFORMATION**

Check type of approval requested:

- Promotional Outdoor Event     
  Pumpkin Sales Lot     
  Security # of Guards \_\_\_\_\_  
 Outdoor Gathering Of People     
  Christmas Tree Sales Lot     
 Armed (Y/N) \_\_\_\_\_  
 Includes Amplified Sound     
  Other (Please Describe): \_\_\_\_\_

Describe the proposed event: 6/22/2016 Grand Opening Ceremony including ribbon cutting(Mayor Fuery has been invited as main speaker)  
/cultural event(Korean Folk dance, Japanese Taiko, Chinese Lion Dance) 6/22-6/25 Free Gift giveaway event, Face Painting, Balloon Art

Date(s) and Hours of event:

Date:	From: 6/22/2016	To: 6/25/2016	Hours:	From: 9AM	To: 8PM
Set Up Date(s):	From: 6/22/2016	To: 6/22/2016	Clean Up Date:	6/25/2016	

Site Information:

Zoning <b>C-2</b>	Total Lot Area (in sq. ft) 103.5	Total Number of Parking Spaces On-Site 6	Number Parking Spaces Displaced by the Event 6
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**III. STANDARDS AND REQUIREMENTS**

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 93.1.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

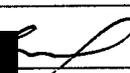
**Additional requirement for pumpkins or Christmas trees sales:**

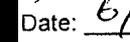
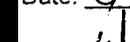
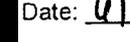
- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than the day after Thanksgiving and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant Ryan Chung(Sung Woon Chung)	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>see attached</i>	City, State, Zip
Mailing Address 4340 Pacific Hwy. Torrance CA 90505	City, State, Zip	Mailing Address	City, State, Zip
Contact Phone Number	Email	Contact Phone Number	Email
Signature	Date 6/13/2016	Signature	Date

**IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

*Photos* Plot Plan Attached     Other Information Attached: LOA

Application/Case No. <u>EVN16-0035</u>	Date of Acceptance <u>6.16.2016</u>	Fee Amount <u>\$ 227</u>	Accepted By: 
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By 	Date: <u>6/20/16</u>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: <u>6/17/16</u>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: <u>6/16/16</u>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By 	Date: <u>6.17.16</u>

REMARKS Please log comments in Permit Plan	
Fire	See Accela for comments.
Building	<del>SAFETY INSPECTOR PERMITS</del> See Accela for comments
Environmental	See Accela for comments
Police	per Sgt David Koenig (6.17.16): hard barrier req'd for anything occurring in pkg lot where vehicles travel, to protect pedestrians. <sup>PD officers</sup> not req'd

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:  
*see attached*

Assessment Made By:	
Name 	Title <i>Plng Asst</i>
Recommended By:	
Name 	Title <i>Planning Manager</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:  
 Approved     Denied    Temporary Parking Lot Permit Number: \_\_\_\_\_



Jeffery W. Gibson  
Community Development Director

*2 June 16*  
Date: \_\_\_\_\_

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

**FIRE CONDITIONS FOR EVN16-00035:**

- Tents 200 square feet or more and canopies over 400 square feet require tent permit and inspection.
- Do not block Fire Lanes, Fire Department Connections or Fire Hydrants.
- All exit doors and egress paths shall be clear and accessible at all times.
- No cooking or open flame approved.

**BUILDING & SAFETY CONDITIONS FOR EVN16-00035:**

- Safety Inspection required for all tents larger than 10'x12'
- No obstruction allowed at any HC paths(s)

**ENVIRONMENTAL CONDITIONS FOR EVN16-00035:**

- Do not obstruct handicap accessible parking spaces.
- One banner is allowed. The banner must be attached to the building wall or fence. A permit is required.
- Prohibited signage includes the following: A-frame or freestanding signs; off-site advertising signs; bow or flag banners; inflatable signs; banners placed in the ground or on the roof of a building; signs attached to vehicles, light or utility poles; signs that flash, blink or change; and persons holding signs.
- Provide nearby trash receptacles for event.
- Music cannot start before 10am.

**PLANNING CONDITIONS FOR EVN16-00035:**

- All event activities to be contained within noted areas – event activities to be contained onsite and cannot encroach into surrounding area
- Site to be returned to previous state prior to event
- Any displayed merchandise shall not block vehicle or pedestrian circulation



**VISTA PLAZA MANAGEMENT COMPANY, INC.**

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June 15, 2016

TO WHOM IT MAY CONCERN:

Re: H Mart  
Vista Plaza Shopping Center  
4340 Pacific Coast Highway  
Torrance, CA 90505

Re: Approval for Grand Opening Event - 2016

On behalf of the Common Area Operator of the above named shopping center, we are giving our permission to H Mart, located at the above given address, to conduct a Grand Opening Event in an area of the parking lot near the H Mart store, on June 22 - 25. The event each day will run from no earlier than 9:00 am to no later than 8:00 pm each day.

This permission is subject to the conditions of a separate written agreement between H Mart and the Common Area Operator, including the requirement that H Mart must comply with all laws and regulations, all permit requirements of the City of Torrance, and all Shopping Center rules, pay for all costs related to the parking lot event, have adequate liability insurance and security, and return the event area to its original condition within 1 hour after the end of the event.

Sincerely,

  
Marie Rees, President  
Vista Plaza Management Company, Inc.

cc: Ryan Chung, H Mart Companies, Inc.

# **HMART TORRANCE GRAND OPENING EVENT PLAN**

## **Summary**

- Address: 4340 Pacific Coast Hwy Torrance, CA 90505
- 1. Grand Opening Ceremony/Cultural events
  - Date: 6/22/2016 Wed.
  - Time: 10:00AM – 11:00AM
- 2. Grand Opening Free Gift Giveaways
  - Date: 6/22/2016 Wed. – 6/25/2016
  - Time: 9:00AM – 8:00PM
- 3. Events for Kids (Face Painting/Balloon Art)
  - Date: 6/24/2016 Fri - 6/25/2016 Sat.
  - Time: 12:00PM - 5:00PM

DATE: June 23, 2016  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Minor Hillside Exemption (MHE14-00041) – Clint Bird

**Case No:** MHE14-00041; Request for an Administrative Approval of a Minor Hillside Exemption to allow a retaining wall and guardrail in the rear yard at a two-story residence on property located within the Hillside Overlay District at 22638 Draille Drive.

**Applicant:** Clint Bird

**Location:** 22638 Draille Drive

**Zoning:** R-1: Single-Family Residential, Hillside Overlay District

The applicant requests approval of a Minor Hillside Exemption to allow the construction of a new rear yard retaining wall and guardrail. The existing rear yard consists of a finished concrete patio varying between 2.5 feet and 28 feet long, terminating at a retaining wall which is 19 feet from the rear property line. East of the retaining wall, the natural grade slopes down to the rear property line. The applicant states the reason for the request is to extend the level of the existing patio and increase useable rear yard area lost to the rear. The plans indicate the proposed 645 sq. ft. patio extension will consist of soil back-fill to meet the existing grade of the patio which will be retained by a 5 foot high wall and 42 inch guardrail. The Hillside Overlay requires administrative review for any retaining wall higher than 3 feet.

The patio extension is proposed to begin at the existing retaining wall located 19 feet from the rear property line and extend east, toward the rear property line. According to the plans, the proposed patio will have a 10' and 5' rear setback along the northernmost and southernmost sections, respectively. The north side yard setback is proposed at 5 feet and a 5' high privacy fence is proposed along the same elevation. From the lowest adjacent grade, the retaining wall is proposed to be 5 feet high, with a 3.5 foot guardrail for a total height of 8.5 feet. The site plan indicates the remaining area beyond the retaining wall will be landscaped and existing chain link fencing along the north and south property lines will be replaced with 5 foot high wooden fencing. The east property line is currently bound by chain link fencing, which is not proposed to change.

The Minor Hillside Exemption process evaluates potential view, light, air, and privacy impacts to surrounding properties. In 2014, the applicant was unable to obtain any of the required five signatures from neighboring properties and staff sent 10-day letters on September 14. On September 16, 2014 staff received a letter of opposition (Attachment #2) from the neighbor residing at 22637 Draille Drive. Staff visited the neighbor, as she stated concerns with potential negative impacts to privacy, specifically with regard to the rear yard. During site visits, staff observed a grade similar to that which exists in the applicant's rear yard. An existing 5 foot high wooden fence follows the natural slope of the land along the shared property line which provides privacy to both properties. The neighbor expressed privacy concerns due to the extension of the patio which would allow those standing on it to view into her rear yard. Staff relayed the concern to the architect who also worked directly with the neighbor and proposed a 5 foot side setback between the retaining wall and her property line as well as a 5 foot high wooden fence along the north elevation of the retaining wall. Since 2014, the project has undergone several revisions and has changed significantly from the original proposal, which

prompted staff to re-send 10-day letters to adjacent neighbors on May 3, 2016 (Attachment #1). The property owners of the adjacent residences to the north and east, at 22634 Draille Dr. and 22637 Ellinwood Dr., submitted letters (Attachment #2) to the Community Development Department stating their reasons for not signing the plans.

The property owner at 22637 Ellinwood, submitted a letter to the Community Development Department (received Dec. 02, 2015) indicating privacy impacts to the rear yard (Attachment #2). After reviewing the revised plans, the neighbor submitted another letter (received May 11, 2016) echoing his prior concerns. Staff conducted a site visit of this property on May 25, 2016 and observed a series of retaining walls topped with a wooden fence, along the majority of the rear property line. Beyond the point where the uppermost retaining wall and wooden fence ended, staff was able to observe a wooden lattice, installed by the applicant, and the applicant's yard and home. Staff notes that the existing rear property line has portions of chain link which do not fully obscure visibility into this residence's rear yard.

Staff has determined that the requested retaining wall and guardrail do not appear to create the potential for adverse view, light, air, or privacy impacts to the neighboring properties. The new retaining wall and guardrail would extend the usable space of the rear patio and would not exacerbate existing sightlines into the rear yard to the east because the existing retaining wall and fence do not completely enclose the neighbor's yard. The proposed privacy fence on the north elevation appears mitigate privacy impacts to the northerly neighbor. Staff has entered a recommended condition of approval to keep the privacy fence as part of the proposal and require the northerly neighbor's permission to remove or replace it.

The proposed retaining wall, as conditioned, complies with the Permitted Residential Development Section (TMC 91.41.7) subject to the following findings:

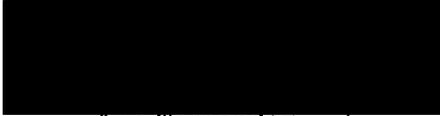
1. That the net interior area of the dwelling will not exceed fifty percent (50%) of the area of the lot because the retaining wall does not propose to increase habitable square footage;
2. That the dwelling will remain two (2) stories and no portion of the roof of the dwelling will be used as a deck, sundeck or patio, and the retaining wall will not extend above the highest roof eave line;
3. That the proposed new retaining wall will not exceed fourteen feet at its highest point as measured from the ground at finished grade; and
4. That the Community Development Director has determined that the proposed development, as conditioned, will not have an adverse effect on other properties in the vicinity because the proposed retaining wall will enhance the viewer's perspective of existing mature vegetation and the city skyline to the north and discourage views into adjacent rear yards.

In the judgment of staff, the requested deck does not appear to create the potential for significant adverse view, light, air, and privacy impacts to neighboring properties. The Building and Safety Division will require detailed information regarding the construction method to ensure proper Code Compliance. Therefore, staff recommends approval of this request subject to the following conditions:

1. That if this Minor Hillside Exemption MHE14-00041 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; (Planning)

2. That the proposed retaining wall shall not exceed 5' high as measured from the ground at finished grade; (Planning)
3. That the proposed 5 foot high privacy fence along the north elevation of the retaining wall shall not be removed or replaced without obtaining permission from the northerly neighbor at 22634 Draille Drive; (Planning)
4. That the applicant shall obtain all necessary building permits and safety inspections; (Building and Safety)

Prepared by,



Ana Fernandez  
Planning Assistant

Recommended by,



Gregg D. Lodan, AICP  
Planning Manager

This request for a Minor Hillside Exemption (MHE14-00041) is  APPROVED  
 DENIED per Section 91.41, R-H Hillside and Local Coastal Overlay Zone of the Torrance  
Municipal Code, Division 9.

  
Jeffrey W. Gibson  
Community Development Director

23 June 14  
Date 

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial as per Section 92.30.11 of the Torrance Municipal Code.

Attachments:

1. 10-Day Letters from staff
2. Correspondence from neighbors
3. Site Plan and Elevations (Limited Distribution)



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

September 17, 2014

ELKE GOODNO  
[REDACTED]

TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

Your neighbors have filed an application/plan requesting approval to construct a 5-foot high retaining wall with a 42-inch guardrail in the rear yard. The new retaining wall is proposed to be 6 feet away from the rear property line, and span the width of the property. The subject property is located at 22638 Draille Dr., in the R-1 Zone in the Hillside Overlay District.

If we receive no written communication from you within ten (10) calendar days from the date of this letter, we will assume that you have no objections to this project. If you submit objections in writing to the Planning Division of the Community Development Department, your concerns will be evaluated by the Community Development Department Staff, based on the guidelines/provisions addressed in the Hillside Overlay Ordinance.

The plans are available at the Community Development Department for review. Please contact our office to confirm receipt of this letter. For further information or assistance, please feel free to contact Ana Fernandez of the Planning Division of the Community Development Department at (310) 618-5990.

Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By [REDACTED]

Gregg Lodan, AICP  
Planning Manager

*mailed 9/18/14*



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

September 17, 2014

**MICHAEL & DEBORAH FRANE**

[REDACTED]  
TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

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Sincerely,

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT DIRECTOR

By [REDACTED]  
Gregg Lodan, AICP  
Planning Manager

*mailed 9/18/14*



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

September 17, 2014

MARTHA WILEY

[REDACTED]  
TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

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Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By

[REDACTED]  
\_\_\_\_\_  
Gregg Lodan, AICP  
Planning Manager



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# CITY OF TORRANCE

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COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

September 17, 2014

**JOHN & SUNG HWANG**

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TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

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Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By



Gregg Lodan, AICP  
Planning Manager

*mailed 9/18/14*



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

May 3, 2016

GIOVANNI & MARLENE GUION  
[REDACTED]

TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

Your neighbors have filed revised plans requesting approval to construct a 5 foot high retaining wall with 42-inch guardrail in the rear yard. The new retaining wall is proposed to be filled up to the current level of the existing patio. The retaining wall is proposed to be topped with a 5 foot high wooden fence along the northernmost portion as well as a 42 inch guardrail for the remainder. Additionally, the existing chain link fencing along the north and south property lines is proposed to be removed and replaced with a 5 foot high wooden fence. The revised plans show new proposed rear setbacks varying between 19 feet and 5 feet from the east (rear) property line. No changes are proposed to the existing fencing along the rear (east) property line. The subject property is located at 22638 Draille Dr., in the R-1 Zone in the Hillside Overlay District.

If we receive no written communication from you within ten (10) calendar days from the date of this letter, we will assume that you have no objections to this project. If you submit objections in writing to the Planning Division of the Community Development Department, your concerns will be evaluated by the Community Development Department Staff, based on the guidelines/provisions addressed in the Hillside Overlay Ordinance.

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Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By [REDACTED]  
*fr* Gregg Lodari, AICP  
Planning Manager



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

May 3, 2016

MARTHA WILEY  
[REDACTED]

TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

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Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By [REDACTED]  
fn Gregg Lodan, AICP  
Planning Manager



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

May 3, 2016

ELKE GOODNO  
[REDACTED]

TORRANCE, CA 90505

RE: Minor Hillside Exemption; 22638 Draille Drive: MHE14-00041

Your neighbors have filed revised plans requesting approval to construct a 5 foot high retaining wall with 42-inch guardrail in the rear yard. The new retaining wall is proposed to be filled up to the current level of the existing patio. The retaining wall is proposed to be topped with a 5 foot high wooden fence along the northernmost portion as well as a 42 inch guardrail for the remainder. Additionally, the existing chain link fencing along the north and south property lines is proposed to be removed and replaced with a 5 foot high wooden fence. The revised plans show new proposed rear setbacks varying between 19 feet and 5 feet from the east (rear) property line. No changes are proposed to the existing fencing along the rear (east) property line. The subject property is located at 22638 Draille Dr., in the R-1 Zone in the Hillside Overlay District.

If we receive no written communication from you within ten (10) calendar days from the date of this letter, we will assume that you have no objections to this project. If you submit objections in writing to the Planning Division of the Community Development Department, your concerns will be evaluated by the Community Development Department Staff, based on the guidelines/provisions addressed in the Hillside Overlay Ordinance.

The plans are available at the Community Development Department for review. For further information or assistance, please feel free to contact Ana Fernandez of the Planning Division of the Community Development Department at (310) 618-5990.

Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By [REDACTED]  
for Gregg Lodan, AICP  
Planning Manager



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

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May 3, 2016

**JOHN & SUNG HWANG**

TORRANCE, CA 90505

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Sincerely,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By   
Gregg Lodan, AICP  
Planning Manager



May 9, 2016

To: City of Torrance

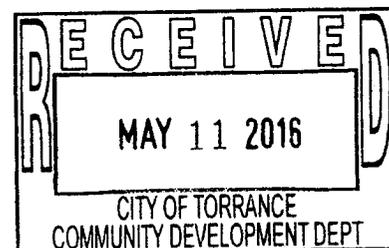
Community Development Department-Planning

## LETTER OF OPPOSITION

I received the revised plans for the proposed property improvement at 22638 Draille Drive (MHE14-00041). This revision does not mitigate my previous concerns, outlined in a letter that I sent to you on November 30, 2015, regarding the intrusion of privacy, structural integrity and the potential lowering of my property value. Furthermore, I was under the impression that the Hillside Overlay Ordinance was enacted to prevent these types of projects; projects that have an adverse impact on the neighborhood. As such, I am still opposed to this project and believe that it will have a negative impact on my property.

Thank You,

  
Giovanni Guion



November 30, 2015

To: City of Torrance

Community Development Department-Planning

## LETTER OF OPPOSITION

In June/July of 2014, I was approached by Clint & Shanleigh Bird with a proposed plan for the improvement of their property at 22638 Draille Street. The Bird's property is located directly behind/above my property at [REDACTED]. Based on the diagram that I was shown, which was hand drawn and lacked specific details, I told them that I was not opposed to the plan.

Recently, I was informed that the Bird's latest proposed plan of improvement (Filed with your department on September 1, 2015 – Project # MHE 14-0041) indicates that their intention is to build a 5' wall, bordering their backyard, topped off with a 47" railing. In conjunction, the plan indicates an estimated 645 sq/ft backfill between the wall and the current ground level of their backyard. This backfill, in effect, will extend the ground level of their backyard to the edge of the wall. This backfill, of which I was not aware of when I spoke with the Bird's in 2014, poses serious concerns for me.

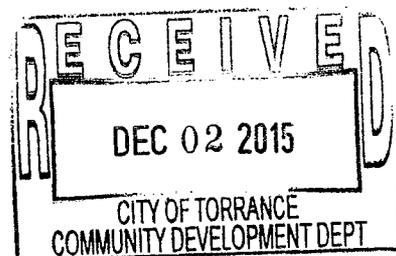
My first concern, centers on the encroachment of my family's privacy. By extending the ground level of the Bird's backyard, anyone standing along the wall would have an unobstructed view of my entire backyard. This would include the pool area and any windows that face the Bird's property. This is totally unacceptable, and along with the privacy issue, this proposed improvement has the potential to lower my overall property value.

Secondly, the amount of soil that will be used to backfill the wall poses a potential threat to my property. The amount of soil and debris that would enter my backyard, should the structural integrity of this wall fail, would cause severe damage. The easement between our two properties does not provide enough space to prevent such a disaster from occurring.

While contemplating the approval of this project, I hope that you take into consideration the reasons for my opposition. In my opinion, this proposed plan will have a negative impact on my property and should not be approved as submitted.

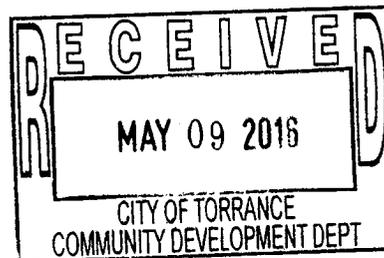
Thank You,

[REDACTED]  
Giovanni Guion



May 9<sup>th</sup>, 2016

Elke Goodno, [REDACTED], Torrance, Ca 90505



City of Torrance, Community Development

RE: 22638 Draille Drive: MHE14-00041

My objections remain the same as in the letter dated Oct. 30<sup>th</sup>, 2015. (please read)

My approval is not forthcoming as I find the whole project exceedingly invasive, frightening and I believe it will affect the value of my home.

Sincerely,

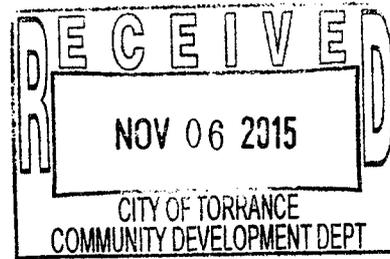
Elke Goodno

October 30<sup>th</sup>, 2015

City of Torrance, Planning Department

Re: the Bird's great fill-in at 22638 Draille Drive

Attn: Ana Fernandez



Thank you for coming out on Monday. I just want to make sure that I understand the Bird's proposal.

**This is what I heard:**

The Proposal stands according to the plans that you gave me a copy of sometime end of August/beginning of September. The only change they would make is that they would put a 5 foot fence on top of the fill wall which has the 5'10" setback looking from my side of the property.

**If that is so, this is what I see happening:**

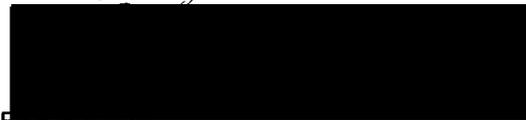
Since this fence is on their property I have no assurance that it would stay there in the future. Let's just say that the Birds sell their home in a couple of years, (I see this home as a likely first home for them) then the new owner would have absolutely no idea why that fence was there impeding their view. They would take it down and this would be the end of any privacy for me. It's a cute idea and I can appreciate a clever maneuver as much as the next person. It should be **put in writing** that the fence will stay up.

You stated that the planning Department recommends this project to proceed. I really do not understand why the City would allow such a huge fill-in project (8 ½ feet on my side) on top of an old 1950ish retaining wall. The hillside ordinance clearly states; no retaining wall/fill other than **3 feet** without the approval of neighbors. This makes good sense for reasons stated next.

My approval is **not** forthcoming on this project. I find it exceedingly invasive to my privacy, and believe it will affect the value of my property. It is frightening to have 8 ½ feet of fill next to me. Who would be responsible should there be any damage in the future to my property because of this huge fill project? Will that be the city of Torrance or....???

Thank you for hearing me,

Sincerely,



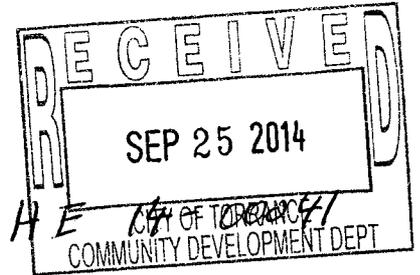
Eike Goburo

 Torrance, CA 90505

September 21, 2014

Jeffery W. Gibson, City of Torrance Community Development Director

Regarding: 22638 Draille Drive in Torrance Hillside Overlay District



Dear Mr. Gibson,

Thank you for your letter dated September 17<sup>th</sup>, 2014. This communication is to let you know that I object strongly to the proposed new retaining wall on top of an already existing retaining wall on which all our yards rest. I already submitted a letter to the city planning department (and the Birds) dated September 14<sup>th</sup>, 2014 in which I proposed some alternative ideas instead of this extremely invasive proposal on file now. If this proposal were to succeed it would affect me as follows:

It would mean an extreme loss of privacy and severely restrict my enjoyment of my back yard and home. As an example; their ground level would be what the top of my south side fence is now. This means they are overlooking all of my back property. On top they are adding a 42 inch fence/rail. Their plan closes off my view to the south side while extending theirs. This has a negative effect on the value of my property. I should know as I have been a Realtor for 35 years in Torrance. Also if they put up a rail that has openings, it would allow any debris from above to be blown into my backyard.

I have a lot of concerns especially since we are on a very steep slope already. Does there have to be a soils report/study considering the huge amount of fill? Will the wall be engineered by a structural engineer? How much fill and what are the grading code requirements? I do not see this as just a little leveling; I see it as a hillside being altered when terracing would be a far better solution. What about drainage and where does it go? Looking at the drawing that was submitted to the City Planning Department by the Birds, I find it minimal at best and it does not paint a clear picture of the project. I think that flags are in order to outline this project. I also suggest a structural engineer to be sent out to view the situation so that there is an understanding of what this undertaking is all about.

Please view the attached letter dated 9/14/2014. It makes 3 suggestions how to better deal with this extreme fill-in project.

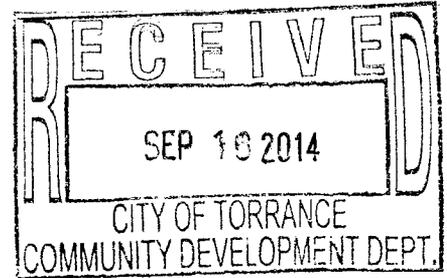
I am out of the country from October 11<sup>th</sup> through November 2<sup>nd</sup> 2014. I request that no approvals or permits be issued during that time. I appreciate your extending this courtesy.

Sincerely,

  
Elke Goodno

, Torrance, CA 90505. Ph: 310-614-6274

CC: City of Torrance Building and Safety Director



September 14<sup>th</sup>, 2014

Clint Bird and Shanleigh Bird/Geraghty

City of Torrance Building Department, case #

Regarding landfill/leveling of lot at 22638 Draille Drive.

I am Elke Goodno living at [REDACTED] in Torrance. My home and land sits approximately 6 feet below 22638 Draille Drive. As such I experience the present existing plan for the lot expansion/fill on file with City of Torrance Building Department as very invasive to my privacy and enjoyment of my personal space. I believe that terracing would be a far more suitable solution for the property at 22638 Draille Drive as well as saver. That is a lot of dirt.

I propose any of the following 3 options:

- 1) Extend 5 feet out, drop down 2.5 feet for next level.
- 2) Proceed with excising plan other then create a 3 meter (9 ft. approx.) setback on my side. (You can use that as a staircase down from present existing pad.)
- 3) Drop down 2 feet from existing pad for next level.

The way I see the current plan is that their new extended ground level would run over/at the top of what is now the existing fence between us. I would lose all privacy were that plan to be implemented. (Also I can visualize the wind blowing any debris over into my yard.) I think any of the 3 options is a fair solution. Thank you for your time.

*What about drainage?*

Sincerely,

[REDACTED]

Elke Goodno

[REDACTED]

Torrance, Ca 90505

[REDACTED]

*1 Picture attached.*



fence  
83 inches  
from ground  
up  
on my  
side.

## Fernandez, Ana

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**From:** Martha Wiley [REDACTED]  
**Sent:** Friday, September 26, 2014 3:59 PM  
**To:** Fernandez, Ana  
**Cc:** [REDACTED]  
**Subject:** MHE14-00041

Ana,

My name is Martha P. Wiley, I live at [REDACTED], Torrance 90505, I received a letter dated September 17<sup>th</sup>, regarding my neighbors on 22638 Draille Dr., Torrance 90505.

I'm writing to you to let you know that I'm in favor of them building a retaining wall!

Making improvements on your property always adds to the value of your home, I understand that Elkie is against it, (she lives to the left of Clint & Shawnlee).

I talked to Kevin on Wednesday, he mentioned that someone from your office would be stopping by to check the property, I understand that she has some concern about her privacy, please let me know if there's anything I can do to help the approval, my next door neighbors are great people, they're a young couple that from the time they moved in have been fixing their house to make it their home, they're quite friendly, they are nice people, if you'd like to call me, my work [REDACTED] [REDACTED], thanks.

Martha P. Wiley