

July 15, 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 July 11, 2016 – July 15, 2016.

MINOR HILL EXEMPTION PERMIT:

Applicant: Dean Spittle

APPROVED
07/11/16

Case No.: MHE16-00020

Location: 609 Camino de Encanto

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

Summary: Administrative Approval of a Minor Hillside Exemption to allow additions to an existing one-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 609 Camino de Encanto.

DATE: July 5, 2016
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: **MINOR HILLSIDE EXEMPTION (MHE16-00020) – Dean Spittle**

Request for an Administrative Approval of Minor Hillside Exemption to allow additions to an existing one-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone.

Applicant: Dean Spittle
Case No: MHE16-00020
Location: 609 Camino de Encanto
Zoning: R-1: Single-Family Residential, Hillside Overlay District

The applicant, Mr. Spittle, has filed an application/plan to allow the addition of 606 square feet to the residence, add a 165 square foot mezzanine within the residence, add 14 square feet to the garage, along with window modifications and skylights. The resulting rear yard setback will be 24-feet 10-inches, the southerly side yard setback will be 11-feet 1-inch, and north side yard setback will be 9-feet. The height of the residence will not change and will remain at 18-feet 4-inches.

Staff notes that this application/plan is similar to a previously approved Minor Hillside Exemption (MIS13-00304) but expired. The previous plan proposed a 702 square foot addition and also maintained the existing ridge height.

Through the Minor Hillside Exemption process, potential view, light, air, and privacy impacts to surrounding properties are evaluated. Plans for this project were shown to thirteen (13) neighboring property owners to determine if they had any objections to the modifications. The applicant was unable to obtain four signatures. Letters were mailed out to property owners of 606 Paseo de la Playa, 621, 622 and 626 Camino de Encanto. Letters of objection were submitted by the property owner of 622 Camino de Encanto citing view impacts and lack of silhouette (Attachment #1).

On May 3, 2016, staff met with the property owners of 622 Camino de Encanto to review the proposal and took photographs from the living room, bedroom and bathroom. Staff observed ocean views to the northwest over the subject property but was unable to make a full assessment of potential impacts without the construction and certification of a silhouette. Staff directed the applicant to construct and certify a silhouette

At the direction of staff, the applicant constructed and certified a silhouette (Attachment #2). On June 7, 2016, staff again met with the property owners of 622 Camino de Encanto and observed a small sliver of ocean view will be lost due to the revised roofline of the rear addition. In the judgment of staff, the proposed addition does not represent an adverse impact as ocean views over the residence will be preserved.

Although the addition to the garage in the front was not silhouetted, staff determines that the proposed modification to the roofline will not create view impacts. The garage addition extends the roofline towards the street and will not increase the height of the garage. Staff is recommending conditions of approval which will require the applicant to provide a height certification prior to completing the roof to ensure the additions will not exceed the existing height of the residence and garage.

Staff determines that the subject request will not have a harmful effect on surrounding properties and does not appear to result in adverse impacts on view, light, air or privacy. Therefore, staff finds that the Minor Hillside Exemption request is in conformance with the following findings:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity as the residence will maintain the existing maximum ridge height;
- b) The development 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 residence will maintain the existing maximum ridge height;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity as other properties use similar building finishes such as siding and asphalt shingle roof;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity as the existing street profile of the residence is not changing;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity as the modifications do not cause an adverse impact to view, light, air or privacy;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity as the use of a single-family residence will not change;

Based on the preceding findings, staff recommends approval of the request 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 MHE16-00020 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 approval 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 shall not exceed a height of 18.62 feet as represented by the elevation of 117.60 and a lowest adjacent grade of 98.98 based on a bench mark elevation of 101.50 located to the southeast corner of the property on Camino de Encanto as shown on the official survey map and roof plan on file in the Community Development Department; (Planning)
4. That the height of the residence shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 18.62 feet based on the elevation of 117.60 and a lowest adjacent grade of 98.98 as indicated on the certified silhouette based on the benchmark elevation of 101.50 as shown on the survey map and roof plan on file in the Community Development Department; (Planning)

5. That the applicant shall provide an updated height and location certification which includes the height of the existing garage ridge height prior to issuance of building permits; (Planning)
6. That the applicant shall obtain all necessary Building Permits; (Planning)

Prepared by,



Oscar Martinez
Senior Planning Associate

Recommended by,



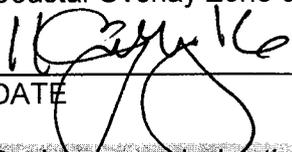
Gregg D. Lodan, AICP
Planning Manager

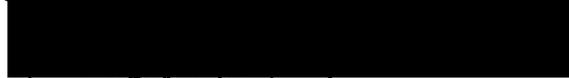
Attachments:

1. Correspondence
2. Silhouette Certification
3. Site Plan, Floor Plan and Elevations (File)

This request for a Minor Modification of a previously approved Minor Hillside Exemption (MHE16-00020) is APPROVED DENIED per Section 91.41, R-H Hillside and Local Coastal Overlay Zone of the Torrance Municipal Code, Division 9.

DATE




Jeffery W. Gibson
Community Development Director

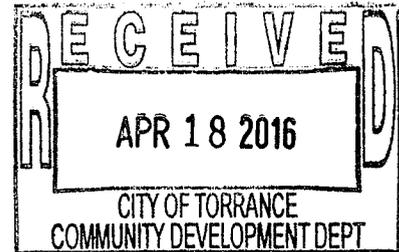
Decisions made by the Community Development Director are appealable to the Planning Commission within 15 calendar days following the above date of approval/denial.

Yanez, Cheryl

From: Yanez, Cheryl
Sent: Tuesday, April 12, 2016 2:01 PM
To: 'omartinez@torranceCA.gov'
Cc: [REDACTED]
Subject: RE: Dean Spittle - 609 Camino De Encanto Redondo Beach, CA 90277 - OBJECTION NOTICE - MHE 16-00020

April 12, 2016 - 2nd Notice of Objection

Email: omartinez@torranceCA.gov
Fax: 310-618-5829
Delivery: U.S. Mail 4/12/16

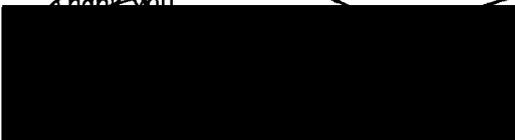


Oscar Martinez
City of Torrance
Community Development Department
3031 Torrance Blvd.,
Torrance, CA 90503

Please note that this is my 2nd formal **Objection Notice** for the remodel plans for the property located at 609 Camino De Encanto, Redondo Beach, CA 90277. The objection is based on the City of Torrance Hillside Overlay Ordinance of my oceanview. Furthermore, there are no been no recent flags to designate the revised remodel plans and I am not an engineer to read the any of the survey or drawings.

Please let me know if I need to submit any additional information from me to make this **Objection Notice** complete.

Thank you



Cheryl Yanez Williams
[REDACTED]
Redondo Beach, CA 90277
[REDACTED]

From: Yanez, Cheryl
Sent: Tuesday, March 22, 2016 3:11 PM
To: 'omartinez@torranceCA.gov'
Cc: [REDACTED]
Subject: Dean Spittle - 609 Camino De Encanto Redondo Beach, CA 90277 - OBJECTION NOTICE

March 22, 2016

Oscar Martinez
City of Torrance
Community Development Department

3031 Torrance Blvd.,
Torrance, CA 90503

RE: Dean Spittle - 609 Camino De Encanto, Redondo Beach, CA - **Objection Notice**

To: Oscar,

Please note that this is my formal **Objection Notice** for the remodel plans for the property located at 609 Camino De Encanto, Redondo Beach, CA 90277 based on the City of Torrance Hillside Overlay Ordinance. Furthermore, there are no been no recent flags to designate the revised remodel plans and I am not an engineer to read the any of the survey or drawings.

Please let me know if I need submit any additional information from me to make this **Objection Notice** complete.

Thank you,

Cheryl x

Cheryl Yanez Williams

Redondo Beach, CA 90277



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT
DIRECTOR

April 8, 2016

7512-008-015
YANEZ WILLIAMS CHERYL CO TR
622 CAMINO DE ENCANTO
REDONDO BEACH, CA 90277

RE: MHE16-00020; 609 Camino de Encanto

Your neighbors, The Spittle's, have filed an application/plan to allow a 606 square foot addition to the residence, 14 square foot addition to the garage and new 165 square foot mezzanine within the residence. The proposed additions will extend towards the rear of the property resulting in a 24-foot 10-inch rear setback. The height of the proposed additions will not exceed the existing ridge height or 14-feet in height. The subject property is located at 609 Camino de Encanto within the Hillside Overlay District of the R-1 Zone.

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 Oscar Martinez of the Planning Division of the Community Development Department at 310/618-5990.

Sincerely,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 
Gregg Lodan, AICP
Planning Manager



City of Torrance, Community Development Department Jeffery W. Gibson, Director
 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 609 CAMINO DE ENCANTO
 (address)
 on 5-25-2016, based on plans submitted to the City of Torrance
 (date)
 by BEYOND ENGINEERING on _____ . The survey was taken
 (applicant/architect) (date)
 from a bench mark located at NORTHWEST CORNER, L&T RCE 30826
 (address)
 (attached map) which established a base elevation of 99.48'

The ridge line/highest point of the roof was determined to have an elevation of 117.60'
 EXISTING RIDGE
 The plans indicate that the elevation should be 117.60' EXISTING RIDGE

*I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development 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.***

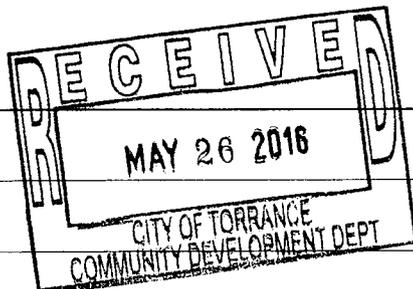
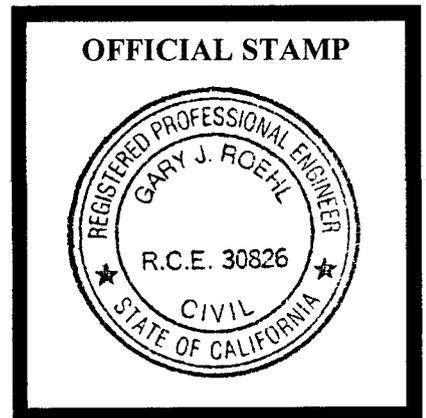
GARY J. ROEHL
 Name (please print)

RCE 30826
 LS/RCE#

[Redacted Signature] _____
 SIGNATURE

[Redacted Phone] _____
 PHONE

MAY 26, 2016
 DATE



Notes: _____