

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:05 p.m. on Wednesday, November 16, 2005, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Muratsuchi.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Faulk, Horwich, Muratsuchi and Chairperson Uchima.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Associate Santana, Deputy City Attorney Whitham, Fire Marshal Carter, Building Regulations Administrator Segovia, and Associate Civil Engineer Symons.

Chairperson Uchima welcomed Commissioners Browning and Busch to the Commission, and Planning Manager Isomoto introduced City staff present at the meeting.

4. POSTING OF THE AGENDA

MOTION: Commissioner Muratsuchi, seconded by Commissioner Faulk, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

5. APPROVAL OF MINUTES

MOTION: Commissioner Horwich moved for the approval of the September 21, 2005 minutes as submitted. The motion was seconded by Commissioner Faulk; voice vote reflected unanimous approval, with Commissioners Browning, Busch and Drevno abstaining.

Commissioner Muratsuchi noted a correction to the October 5, 2005 minutes.

MOTION: Commissioner Muratsuchi moved for the approval of the October 5, 2005 minutes as corrected. The motion was seconded by Commissioner Horwich; voice vote reflected unanimous approval, with Commissioners Browning and Busch abstaining.

6. REQUESTS FOR POSTPONEMENT

Planning Manager Isomoto relayed requests to continue Agenda Item 8B (PRE05-00023, WAV05-00013: Les Arneson), and 10E (PRE05-00035: Studio 9One2) to December 21, 2005.

Allen Lee, Zakon Road, requested that the hearing on Item 10E be continued to a date in January instead of December 21, because although he will be present, other neighbors may not be able to attend due to the holidays.

Planning Manager Isomoto advised that staff would prefer that the hearing be continued to December 21, noting that the Commission has a significant backlog of cases and people have the option of submitting written comments.

A brief discussion ensued, and Commissioner Drevno indicated that she was inclined to support Mr. Lee's request.

Voicing support for the December 21 date, Commissioner Faulk reported that he visited the site and Mr. Lee's property appears to be the only one directly affected. Commissioner Muratsuchi noted that staff is recommending denial of the project, therefore, it is likely that the hearing will be continued again on December 21, after public testimony, so the project can be redesigned.

MOTION: Commissioner Muratsuchi moved to continue Agenda Items 8A and 10E to December 21, 2005. The motion was seconded by Commissioner Faulk and passed by a 6-1 roll call vote, with Commissioner Drevno dissenting.

Chairperson Uchima announced that the hearings would not re-advertised because they were continued to a date certain.

Planning Manager Isomoto noted that written comments may be submitted as late as 5:30 p.m. on the day of the meeting.

Mr. Chen, Zakon Road, expressed concerns that he did not receive notification of this hearing.

Planning Manager Isomoto explained that Mr. Chen's notice was sent to the address listed on property tax records, which is on Paseo de las Tortugas, and it could not be forwarded because his forwarding order had expired. She offered to re-notice the hearing to avoid any further confusion.

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Chairperson Uchima reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. TIME EXTENSIONS – None.

8. CONTINUED HEARINGS

8A. PRE04-00015: MICHAEL AND CAROLYN WELLENS

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with a semi-subterranean garage and a height waiver to allow the structure to exceed the 27-foot height limitation on property located in the Hillside Overlay District in the R-1 Zone at 208 Paseo de Granada.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Chairperson Uchima announced that he was abstaining from consideration of this item because he is acquainted with one of the neighbors and exited Council Chambers. Commissioner Drevno announced that she was also abstaining and exited Council Chambers. (*Commissioner Faulk chaired this portion of the meeting*)

Greg Schneider, project architect, voiced his agreement with the recommended conditions of approval. He reported that neighbors are pleased with the project's redesign and no longer have any objections.

MOTION: Commissioner Horwich, seconded by Commissioner Busch, moved to close the public hearing; voice vote reflected unanimous approval.

Voicing support for the project, Commissioner Horwich stated that he believed the applicant had made a considerable effort to address neighbors' concerns about the previous project.

MOTION: Commissioner Horwich moved for the approval of PRE04-00015, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote, with Chairperson Uchima and Commissioner Drevno abstaining.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-107.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 05-107. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote, with Chairperson Uchima and Commissioner Drevno abstaining.

Chairperson Uchima and Commissioner Drevno returned to the dais.

8B. PRE05-00023, WAV05-00013: LES ARNESON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence and a Waiver of the required side and

front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita.

Continued to December 21, 2005.

8C. PRE05-00033: PRITZKAT ARCHITECTS / KEITH JOHNSON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second-story additions to an existing one-story, single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 863 Calle de Arboles.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Keith Johnson, Pritzkat Architects, project architect, briefly described the proposed project. He explained that the two-story design was necessary due to the wedge-shaped lot, which has a very narrow backyard, and that the Floor Area Ratio would be slightly under .50 if the stairs were not double-counted.

Referring to the letter from Heinz Gerhardt, 278 Calle de Madrid, included in the staff report, Mr. Johnson disputed claims that the project would tower over properties to the rear and intrude on their privacy. He noted that the addition would be approximately 75 feet away from Mr. Gerhardt's home and the only windows facing his property are required by Code for egress. He maintained that the project would obstruct only a small portion of a view of landscaped hillside, which is one of many view corridors from Mr. Gerhardt's property and not his main view.

Mr. Johnson asked that the Commission consider deleting Condition No. 5, which requires the second-floor balcony to be eliminated. He explained that he included a balcony to take advantage of the flat roof over the kitchen and it will not be a gathering place because it is off a bedroom.

Heinz Gerhardt, 278 Calle de Madrid, noted that he submitted a letter and photographs outlining his objections to the project, and Chairperson Uchima confirmed that this information was included in the agenda material.

Mr. Gerhardt expressed concerns that allowing a second story could set a precedent in this neighborhood and reported that the applicant never contacted him to discuss the project.

Returning to the podium, Mr. Johnson explained that he only learned that Mr. Gerhardt had concerns about the project two weeks ago and he had not had an opportunity to meet with him.

Commissioner Busch noted that staff determined that the proposed balcony would have an impact on Mr. Gerhardt's privacy and that is why the condition requiring it

to be eliminated was included. Mr. Johnson maintained that an existing tree would mitigate the impact on privacy.

MOTION: Commissioner Drevno, seconded by Commissioner Muratsuchi, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Muratsuchi stated that he did not observe that the project would have enough of an impact to deprive the property owner of the right to develop his property in accordance with the City's rules and regulations, but indicated that he supported staff's recommendation that the balcony be eliminated due to the impact on privacy. Responding to Mr. Gerhardt's concern that a precedent would be set should this project be approved, he explained each case is considered on its own merits.

MOTION: Commissioner Muratsuchi moved for the approval of PRE05-00033, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-163.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-163. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

9. **WAIVERS** – None.

10. **FORMAL HEARINGS**

10A. **DIV05-00019: GREGORY D. BUCHALLA**

Planning Commission consideration for approval of a Division of Lot to allow a three-lot subdivision to validate three existing lots on property located in the R-1 Zone at 2125 and 2129 234th Street and 2128 233rd Street.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Gregory Buchalla, applicant, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Faulk moved for the approval of DIV05-00019, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-169.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-169. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10B. CUP05-00041: WILLIAM APPLGATE (SOUTH BAY LEXUS)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automotive service center with vehicle storage, collision repair, and related sales of parts on property located in the M-2 Zone at 24751 Crenshaw Boulevard.

Recommendation

Approval.

Planning Associate Santana introduced the request.

William Applegate, representing South Bay Lexus, provided background information about the dealership, explaining that the dealership has been extremely successful and, as a result, is greatly deficient in the space required for repair facilities, pre-owned vehicle sales, and the parts department. He briefly reviewed the proposed project, which would convert an existing manufacturing building for use as a service facility and parts center and provide storage space for new vehicles. He reported that the project will include offices, lounges and an Internet café and that new vehicles will be displayed, but not sold at this location. He noted that the project is consistent with the General Plan and represents a win/win situation for Torrance because it would recycle a vacant industrial property and enable the dealership to offer more new and pre-owned vehicles for sale, thereby generating more revenue for the City.

Mr. Applegate noted that Condition No. 7 was not applicable to the project and voiced his agreement with the remaining conditions of approval. He commented on the following conditions:

Condition No. 6 - Requiring the construction of a 30' wide radius-type driveway at the south driveway on Crenshaw Blvd. and requiring that the north driveway to Crenshaw also be commercial radius-type. He explained that plans call for the north driveway to be larger than 30' wide for safety reasons.

Condition No. 9 - Requiring that the existing access road on the west side of the project be reconstructed/reconditioned to the satisfaction of the Community Development Director. He reported that the applicant has concerns about the scope of the reconstruction and would also like to discuss the possibility of naming this road "Lexus Way."

Condition No. 11 –Requiring that the applicant provide an underground-fed street lighting and utility system, including one new Marbelite Street

light pole on Crenshaw Blvd. He related his understanding that street lights have already been undergrounded and Marbelite poles are in place.

Condition No. 21-Requiring that fences abutting the airport be constructed of wrought iron to the satisfaction of the Public Works Director. He explained that the applicant would like to use chain link fencing for a portion of the perimeter fencing because additional land may be added to the leasehold in the future and the expensive wrought iron fencing would have to be torn down.

Planning Manager Isomoto concurred with the elimination of Condition No. 7 and noted that the north driveway as shown in the plans complies with Condition No. 6.

Commissioner Muratsuchi reported that he received a campaign contribution from Mr. Applegate and questioned whether he should recuse himself from this hearing. Deputy City Attorney Whitham advised that if the contribution was within the last 12 months and exceeded \$250 he should not participate, and Commissioner Muratsuchi indicated that the contribution did not exceed this limit.

Commissioner Browning noted that the City is planning to replace perimeter fencing at the airport, so the applicant may not have to erect a fence.

In response to Commissioner Browning's inquiry, Mr. Applegate confirmed that a new monument sign will be installed and FAA (Federal Aviation Administration) approval will be obtained for the project. He explained that this should not be a problem because it is not within the Runway Protection Zone and the recently approved Lowe's home improvement center on Skypark will be much taller.

Commissioner Busch commented positively on the project and agreed that it was a win/win situation for both the City and residents.

Commissioner Faulk voiced support for the project and commented on the large number of service bays, which would seem to make this facility one of the largest in the nation.

Bob Wills, General Manager of South Bay Lexus, stated that he plans to advertise it as the largest service facility in Southern California and is looking into whether the same claim can be made nationally.

Mr. Applegate explained that the project will include a number of innovations in the servicing/repair of vehicles and he expected that many people in the automobile industry will come to view the facility due to its proximity to Toyota's headquarters.

MOTION: Commissioner Busch, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Busch moved for the approval CUP05-00041, as conditioned, including all findings of fact, deleting Condition No. 7. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-170.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-170 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10C. DVP05-00003: ASHAI DESIGN (BIZHAN KHALEELI)

Planning Commission consideration for approval of a Development Permit to allow the construction of a new retail, commercial and professional office building on property located in the Hawthorne Boulevard-Pacific Coast Highway Intersection Sub-District at 3825-3847 Pacific Coast Highway.

Recommendation

Approval.

Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of two additional conditions of approval.

Bizhan Khaleeli, project manager, voiced his agreement with the recommended conditions of approval. Referring to renderings, he briefly described the proposed project.

Planning Manager Isomoto noted that staff has concerns about the durability of the tensile fabric to be used above the tower elements, especially since the applicant has indicated that it would also serve as screening for equipment, therefore, a condition was included (No. 3) requiring that exterior material samples be submitted for approval prior to the issuance of any building permits.

Commissioner Horwich noted a scrivener's error in Condition No. 1.

Commissioner Muratsuchi asked what measures were being taken to mitigate the impact on the townhomes behind the project.

Mr. Khaleeli explained that there will be a 47-foot rear setback; that there will only be small windows facing the townhome complex; and that there will be a landscaped strip at the rear of the property, which will include several trees.

MOTION: Commissioner Muratsuchi, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

In response to Commissioner Busch's inquiry, Planning Manager Isomoto confirmed that townhome residents were notified of the hearing.

MOTION: Commissioner Muratsuchi moved for the approval DVP05-00003, as conditioned, including all findings of fact, with the following modification:

Add (per supplemental material)

- That the existing centerline ties/survey monuments along project frontage shall be filed and checked by the Community Development Department, Engineering Division prior to commencing work in the public right of way.
- That if required due to operational needs, the applicant shall extend the 12" main on the north side of Pacific Coast Hwy. from approximately 150' west of the site to the east property line, cross Pacific Coast Hwy. and connect to the 16" main on the south side, and abandon existing PCH crossing located approximately 150' west of site.

The motion was seconded by Commissioner Faulk and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-171.

MOTION: Commissioner Muratsuchi moved for the adoption of Planning Commission Resolution No. 05-171 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10D. PRE05-00030: MICHELLE MARSICO (GRAEME MORELAND)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story, single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 23203 Doris Way.

Recommendation

Approval.

Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of an additional Code Requirement.

Graeme Moreland, project architect, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Busch, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Horwich moved for the approval PRE05-00030, as conditioned, including all findings of fact. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 05-172.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 05-172. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

10E. PRE05-00035: STUDIO 9ONE2

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 5251 Zakon Road.

Continued to December 21, 2005.

The Commission recessed between 8:40 p.m. and 8:55 p.m.

10F. PRE05-00009: ALAN KOSSOFF

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new single-family residence with a semi-subterranean garage on property located in the Hillside Overlay District in the R-1 Zone at 404 Camino de las Colinas.

Recommendation

Denial without prejudice.

Planning Associate Santana introduced the request.

Alan Kossoff, applicant, noted that he and his wife reviewed eight years of Planning Commission minutes to better understand the Hillside Overlay Ordinance and how it is applied by the Commission. He explained that they have been working on the project for two years; that they have met with neighbors and made revisions to address their concerns; and that they have obtained the approval of everyone except their neighbor to the south (408 Camino de las Colinas), who is concerned about the impact on her view.

Referring to photographs previously submitted, Mr. Kossoff reported that the view blockage at 408 Camino de las Colinas has been reduced from 50% to 25%, which is consistent with what the Commission has found acceptable in the past and noted that the view in question is obstructed when vehicles are parked in his driveway. He disputed claims that the project would decrease the value of 408 Camino de las Colinas by \$75,000 to \$100,000, maintaining that the slight view loss would have only a minimal impact on the value of the property, which would be offset by having a new home next door. He explained that the home at 408 Camino de las Colinas is set back 12-17 feet behind every other house on the block and contended that this disproportionate setback qualifies as a hardship because there would have been no view impact if this home had a front setback consistent with the rest of the block. He stated that staff was recommending that the southwest portion of the project be shifted back a minimum of 10 feet, however, he believed shifting it back 6 feet would eliminate any view impact.

In response to Commissioner Horwich's inquiry, Mr. Kossoff indicated that he was not willing to shift the project back 6 feet because it would greatly reduce the size of his backyard and because he felt he was entitled to block some view. He reported that he had proposed moving the house back another 2 feet, reducing the view blockage to 15%, but this compromise was rejected.

Referring to written material submitted by the applicants, Commissioner Browning indicated that he found it offensive that the neighbor's attorney had offered to let them buy out his client's view for \$200,000.

Deputy City Attorney Whitham advised that this should not affect the Commission's decision as the case should be considered on its own merits.

Submitting appraisals to illustrate, John Grienauer, 2657 Via Valdez, Palos Verdes Estates, mortgage broker, contended that the view in question adds a maximum of \$50,000 in value to the property at 408 Camino de las Colinas, therefore, blocking 25% of the view would result in no more than a \$12,500 reduction in value and that any reduction would be offset by the value added by having a new home next door.

Rick Sellers, project architect, reviewed the modifications that were made to address the concerns of neighbors, including lowering the roof, changing the roof from a gable to a hip design, reducing the roof's pitch, and grading the house into the slope.

Responding to questions from the Commission, Mr. Sellers clarified that the silhouette does not reflect the tower element in the center of the front portion of the house because it is lower than the proposed ridgeline of the roof. He explained that its peak would be only 12 inches higher than the existing porch structure and confirmed that it would not be visible from 408 Camino de las Colinas.

Rick Harris, 400 Camino de las Colinas, read a letter from the neighbor directly behind the proposed project at 173 Via Monte D'Oro in support of the project. He indicated that he also supports the project and believes that it will add value to all nearby homes. Noting that he went through this same process three years ago when he remodeled his home, he explained that he advised the Kossoffs to try to work out any issues with neighbors before coming before the Commission and the Kossoffs have done this but the neighbor to the south has been completely unwilling to compromise.

Diana Feinberg, read a statement from her mother Harriet Feinberg, 408 Camino de las Colinas, in which she outlined her opposition to the project, maintaining that it would decrease her ocean view by 30%, including the most desirable and valuable view of the ocean, whitewater and city lights known as the "queen's necklace."

After reading her mother's statement, Ms. Feinberg submitted written material prepared on behalf of her mother. She explained that her parents have lost a sizeable portion of their original view since they moved into the home in 1953, but the proposed project would be the most destructive yet. Using a diagram to illustrate, she suggested that the impact on her mother's view could be mitigated by reducing the size of the project by only 175 square feet.

Ms. Feinberg reported that there has been a lack of communication between the applicants and her mother; that her mother hired an attorney because she felt she was at a disadvantage because both Mr. Kossoff and his wife are attorneys; and that she is not as intransigent as she has been portrayed. She indicated that she was not aware of the offer purportedly made by her mother's attorney to allow the Kossoffs to buy her view for \$200,000. She disagreed that the front setback of her mother's house was inconsistent with the neighborhood, which was designed to maintain a sense of openness.

In response to Commissioner Horwich's inquiry, Ms. Feinberg indicated that she had not shared her diagram with the Kossoffs.

Commissioner Browning reported that he made two visits to the site and observed no view impact to the properties to the rear of the project and while he did observe that approximately one-third of the view at 408 Camino de las Colinas would be affected, he did not feel this was unreasonable considering the view that would remain.

Chairperson Uchima related his preference that the hearing be continued to see if a compromise could be reached.

Ms. Feinberg stated that she understood that it was not her job to design the project, but she was willing to work with the applicants to see if a reasonable compromise could be reached.

Commissioner Horwich asked if the applicant would like to continue the hearing.

Mr. Kossoff stated that Ms. Feinberg's offer of compromise had taken him by surprise because that was not the impression he had gotten in dealing with her mother's attorney, however, he would agree to a continuance because he also would like to resolve this situation.

Korey House, applicant, stated that she and her husband have tried to work with Ms. Feinberg, but feel they have reached an impasse. She explained that the affected view is not what she considers a true "queen's necklace" view and a portion of this view is through her porch, therefore, Ms. Feinberg has no legal right to it. She expressed concerns that nothing would be accomplished by a continuance since Ms. Feinberg has indicated that she does not want the new house to extend more than one foot beyond the current footprint, which would decimate the project. She proposed that the Commission and Planning staff meet at the site with her and her husband, along with Ms. Feinberg to work out a compromise.

Deputy City Attorney Whitham explained that in order for the Commission to meet off-site, there are noticing requirements and the meeting must be open to the public and while it would not be impossible, she would not recommend such a meeting due to the precedent it would set.

Commissioner Horwich asked about Ms. House's claim that Ms. Feinberg was not legally entitled to the portion of the view that is through her porch.

Deputy City Attorney Whitham advised that Ms. Feinberg is entitled to protection of any view from her property covered by the Hillside Overlay Ordinance and the ordinance makes no distinction between view corridors, such as a view through a porch, and unobstructed views.

Commissioner Drevno suggested that it might be helpful for Ms. Feinberg to meet with the architect, without any attorneys present, to try to resolve this matter.

Ms. House stated that she was frustrated and saddened by the by situation with Ms. Feinberg and requested some guidance from Commissioners as to what they believe is an acceptable view impact because she felt that she and her husband have

given 100% in an effort to compromise while Ms. Feinberg has refused to give up anything.

Commissioner Muratsuchi explained that view impact is very subjective and not something that can be reduced to a percentage and that a “queen’s necklace” view is tremendously valuable, therefore, a project that blocks it is not likely to be approved.

Ms. House characterized Ms. Feinberg’s view as more of a peek-a-boo view of the queen’s necklace and suggested that there must be a way to find a reference point that would make it possible to fairly and intelligently gauge view impact.

Commissioner Horwich stated that he empathized with the applicants’ frustration over the lengthy process but felt they were very close to being able to reach a compromise.

Mr. Kossoff agreed to continue the hearing, but expressed concerns that nothing would be accomplished if Ms. Feinberg continues to insist that the project have zero impact on her view.

Ms. Feinberg stated that she believed a compromise could be reached and reiterated her offer to meet with the Kossoffs and their architect.

Commissioner Horwich indicated that he did not think it was reasonable to expect that the project would have no view impact.

Ms. Feinberg noted that moving the house back an additional two feet as the applicants have proposed does very little to improve her mother’s view.

In response to Carl Benson, 169 Via Monte D’Oro, Mr. Sellers confirmed that the maximum roof height would not exceed the height of the existing roof.

Commissioner Faulk stated that he was not convinced that the project could not be designed in a way that would preserve 100% of Ms. Feinberg’s view. Referring to Ms. House’s claim that efforts to compromise have been one-sided, he voiced his opinion that the applicants had given up nothing and were actually trying to expand their view at Ms. Feinberg’s expense. He explained that the percentage of view loss is not the determining factor in his decisions but rather the significance of the view involved. He expressed the hope that the applicants would make a serious attempt to work out a compromise.

Commissioner Browning wanted to make clear that he had not made a decision either for or against this project.

Responding to Ms. House’s request for guidance, Commissioner Busch stated that he was looking for a good-faith effort to compromise.

Commissioner Muratsuchi encouraged the applicants to work out a compromise with Ms. Feinberg because views are inherently subjective and their significance is impossible to quantify.

Following a brief discussion, it was the consensus of the Commission to allow the applicant to re-silhouette only the affected corner rather than the entire structure.

MOTION: Commissioner Horwich moved to continue the hearing to December 7, 2005. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Planning Manager Isomoto announced that the hearing would not be re-advertised as it was continued to a date certain.

11. **RESOLUTIONS** – None.
12. **PUBLIC WORKSHOP ITEMS** – None.
13. **MISCELLANEOUS ITEMS** – None.
14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** – None.
15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Isomoto reviewed the agenda for the Planning Commission meeting of December 7, 2005.

16. ORAL COMMUNICATIONS

16A. Commissioner Drevno announced the birth of a new granddaughter, Anna Isadora, noting that she now has 15 grandsons and 13 granddaughters.

16B. Commissioner Browning thanked Commissioners and staff for the warm welcome.

16C. Commissioner Muratsuchi welcomed Commissioners Browning and Busch. Noting that this was his last meeting, he stated that he has greatly enjoyed being on the Commission for the past 3½ years.

16D. Chairperson Uchima congratulated Commissioner Muratsuchi on being elected to the Torrance school board; commended him for doing an excellent job as a Planning Commissioner; and wished him luck in his new position.

16E. Chairperson Uchima also commended Commissioners Browning and Busch for doing an excellent job at their first meeting.

16F. Commissioner Horwich stated that while Commissioner Muratsuchi will be greatly missed, the school board is gaining a valuable, knowledgeable and enthusiastic member.

16G. Commissioner Horwich welcomed Commissioners Browning and Busch, stating that he was impressed by how well-prepared they were for this meeting, and asked that they be given a copy of the Commission's Code of Ethics.

16H. Commissioner Busch expressed appreciation for the warm welcome. He noted that he previously served on the Civil Service Commission and on the school board and wished Commissioner Muratsuchi well in his new position.

16I. Commissioner Faulk also welcomed Commissioners Browning and Busch, explaining that the Commission is a very compatible group of independent thinkers, who do not agree on every issue but respect each other's opinions.

16J. Commissioner Faulk congratulated Commissioner Muratsuchi on his election to the school board, stating that he has greatly enjoyed serving on the Commission with him.

16K. Commissioners Drevno and Browning also congratulated Commissioner Muratsuchi.

16L. Planning Manager Isomoto reported that a gentleman in the audience had requested guidance from the Commission regarding a possible project in the Hillside Overlay District, however, she was reluctant to start something that has not been done in the past.

Chairperson Uchima offered to meet with the gentleman after the meeting and stressed the importance of working with neighbors and minimizing impact.

16M. Planning Manager Isomoto congratulated Commissioner Muratsuchi and welcomed Commissioners Browning and Busch. She noted that Commissioner Browning had requested a nametag to wear when visiting project sites and offered to order one for any other Commissioner who would like one. She reported that staff was in the process of planning a going-away party for Commissioners LaBouff and Muratsuchi.

17. ADJOURNMENT

At 10:55 p.m., the meeting was adjourned to Wednesday, December 7, 2005, at 7:00 p.m.

Approved as Submitted January 18, 2005 s/ Sue Herbers, City Clerk
