

SUPPLEMENTAL #1 TO AGENDA ITEM 8B

DATE: January 21, 2026
TO: Members of the Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: 439 Via Linda Vista
Minor Hillside Exemption (MHE25-00051)

Request for consideration of an appeal of the Community Development Director's approval of a Minor Hillside Exemption (MHE25-00051) to allow a new attached 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista (APN 7514-012-028).

SUPPLEMENTAL

- Staff received four letters of correspondence regarding the original administrative report.
- A copy of the appeal that was submitted on November 3rd, 2025.

Staff continues to recommend approval.

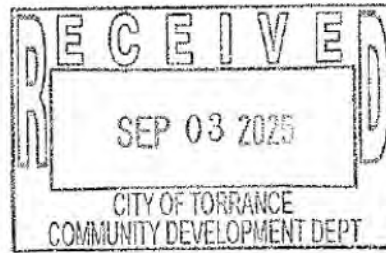
ATTACHMENTS:

1. Correspondence
2. Appeal

ITEM 8B
ATTACHMENT 1
CORRESPONDENCE

September 3, 2025

Austin Lujan
City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503



Dear Mr. Lujan,

This letter is in response to your letter dated August 29, 2025 which we received on September 2, 2025.

We reside in our house at [REDACTED]

We strongly object to any new building or ADU at 439 Via Linda Vista that would alter our current city and ocean views. Maintaining our current view is of the utmost importance to us.

An ADU of any substantial height would alter the originally intended contour of the community and decrease the privacy of nearby houses and yards.

Also, an alteration of our current view would undoubtedly decrease the market value of our house.

We trust that our concerns will be considered in the approval process.

Sincerely,
[REDACTED]

September 4, 2025

Austin Lujan
City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Dear Mr. Lujan,

This letter is in response to a letter regarding "minor hillside exemption 25-00051" regarding 439 Via Linda Vista.

I am the owner [REDACTED] My property is next door north to the above proposed project. My objections and concerns are the following: I have significant concerns about the negative impacts of this specific ADU on my property, the surrounding homes and existing infrastructure.

1. Loss of privacy and additional noise

The proposed placement and height of the proposed ADU will overlook my home and outdoor paces, infringing on my privacy. This is concerning given how close the proposed structure will be to shared property lines.

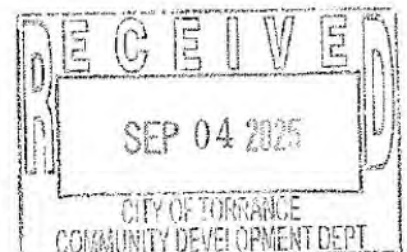
2. Obstruction of views The proposed ADU will not only affect light into my home, but more importantly block views from my property and windows.

3. Reduced property value Due to privacy loss, and obstruction of views this ADU will significantly decrease my property's market value and long term desirability.

4. Shading and solar panel impacts The proposed structure's height and location will create shading on my property which would interfere with the future installation of solar panels, a project I have considered for the future in order to be more energy efficient.

5. Drainage and strain on old infrastructure

The proposed project will affect local water drainage on Linda Vista and could increase the impact that has already occurred to my neighbors across the street. This has been a recurring issue in the past that the city is aware of and has been out in person to address.



September 5, 2025

City of Torrance Planning Division
c/o Austin Lujan
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Dear City of Torrance Planning Division,

I am submitting this letter in response to the letter I received on 9/2/25 regarding the Minor Hillside Exemption 25-00051. The letter indicates a permit request for a garage add-on at 439 Via Linda Vista and requests written communication if we object. My husband, [REDACTED] and I object to this permit request; we are the current homeowners at [REDACTED] and occupy our home.

The current property at 439 Via Linda Vista has a detached garage which we can see from our 2nd story windows and our 1st story deck. The homeowners at 439 Via Linda Vista are proposing an addition to their garage that includes added square footage, attaching the garage to the main residence and adding windows. Without flags or plans for the garage, there is no way to visually measure the impact this will have on our views and privacy. Further, the plans I viewed at the city, were already completed for the ADU and did not include a door, so the position of the door is not known; because they are proposing an ADU, a door is likely required. If the ADU does not move forward, and the garage is enlarged, again there is no way to know the impact without plans or flags. If the ADU unit moves forward because the garage permit is approved, the neighborhood will suffer.

The current layout of the existing detached garage would call for a detached ADU as we live within the limited designated areas; requirements in these areas include height restrictions. Because the homeowners are requesting this permit to add square footage and attach the garage to the residence, the ADU height restrictions are removed and they are allowed to build up to 25 feet. The addition to their garage and attaching it to the residence is likely to circumvent any restrictions within the

limited designated area.

I viewed the plans and this garage addition with the unit on top will undoubtedly impact our land value and alter the character of the neighborhood in a negative way. The unit will decrease the neighboring property values as the surrounding homes will lose privacy and ocean views. Our view will be compromised as we will be looking out our windows at a large, sloped roof that does not resemble the rest of the home's qualities and does not align with the neighborhood's charm. Our ocean view from the 1st floor will be reduced and our view from the 2nd story will create view and possible privacy concerns. This will harm our property value after we have spent the last five years improving our home to raise its value.

If this garage add-on is permitted, the effect will have an adverse impact on our neighborhood. I fear it will start a domino effect wherein neighbors will do exactly what's proposed at 439 Via Linda Vista to circumvent the limited designated area restrictions. If this is allowed, the charm and character of the neighborhood will forever be diminished.

Thank you in advance for your attention to this matter.

Kindly,

A solid black rectangular redaction box covering the signature area.

October 24, 2025

City of Torrance Planning Division
c/o Austin Lujan
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

Dear City of Torrance Planning Division,

I am submitting this 2nd letter in response to the Minor Hillside Exemption 25-00051. I am the homeowner of [REDACTED] and reside in my home with my husband. My husband and I continue to object to the request for a minor Hillside Overlay Exemption as stated in my letter dated 9/4/25.

Since submitting my 1st letter to the city, the homeowners at 439 Via Linda Vista have put up 2 different silhouettes of the proposed garage addition. The property at 439 Via Linda Vista has a detached garage which we can see from our bedroom window. The current silhouette, assuming it's correct, pushes the garage out on the east side encroaching near the property line which is along my bedroom wall. The proposed addition to the garage will significantly adversely affect my property as the garage wall will block the light and air that comes through my bedroom window as well as create privacy concerns.

Thank you for your continued time and consideration as the plans of this garage addition will undoubtedly impact our property value and we continue to oppose this project.

Sincerely,

[REDACTED]

ITEM 8B
ATTACHMENT 2

APPEAL



CITY OF TORRANCE
APPEAL FORM

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

Office of the City Clerk
3031 Torrance Boulevard
Torrance CA 90509-2970
310/618-2870

RE: MHE25-00051 BINH WONG
(Case Number and Name)

Address/Location of Subject Property 439 VIA LINDA VISTA
(If applicable)

Decision of:

- | | |
|---|--|
| <input type="checkbox"/> Administrative Hearing Board | <input type="checkbox"/> License Review Board |
| <input type="checkbox"/> Airport Commission | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission | <input checked="" type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

COT - CITY CLERK
'25 NOV 13 AM 11:58

Date of decision: 11/3/2025 **Appealing:** APPROVAL DENIAL
 OTHER _____

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

PLEASE SEE TWO ATTACHED PAGES.

Name of Appellant _____

Address of Appellant _____ TORRANCE

Telephone Number _____

Signature _____

Appeal Fee paid \$ <u>750.00</u>	For office use only: Date <u>11/13/2025</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety		
<input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

November 13, 2025

Dear City of Torrance Planning Commission,

On November 3, 2025, we received a notice approving the Minor Hillside Exemption (MHE25-00051) permit for 439 Via Linda Vista. Please note that the homeowners at 441 Via Linda Vista, 126 Calle Cabrillo and 130 Via Los Miradores are filing an appeal to this decision for the following reasons:

- As indicated in our first set of letters filed with the city and on record, the height and size of the new structure will adversely impact views, light and air. The exemption and approved permit allows for a "2585 square foot residence" as indicated on page 2 of this notice. The proposed garage of 10 ½ feet high, is not an accurate statement as the project is adding a 2nd story to the garage at 23 ft high to create a new "2585 square foot residence". The 2nd story over the garage will directly decrease and even eliminate the views from 441 Via Linda Vista and 126 Calle Cabrillo which is not in compliance with the Hillside Overlay Findings as:
 - The residence WILL have an adverse impact on view, light, and air regardless of the grade difference for the surrounding lots
 - The proposed addition WILL cause intrusion on views, light and air despite the building pad elevations between the residences
- The notice states on page 2, "Additionally, the neighbor to the north will also not have adverse privacy impacts as the proposed garage has vegetation along the property line, which provides privacy for the two properties."
 - This statement is false. The vegetation along the property line was overgrown and not in compliance with the Torrance view ordinance upon the city's site visit. The homeowner at 441 Via Linda Vista requested that the vegetation be cut as the overgrown hedges were diminishing views and light. Since the city inspected the homes involved, the hedges were cut back to allow for views and light. Privacy will remain a concern if a 2nd story is built on top of the garage.
- Should this project be allowed to move forward, the overall property values of the surrounding homes, especially those whose views will be eliminated and/or decreased, will be adversely affected in contrast to page 3, section d.
 - The design of the addition WILL have a harmful impact upon land values and investments of other properties in the vicinity because the addition will eliminate and/or reduce views from the surrounding homes which will adversely affect property values. The statement, "the addition will be

constructed at a lower height than the overall height of the residence" is FALSE.

- Lastly, this notice, on page 2, acknowledges that, "The addition to the residence provides a larger living area to accommodate the property owner's needs, while providing an enhanced open floor plan and increased home value. The project is compatible with surrounding residences and is an appropriate use for the neighborhood."
 - This statement as written indicates that the city is acknowledging that they are permitting an "addition" under the guise of an ADU. The current homeowner has reported plans to have extended family members come and go as well as have space for the nanny.
 - As the current home stands, the homeowner currently parks their personal vehicles tandem in the driveway and on the front lawn. Parking on the lawn is not permissible in Torrance. The homeowner does not have enough parking space for his own personal vehicles let alone extra family members and staff that will be visiting/residing in the home. Further, the overflow of vehicles are parked on the street and this impacts the surrounding neighbors.
 - Furthermore, as it stands, the current homeowner leaves his trash cans on the front curb and does not move them into the garage or side yard. This is also not permitted in Torrance and with additional people residing in the home, there will be additional trash and/or trash cans.
 - These points alone are in direct contrast to the city's general provisions and codes.

We thank you in advance for taking these concerns into additional consideration and look forward to hearing back from the Planning Commission.

Sincerely,

