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TORRANCE CITY COUNCIL MAY 12, 2015

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At 10:56 p.m., the meeting was adjourned to Tuesday, May 19, 2015 at 5:30 p.m. for an executive session, with regular business to commence at 7:00 p.m. in the Council Chamber. The second City Council 2015-2017 Operating Budget Workshop/Public Hearing will be considered during the regular City Council meeting.

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 5:31 p.m. on Tuesday, May 12, 2015 in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Ashcraft, Barnett, Goodrich, Griffiths, Rizzo, Weideman and Mayor Furey.

Absent: None.

Present: City Manager Jackson, Assistant City Manager Giordano, City Attorney Fellows, City Clerk Poirier and other staff representatives.

Agenda Item 18 was considered out of order at this time.

18. EXECUTIVE SESSION

The City Council immediately recessed to closed session to confer with the City Manager and City Attorney on agenda matters listed under 18A) Conference with Labor Negotiator, and 18B) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54957.6 and 54956.8.

The City Council reconvened at 7:00 p.m. with all members present. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/ INVOCATION

The flag salute was led by Councilmember Rizzo.

The non-sectarian invocation was given by Councilmember Weideman.

3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA/ MOTION TO WAIVE FURTHER READING

City Clerk Poirier reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, May 7, 2015 with an addendum posted on Friday, May 8.

MOTION: Councilmember Rizzo moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

Agenda Item 12A was withdrawn; supplemental material was available for Items 8E, 8F, 12A and 13B.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Barnett announced that the second budget workshop/public hearing for the City's 2015-2017 two-year operating budget will be held on May 19 as part of the regularly-scheduled City Council meeting beginning at 7:00 p.m. in the Council Chamber.

Councilmember Weideman announced that the City Council Citizen Development and Enrichment Committee will hold a joint meeting with the Torrance Unified School District on Thursday, May 14, at 4:00 p.m. in the TUSD board room located at 2336 Plaza del Amo, with topics to include joint use agreements, joint projects, crossing guards and water conservation.

6. COMMUNITY MATTERS

6A. RESOLUTION NO. 2015-28 RE ARMED FORCES DAY PARADE AND CELEBRATION

RESOLUTION NO. 2015-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
DECLARING MAY 15 THROUGH MAY 17, 2015 FOR OBSERVANCE OF
THE 56TH ANNUAL ARMED FORCES DAY PARADE AND CELEBRATION

MOTION: Councilmember Weideman moved to adopt Resolution No. 2015-28. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

To be presented at a later date.

6B. RESOLUTION NO. 2015-29 RE GRAND MARSHAL REAR ADMIRAL JOSEPH A. SERVIDIO

RESOLUTION NO. 2015-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
EXPRESSING APPRECIATION TO JOSEPH A. SERVIDIO REAR ADMIRAL
OF THE UNITED STATES COAST GUARD FOR SERVING AS GRAND MARSHAL
OF THE 56TH ANNUAL ARMED FORCES DAY PARADE AND OBSERVANCE

MOTION: Councilmember Weideman moved to adopt Resolution No. 2015-29. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

To be presented at a later date.

6C. RESOLUTION NO. 2015-30 RE HONORARY GRAND MARSHAL TED LANGE

RESOLUTION NO. 2015-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
EXPRESSING APPRECIATION TO TED LANGE FOR SERVING AS HONARARY
GRAND MARSHAL OF THE 56TH ANNUAL ARMED FORCES DAY PARADE AND
OBSERVANCE

MOTION: Councilmember Weideman moved to adopt Resolution No. 2015-29. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

To be presented at a later date.

6D. RESOLUTION NO. 2015-31 RE FIRE CAPTAIN KEVIN M. CARTER

RESOLUTION NO. 2015-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING AND COMMENDING FIRE CAPTAIN KEVIN M. CARTER AS A RECIPIENT OF THE DISTINGUISHED SERVICE AWARD

MOTION: Councilmember Goodrich moved to adopt Resolution No. 2015-31. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

To be presented at a later date.

6E. RESOLUTION NO. 2015-32 RE NICK S. FACER

RESOLUTION NO. 2015-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING AND COMMENDING FIRE ENGINEER NICK S. FACER AS A RECIPIENT OF THE MEDAL OF VALOR AWARD

MOTION: Councilmember Goodrich moved to adopt Resolution No. 2015-32. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

To be presented at a later date.

6F. PROCLAMATION RE “BLUE RIBBON WEEK”

Mayor Furey presented a proclamation declaring the week of May 10 through May 16 as “Blue Ribbon Week” in the City of Torrance to Police Lieutenant Megeff.

6G. PROCLAMATION RE “ OLDER AMERICANS MONTH”

Mayor Furey presented a proclamation declaring the month of May as “Older Americans Month” in the City of Torrance to Commission on Aging Chairperson Kathleen Davis.

6H. RECOGNITION OF 2015 OLDER AMERICANS AWARD RECIPIENTS

Mayor Furey presented plaques to 2015 Older Americans Award recipients Ghislaine Davis, Bette Herbst, and Kathryn Endo-Roberts and briefly highlighted their history of community service.

6I. RECOGNITION OF WEST HIGH CHEERLEADERS

Mayor Furey congratulated West High Cheerleaders for winning first place at the National Championship – Level 2 Small, and presented a certificate of recognition to Donna Berkeley, team adviser.

7. ORAL COMMUNICATIONS #1

7A. Byron Stefferud, Torrance, reported that ballerina Misty Copeland, who was profiled on *60 Minutes* last Sunday, has a connection to the City of Torrance as she studied at South Bay Ballet in downtown Torrance and performed at the Torrance Cultural Arts Center.

7B. Janet Payne, Old Torrance Neighborhood Association, invited the public to attend the association’s meeting on Wednesday, May 20, at 7:00 p.m. at the Bartlett Center, which will feature a presentation by local historian Michael George entitled “If These Walls Could Talk.”

7C. Janet Payne, Torrance Historical Society, reported that she along with Councilmembers Ashcraft, Griffiths and Weideman attended a luncheon last Thursday hosted by the L.A. Conservancy at which the City of Torrance received a historic preservation award for the Pacific Electric Railway – El Prado Bridge.

7D. Debbie Hays, Torrance Historical Society, announced that Louis Zamperini’s family will have an entry in the Armed Forces Day Parade on Saturday, May 16, and there will also be a runner from the Torrance High track team, flyovers from Zamperini Field, and a performance of the Torrance High band in his honor.

7E. Bob Chiota requested assistance in providing meals for military personnel who will be staffing exhibits during the Armed Forces Day Celebration.

7F. David Oster, Torrance, reported that he will be visiting the California legislature representing Disability Rights California on Wednesday, May 13.

7G. Julie Delamor, Employment Development Department, submitted a request for a subsidy of fees for the use of Torrance Park on Friday, May 29, for a military veterans event.

7H. Lynn Robinson, Torrance Rose Float Association, announced that there will be a “Restaurants for Roses” fundraiser at Hof’s Hut on Thursday, May 14, from 6:00 a.m. to 10:00 p.m., and there will also be a fundraiser and bake sale at the Palos Verdes Bowl on Sunday, May 17, from 1:00 - 4:00 p.m. She noted that the design for the 2016 Rose Parade Float has been approved and renderings will be presented to the Council in the near future.

8. CONSENT CALENDAR

8A. APPROVAL OF MINUTES

Recommendation

Recommendation of the City Clerk that City Council approve the City Council minutes of April 14, and April 21, 2015.

8B. REVISED JOB DESCRIPTIONS FOR FINANCE MANAGER AND RISK MANAGER

Recommendation

Recommendation of the Human Resources Administrator that City Council approve the revised job descriptions for Finance Manager and Risk Manager.

8C. PROPOSED CLASS SPECIFICATION HUMAN RESOURCES SENIOR MANAGEMENT ASSOCIATE

Recommendation

Recommendation of the Human Resources Administrator that City Council approve the proposed class specification for Human Resources Senior Management Associate.

8D. MARCH 2015 MONTHLY INVESTMENT REPORT

Recommendation

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for March 2015.

8E. LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA LIVE STEAMERS, INC.

Considered separately, see below.

8F. AGREEMENT RE WALTERIA RESERVOIR SLOPE STABILITY PROJECT

Recommendation

Recommendation of the Public Works Director that City Council:

- 1) Determine that the approval of the construction of the Walteria Reservoir Slope Stability Project, I-95 (B2015-10) is categorically exempt from environmental review pursuant to Section 15268 of the Guidelines implementing California Environmental Quality Act (CEQA);
- 2) Approve the plans and specifications for the Walteria Reservoir Slope Stability Project, I-95 (B2015-10); and
- 3) Award a two-year public works agreement to Fleming Environmental, Inc. of Fullerton, CA in the amount of \$83,149 and authorize a 5% contingency in the amount of \$4,157 to construct the Walteria Reservoir Slope Stability Project, I-95 (B2015-10).

MOTION: Councilmember Griffiths moved to approve Consent Calendar Items 8A through 8D and 8F. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

Consent Calendar Item 8E was considered separately at this time.

8E. LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA LIVE STEAMERS, INC.

Recommendation

Recommendation of the Parks and Recreation Commission and the Community Services Director that City Council approve a 25 year license agreement with Southern California Live Steamers, Inc. and the City of Torrance that includes their community events and capital projects at Wilson Park.

Councilmember Griffiths commended the Southern California Live Steamers for the service they have provided to the community for the past 25 years, noting that many generations of children have enjoyed the free train rides at Wilson Park, which is one of the City's hidden gems.

Councilmember Weideman also recognized the Southern California Live Steamers for the positive impact this organization has had on the community.

MOTION: Councilmember Griffiths moved to approve the license agreement. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

12. ADMINISTRATIVE MATTERS

12A. RESOLUTIONS RE EXECUTIVE AND MANAGEMENT EMPLOYEES

Recommendation

Recommendation of the Human Resources Administrator that City Council:

- 1) Adopt a resolution amending the Executive and Management Employees Resolution No. 2014-63 implementing the reference point for Revenue Manager; and

- 2) Adopt a resolution amending Executive and Management Employees Resolution No. 2014-133 reflecting the title change of Human Resources Associate to Human Resources Senior Management Associate.

Item was withdrawn.

12B. CITY COUNCIL DARK NIGHTS

Recommendation

Recommendation of the City Manager that City Council declare the following Tuesdays as City Council dark nights from July 1 through December 31, 2015: September 8, September 29, December 1 and December 29, 2015.

MOTION: Councilmember Rizzo moved to concur with the staff recommendation. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

12C. AGREEMENT RE GRANT WRITING SERVICES

Recommendation

Recommendation of the City Manager that City Council approve a consulting services agreement with Blais and Associates of Little Elm, TX with a satellite office in Irvine, CA to provide grant writing services (B2015-07) for the period of July 1, 2015 through June 30, 2020 in the amount of \$150,000 with a not to exceed amount of \$30,000 per year.

Management Associate Jones reported that the City circulated an RFP (request for proposal) for grant writing services in March 2015; that five proposals were received and one was later withdrawn; and that the evaluation team determined that Blais and Associates was the best firm for meeting the City's objectives. She noted that Blais and Associates has provided grant writing services for the City for the previous five years and has secured \$5.8 million in funding for various projects.

Responding to questions from the Council, Management Associate Jones reported that to date, the return for every dollar paid for the current contract is 46:1 and the firm has a success rate of 86%. She noted that the firm's performance will be evaluated on an annual basis and the City has the ability to end the contract if the results are not satisfactory.

MOTION: Councilmember Rizzo moved to concur with the staff recommendation. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

13. HEARINGS

13A. PROPOSED 2015-2017 CITY OF TORRANCE OPERATING BUDGET

Recommendation

Recommendation Your Honorable Body open the first public hearing and budget workshop on the City of Torrance proposed two-year operating budget for fiscal years 2015-2017.

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

City Manager Jackson advised that staff had anticipated that revenues would exceed previous projections for this two-year budget, which would have allowed for additional enhancements, however, recent events, including an industrial incident that resulted in the temporary shutdown of the ExxonMobil refinery, have dramatically impacted revenues, therefore, a more conservative budget has been proposed.

With the aid of slides, Finance Director Tsao provided an overview of the proposed 2015-2017 operating budget and reviewed the recommended program modifications.

In response to Mayor Furey's inquiry, Finance Director Tsao reported that it is not yet known what impact the Governor's May budget revisions will have on the City and this information should be available by next week's hearing.

In response to Councilmember Ashcraft's inquiry, Fire Chief Racowski discussed the need for a Medical Director (\$30,000 per year) and a Patient Care Reporting System (\$20,192 one-time expense/\$41,837 recurring) in order to meet requirements for the City's paramedic program.

Councilmember Ashcraft requested that staff provide background information about the Torrance Cultural Arts Foundation endowment fund, the Torrance Rose Parade float, and the City Council's travel budget, indicating that she was not inclined to increase the travel budget with limited funds available. She also requested clarification regarding banners to be purchased for the Farmer's Market.

Councilmember Goodrich commended staff for taking a conservative approach to the budget.

Councilmember Weideman indicated that he also favored taking a conservative approach until the City's financial condition stabilizes and related his belief that the budgetary outlook for the 2016-2017 fiscal year will significantly improve. He expressed support for providing the additional funding requested by the Cultural Arts Foundation and for funding a Veteran's Day event commemorating the 50th anniversary of the Vietnam War. He stated that he had hoped the Council would be able to commit to long-range funding for the Rose Parade float, but recognizes it's not feasible at this time, therefore he supports the use of one-time funds for this year's float with the understanding that the issue will be revisited in the future.

Noting that the creation of a Military Veterans Commission has been discussed, Mayor Furey proposed that the Community Services Commission be reactivated instead and charged with addressing issues involving military veterans, the homeless, special needs children and intellectually challenged adults.

For the benefit of the public, Councilmember Griffiths explained that the detailed budget provided to the Council includes pages of requests from various City departments for additional funding, which have not been recommended for approval at this time.

Councilmember Rizzo voiced support for taking a cautious approach to the budget and revisiting the items that have been put on hold once revenues improve.

Mayor Furey invited public comment.

Otto Stiefel, vice president of Torrance Fire Fighters Association, requested that the Council allocate funding for the fourth firefighter position on Truck 91 as recommended by Fire Chief Racowschi rather than delaying it to a later date. He noted that this position was defunded in the 2011-12 budget year with assurances from the former mayor and council that the position would be restored as soon as the City's financial condition improved.

City Manager Jackson advised that it would take three firefighters to staff this position at a cost of \$190,000 each for a total cost of approximately \$570,000 and it was unlikely that funding will be available during this budget cycle.

Georgian Griswold, president of Torrance Rose Float Association, stated that she was pleased funding for the Rose Parade float was being considered, but was anxious to know the amount so plans for this year's float can be finalized.

Councilmember Barnett requested that staff provide information regarding the potential for increasing subsidies for the Parks and Recreation Enterprise Fund.

Councilmember Griffiths expressed the hope that the City will be able to restore funding for the 4th of July fireworks show at some point in the future because this is something residents greatly miss.

Councilmember Rizzo requested that staff provide information regarding the amount of funding that would be needed to make the Cultural Arts Foundation endowment fund self-sustaining.

MOTION: Councilmember Rizzo moved to close the first public hearing/budget workshop on the 2015-2017 operating budget, with the second public hearing/budget workshop to be held on May 19, 2015 as part of the regularly scheduled City Council meeting. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

The City Council recessed from 8:59 p.m. to 9:12 p.m.

13B. PRE14-00003: 5356 DORIS WAY – JOHN YANKOSKY (SEN FU HUANG)

Recommendation

Recommendation of the Planning Commission and the Community Development Director that City Council deny the appeal and adopt a resolution approving a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way.

Planning Manager Lodan provided background information about this site, noting that a project was approved by the Planning Commission in August 2012 but it was subsequently denied without prejudice by the City Council on appeal in November 2012. With the aid of slides, Planning Manager Lodan briefly reviewed the proposed project; highlighted revisions that were made to address neighbors' concerns about the previous project; and shared photographs taken from various vantage points in the neighborhood. Referring to photographs taken from the appellants' properties, he reported that in staff's judgment, the project would not have an adverse or significant impact on their views. He provided a summary of the November 19, 2014 Planning Commission hearing on the project, noting that the commission voted unanimously to approve the project.

Mayor Furey disclosed that he visited the site in 2012 and did so again in conjunction with this project and made another trip earlier today, but did not speak with any of the parties involved.

Councilmember Weideman disclosed that he was on the Planning Commission in 2012 when the earlier project was considered and that he visited the site today.

Councilmember Griffiths disclosed that he visited the subject property and the two appellants' properties earlier today and spoke briefly with the appellants to request permission to access their properties.

Councilmember Ashcraft disclosed that she visited the property twice – last week and this week, but did not speak with anyone.

Councilmember Rizzo disclosed that he was on the Planning Commission in 2012 and visited the site at that time and visited again yesterday, but did not speak with anyone.

Councilmember Barnett disclosed that he visited the site in 2012 and visited it again last week.

Zhaoji "Eric" Hou, 5327 Doris Way, appellant, reported that the property was sold only seven days after the project was denied on November 6, 2012 at a price that was far below market value and it remains an investment property despite statements by the project architect to the contrary. He noted that he had two meetings with the architect and the property owner was not present at either of them.

Using slides to illustrate, Zaher Bardai, 5323 Doris Way, appellant, expressed concerns that the proposed project would block both his and Mr. Hou's view of the ocean and more importantly their view of the setting sun, which they greatly enjoy.

Councilmember Weideman clarified that the Council's decision will be based on whether or not the project complies with the Hillside Ordinance and whether the property is owner-occupied or an investment property was not pertinent to this discussion.

Councilmember Goodrich noted the discrepancy in the view shown in the photos taken by staff and the photos submitted by the appellants.

Planning Manager Lodan stated that there may be one particular area of the appellant's front yard that has such a view, but it's staff's position that if a view is that hard to find, it's not significant. He reported that staff visited the site several times and did not observe the view shown in the appellants' photos and they observed no impact from any living area inside the appellants' homes.

Councilmember Goodrich asked if a telephoto lens was used for the photograph in question, and Mr. Hou reported that it was taken with a smart phone.

Mr. Bardai maintained that the view in question was clearly visible from his property.

In response to Councilmember Ashcraft's inquiry, Assistant City Attorney Sullivan advised that in order to deny the project, the Council must determine that it would have a "significant" adverse impact on neighbors and the issue of whether it is an investment property or owner-occupied is not something that should be considered.

Referring to renderings, Councilmember Griffiths pointed out that one of the elevations shows a chimney that appears to be right in the middle of the view the appellants are concerned about and related his understanding that chimneys are not typically included in silhouettes.

Planning Manager Lodan confirmed that the silhouette does not include the chimney and conceded that it could cause some view impairment. He noted that the Code allows one chimney by right, as long as it is the minimum size, however, the proposed chimney appears to be larger.

Mr. Bardai indicated that he was unaware of the chimney.

John Yankosky, project architect, stated that the Council's denial of the previous project seemed to hinge on concerns that the property was going to be "flipped," and the developer who previously owned it decided to sell it because he felt it was a losing proposition. Referring to a scale model of the project, he reviewed changes made to the front portion of the structure to address neighbors' concerns, including reducing plate heights and changing the roof pitch. He disputed the appellants' claims of view impact, suggesting that if there was a view to the west, he would have included a large window facing this direction to take advantage of it. He urged the Council to rely staff's professional judgment and approve the project. He offered to change to a direct-vent fireplace and eliminate the chimney.

Councilmember Weideman noted that it was highly unlikely that the project would be approved with a large west-facing window because it would impact the privacy of the adjacent neighbor, which was a major concern at the original Planning Commission hearing.

Councilmember Goodrich asked about the ocean view shown in a photo submitted by the appellants.

Mr. Yankosky responded that he has spent a lot of time at the property and has never seen an ocean view. He suggested that the appellants' photos should not be trusted because Mr. Hou's wife submitted a photo at the first Planning Commission hearing which appeared to have been taken with a zoom lens.

Councilmember Rizzo noted that he also recalled that privacy was a major concern at the original Planning Commission hearing. He asked about the possibility of further reducing the plate height and decreasing the slope of the roof in order to lower the front portion of the structure, which is the area of concern for appellants.

Following a brief discussion, Mr. Yankosky agreed to change the pitch of the roof from 4-in-12 to 3-in-12 and to reduce the plate height from 10 feet to 9 feet.

Voicing support for the appellants, Xin Wang, 5324 Doris Way, reported that she personally observed a dramatic view of the sun sinking into the ocean from the their property, which the proposed addition would block.

Marge Miller, 5364 Doris Way, expressed concerns that the appellants' homes will lose value if this project is approved due to the loss of view and related her belief that even a sliver of a view should not be discounted. She asked if the project will be re-silhouetted if it is approved, noting that she has observed many changes being made to the silhouette.

Hiuching Cheung, 5327 Doris Way, appellant, explained that she took photos with a zoom lens at one point to prove to Mr. Yankosky that her ocean view was not imaginary. She reported that the view is very significant to her and her family and it is a source of enjoyment, especially for her two children and her disabled mother-in-law. She stated that she was not opposed to development, but did not want someone to profit at her expense.

Karen Miller, 5364 Doris Way, pointed out that the staff reports states that blue water ocean views are visible through the silhouette from the front yard on clear days, however staff judges this view to be minimal because it's not always visible due to haze and fog, it is some distance away, and it is observed between numerous obstructions, including power poles, palm trees, and buildings. She voiced her opinion that the view should not be disregarded just because it is sometimes obscured by fog; disputed the idea that the ocean was a great distance away; and related her understanding the City was considering enacting an ordinance concerning view-blocking vegetation. She reported that she sent an email on Sunday, May 10, (supplemental material) with suggestions as to how to preserve the view with minor changes to the project.

Councilmember Rizzo asked if there are plans to remove the large pine tree in the front yard, and Mr. Yankosky responded that the applicant will probably want to retain the tree. He contended that neighbors' property values would only be increased by the project.

Councilmember Griffiths questioned when the silhouette was certified, and Planning Manager Lodan advised that it was certified on August 5, 2014 and staff believes the existing silhouette accurately reflects the plans.

Mr. Yankosky explained that the silhouette has been in place for some time and it has had to be tightened up periodically due to winds.

In response to Councilmember Barnett's inquiry, Planning Manager Lodan estimated that lowering the plate height to 9 feet and changing the roof pitch to 3-in-12 would lower the front portion of the building between 2 and 2 ½ feet.

Noting that comments were made at the Planning Commission meeting that there was room for compromise, Councilmember Barnett stated that it was unfortunate that it has taken this long.

Referring to the photos, Mayor Furey questioned why the large pine tree in the front yard of the subject property is not visible in photos taken from the appellants' properties.

Mr. Bardai explained that the pine tree is on the far right side of the view corridor and suggested that the view would be improved if it was removed.

Assistant City Attorney Sullivan cautioned that the Hillside Ordinance does not address vegetation.

Mr. Bardai asked if the project will be re-silhouetted to reflect the height reduction if it is approved.

Mr. Hou explained that there have been issues with the silhouette in the past which have caused neighbors to be skeptical of its accuracy.

Assistant City Attorney Sullivan advised that there would be no point in re-silhouetting the project after it has been approved, however, the applicant will be required to construct the project to the height approved by the Council.

Mr. Bardai stated that he believed lowering the project 2½ feet would have a major impact because it would bring the structure in line with other structures in the background.

MOTION: Councilmember Rizzo moved to close the public hearing. The motion was seconded by Councilmember Weideman and passed by unanimous vote.

Councilmember Griffiths noted that he has had experience with cases like this as a former Planning Commissioner and offered his assurance that whether or not the property is an investment property had no bearing on his decision. He reported that he personally observed a view blockage through the silhouette; that he believes photos submitted by the appellants accurately depict that the setting sun would be below the silhouette at certain times of the year; and that this is the area of the project he finds objectionable. He stated that he would be concerned about the loss of his sunset view if he lived where the appellants live, therefore he would vote to deny the project. He indicated that he also had concerns about the accuracy of the silhouette.

Councilmember Goodrich reported that he did not visit the property and chose instead to rely on photos submitted as evidence, which leaves something to be desired, but in his subjective opinion there appears to be a view substantial enough to warrant protection. Noting that without re-silhouetting the project, one can only guess as to whether the view impact will be eliminated by the proposed height reduction, he stated that he could not support the project without some kind of objective confirmation.

Councilmember Weideman related his belief that the architect had made significant compromises, noting that the height reduction is almost equivalent to the modifications proposed in Karen Miller's email, which would have resulted in a height reduction of 2.75 feet. He stated that he did not observe a view loss significant enough to deny the project when he visited the appellants' properties therefore he would vote to deny the appeal.

Councilmember Ashcraft reported that she did not see a significant impact when she visited the property this week and last week at different times of the day and would vote to approve the project with the agreed upon changes.

Councilmember Rizzo related his belief that that a good compromise had been reached, noting that Mr. Bardai is of the opinion that the height reduction will bring the project in line with structures in the background.

MOTION: Councilmember Rizzo moved to deny the appeal and approve PRE14-00003, with the following modifications:

Modify

Condition No. 5 That the final Building Plans shall reflect the correct height of 22 feet 9 inches for the second story, and ~~14 feet 7 13/16 inches~~ 12 feet 7 13/16 inches for both sides of the first story to the satisfaction of the Community Development Director.

Add

Condition No. 14 That the applicant shall reduce the plate height to 9 feet, the roof slope to 3-in-12, and shall eliminate the chimney to the satisfaction of the Community Development Director.

The motion was seconded by Councilmember Weideman and passed as reflected in the following vote:

YES: Councilmembers Ashcraft, Barnett, Rizzo and Weideman
NOES: Councilmembers Goodrich, Griffiths and Mayor Furey

RESOLUTION NO. 2015-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA DENYING THE APPEAL AND APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5356 DORIS WAY PRE14-00003: JOHN YANKOSKY (SEN FU HUANG)

MOTION: Councilmember Weideman moved to adopt Resolution No. 2015-35 as amended. The motion was seconded by Councilmember Ashcraft and passed as reflected in the following vote:

YES: Councilmembers Ashcraft, Barnett, Rizzo and Weideman
NOES: Councilmembers Goodrich, Griffiths and Mayor Furey

17. ORAL COMMUNICATIONS #2

17A. Councilmember Weideman noted that he enjoyed attending the many events that took place in Torrance last weekend.

17B. Councilmember Ashcraft reported that she attended the presentation of the Youth Council's "Beat the Odds" scholarships and was impressed by the ability of the awardees to overcome very negative situations and excel. She also commended the Finance Director and the City Manager for their work on the budget.

17C. Councilmember Barnett commended staff for their efforts on the budget and the appeal hearing. He reported on his attendance at the Southern California Association of Governments conference last Thursday.

17D. Councilmember Goodrich offered a reminder that the Armed Forces Day Parade is this Saturday at 1:30 p.m. He thanked his students in the audience for remaining throughout the lengthy meeting.

17E. Councilmember Griffiths announced that the City Clerk's office was currently accepting applications for vacancies on the Cable Television Advisory Board, the Library Commission and the Water Commission, noting that the deadline to submit applications is Thursday, June 4, at 5:00 p.m. in the City Clerk's office.

17F. Councilmember Griffiths commented on the many events held last weekend and noted that he was looking forward to the Armed Forces Day Parade and Celebration this weekend.

17G. Councilmember Rizzo reported that residents who live in areas serviced by California Water recently received a letter indicating that the company will be adopting regulations due to the ongoing drought and that customers may be subject to a drought surcharge on their water bills should they not meet a specific reduction goal. With the concurrence of Council, he requested that staff review the letter and report back regarding how restrictions to be imposed on California Water customers compare to those to be imposed on Torrance Municipal Water customers and determine if anything can be done about the surcharge.

17H. Councilmember Rizzo reported that last Saturday, he visited the Senior Fair, the Health Fair and all six Torrance fire stations to thank first responders. He offered a reminder that the Police Memorial Service will be held tomorrow at 10:00 a.m. in the Toyota Meeting Hall.

17I. Mayor Furey announced that the Air Force Band of the West will be presenting two concerts on Friday, May 15, at 2:00 p.m. and 7:00 p.m. in the Armstrong Theatre and free tickets will be available at the theatre box office beginning tomorrow.

17J. Mayor Furey reviewed the many events to be held in conjunction with the Armed Forces Day Parade and Celebration this weekend, including static displays at Del Amo Fashion Center and the parade, which will begin at 1:30 p.m. on Saturday. He noted that 800 men and women are scheduled to be inducted into the military in front of City Hall on Saturday.

17K. City Manager Jackson thanked the Council for their input on the budget, noting that staff will provide them with the requested information as soon as possible.

18. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

19. ADJOURNMENT

At 10:56 p.m., the meeting was adjourned to Tuesday, May 19, 2015 at 5:30 p.m. for an executive session, with regular business to commence at 7:00 p.m. in the Council Chamber. The second City Council 2015-2017 Operating Budget Workshop/Public Hearing will be considered during the regular City Council meeting.

Attest:

/s/ Patrick J. Furey
Mayor Patrick J. Furey

/s/ R. Poirier
City Clerk Rebecca Poirier, MMC

Approved on June 9, 2015

Sue Sweet
Recording Secretary

City Council
May 12, 2015