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TORRANCE CITY COUNCIL – JULY 26, 2011

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At 9:18 p.m., the meeting was adjourned to Tuesday, August 2, 2011 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers

July 26, 2011

**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 5:30 p.m. on Tuesday, July 26, 2011 in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland, and Mayor Scotto.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, 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 Legal Counsel – Existing Litigation, 18B) Public Employee Performance Evaluation – City Manager, and 18C) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code § 54956.9(a), 54957 and 54956.8.

The City Council reconvened at 7:03 p.m. No action was taken on any matter considered in closed session.

2. FLAG SALUTE/INVOCATION

The flag salute was led by Del Amo Rotary Club President Carl Kaemerle.

The non-sectarian invocation was given by Councilmember Rhilinger.

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

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, July 22, 2011.

MOTION: Councilmember Brewer 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 roll call vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Police Lieutenant Athan reported that the E-PREP team was seeking input from the community regarding the City's Hazard Mitigation Plan and encouraged residents to fill out a survey available at www.facebook.com/torrancePD.

Councilmember Brewer announced that the Citizen Development and Enrichment Committee will meet on Tuesday, August 2, at 4:00 p.m. in the City Council Chambers to discuss installing a Christmas tree in El Prado Park and the Torrance Boulevard bridge enhancement.

Councilmember Rhilinger announced that the City Council Transportation Committee will meet on Tuesday, August 9, at 4:30 p.m. in the City Manager Assembly room to discuss the South Bay Bicycle Master Plan.

Mayor Scotto announced that the Ad Hoc Federal Legislative Advocacy Committee will meet on Monday, August 15, at 4:00 p.m. in the City Manager Assembly room to determine the need for Federal legislative advocacy services.

6. COMMUNITY MATTERS

6A. PROCLAMATION RE “NATIONAL NIGHT OUT AGAINST CRIME”

Mayor Scotto presented a proclamation declaring Tuesday, August 2, 2011 as **National Night Out Against Crime** in the City of Torrance to Police Lieutenant Mark Athan.

Lieutenant Athan invited the public to attend block parties hosted by Neighborhood Watch groups throughout Torrance on Tuesday, August 2, from 5:00 – 9:00 p.m. and thanked Target for sponsoring this event.

6B. INTRODUCTION OF DEL AMO ROTARY EXCHANGE STUDENTS

Rotary Club of Del Amo President Carl Kaemerle introduced exchange students Charles Valery Vitrey and Anais Alexander from Lyon, France and Mayor Scotto presented them with certificates.

7. ORAL COMMUNICATIONS #1

7A. Debbie Hayes, Torrance Historical Society, thanked everyone for their support of the Rock Around the Block event held on July 21, with a special thank you to Providence Little Company of Mary Medical Center. She announced that the Historical Museum will be open until 8:00 p.m. on Thursdays through the end of August.

8. CONSENT CALENDAR

8A. APPROVAL OF MINUTES

Recommendation

Recommendation of the City Clerk that City Council approve the City Council minutes of July 12, 2011.

8B. USE OF MADRONA MARSH PRESERVE/SUBSIDY OF FEES

Recommendation

Recommendation of the Community Services Director that City Council:

- 1) Approve a request to utilize the Madrona Marsh Preserve on October 1, 2011, for an event sponsored by the Friends of Madrona Marsh; and
- 2) Approve the subsidy of fees in the amount of \$619.79 for the use of the Community Services Department portable stage for the event.

8C. CONTRACT FOR NORTH TORRANCE LIBRARY ADDITION

Recommendation

Recommendation of the General Services Director that City Council:

- 1) Award a contract with Norm Wilson & Sons, Inc. for \$210,716 with a 5% contingency of \$10,536 for the North Torrance Library Addition and Accessibility Upgrades (B2011-25) (FEAP #337 and FEAP #711); and
- 2) Approve a 10% project management fee of \$21,072.

8D. AGREEMENT/TERMINATION OF LEASE RE 1640 CABRILLO AVENUE

Recommendation

Recommendation of the City Manager that City Council approve an all inclusive agreement for satisfaction of relocation obligations and termination of lease for property located at 1640 Cabrillo Avenue by and between the City of Torrance, a California municipal corporation ("City"), the Redevelopment Agency of the City of Torrance, a public body, corporate and politic ("Agency"), and Class Termite & Pest Control, Inc., a California corporation ("Tenant").

8E. AGREEMENT RE SUMMER YOUTH WORK EXPERIENCE PROGRAM

Recommendation

Recommendation of the City Manager that City Council approve an agreement with the Pacific Gateway Workforce Investment Network for summer youth work experience.

MOTION: Councilmember Rhilinger moved for the approval of Consent Calendar Items 8A through 8E. The motion was seconded by Councilmember Furey and passed by unanimous vote.

12. ADMINISTRATIVE MATTERS

12A. DESIGNATION OF VOTING DELEGATE FOR 2011 LEAGUE OF CALIFORNIA CITIES CONFERENCE

Recommendation

Recommendation of the City Manager that City Council approve the designation of Councilmember Susan Rhilinger to represent the City of Torrance at the 2011 League of California Cities Annual Conference from September 21-23, 2011 in San Francisco, CA.

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

12B. CENTENNIAL COMMITTEE QUARTERLY REPORT

Recommendation

Recommendation of the Torrance Centennial Committee that City Council accept and file the quarterly report from the Centennial Committee covering the period of April 2011 through June 2011.

Laurie Love, chair of the Centennial Committee, reported on the Committee's activities over the last three months per written material of record. She noted that the Centennial website www.TorranceCentennial.org was modified based on input from the community; that preparations for the kickoff event "Lights, Camera, Action" are underway; that promotional items are available for purchase on-line and at various community events; and that renderings of the proposed Centennial Plaza were reviewed by the Parks and Recreation Commission and the design was approved in concept.

Mayor Scotto commended Centennial Committee members for their efforts and ordered that the report be accepted and filed.

12C. ACCEPTANCE/ APPROPRIATION OF DONATIONS TO TORRANCE CENTENNIAL COMMITTEE

Recommendation

Recommendation of the Centennial Committee that City Council:

- 1) Accept a \$25,000 donation from Toyota Motor Sales U.S.A.;
- 2) Accept a \$3,000 donation from Gerber Ambulance Service; and
- 3) Appropriate the \$28,000 donation to the 2012 Centennial Committee Budget – FEAP #739.

Laurie Love, chair of the Centennial Committee, reported that \$156,500 has been donated for this event to date.

MOTION: Councilmember Brewer moved to concur with the Committee's recommendation. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

12D. AMENDMENT TO AGREEMENT FOR RECYCLING SERVICES

Recommendation

Recommendation of the Public Works Director that City Council:

- 1) Approve a second amendment to the contract services agreement with Smurfit-Stone (C2007-115) change of official company name to RockTenn CP, LLC;
- 2) Extend the term an additional 3 years, with 2 additional 1-year extension options; and
- 3) Increase the amount to be reimbursed to the City from \$48 to \$65 per ton.

Sanitation Services Manager Knapp reported that the current contractor RockTenn CP has agreed to increase the amount the City is reimbursed for recycled materials from \$48 to \$68 per ton beginning this year even though the current contract does not expire until July 2012, which will result in approximately \$190,000 in extra revenue this fiscal year and approximately \$1.2 million over the life of the contract.

In response to Councilmember Brewer's inquiry, Sanitation Services Manager Knapp provided an update on the percentage of refuse being recycled by residents and businesses in Torrance.

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

12E. AMENDMENT TO TMC RE DISASTER COUNCIL

Recommendation

Recommendation of the City Manager and Police Chief that City Council adopt an Ordinance amending Articles 1 and 2 of Chapter 6 of Division 1 of the Torrance Municipal Code eliminating the Disaster Council, and approve an ordinance summary for publication.

Police Lieutenant Athan reported that the City Council approved an ordinance eliminating the Disaster Council on January 25, 2011, but the State of California Emergency Management Agency (CalEMA) subsequently requested minor revisions,

which have been incorporated into the proposed ordinance. He noted that in order to address concerns about the loss of community input with the sunset of the Disaster Council, the E-PREP team is now holding a quarterly stakeholder meetings, which includes representatives from local businesses, hospitals and schools.

MOTION: Councilmember Brewer moved to concur with staff recommendation. The motion was seconded by Councilmember Barnett and passed by a 6-1 vote, with Councilmember Numark dissenting.

ORDINANCE NO. 3749

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING AND READOPTING ARTICLES 1 AND 2 OF CHAPTER 6 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE RELATED TO EMERGENCY PREPAREDNESS AND THE ORGANIZATION OF THE CITY OF TORRANCE DISASTER COUNCIL

MOTION: Councilmember Sutherland moved to adopt Ordinance No. 3749. The motion was seconded by Councilmember Barnett and passed by a 6-1 vote, with Councilmember Numark dissenting.

12F. APPROVAL OF REVOCABLE, NON-EXCLUSIVE LICENSE RE 555 MAPLE AVE

Recommendation

Recommendation of the City Manager that City Council approve a Revocable, Non-Exclusive License (License) from the Administrative Office of the Courts (AOC or Licensor), an entity of the Judicial Branch of the Government of the State of California (Council), for use of vacant real property located north of the Torrance Courthouse at 555 Maple Avenue, Torrance, CA (APN 7532-010-901).

Assistant to the City Manager Sunshine reported that the License Agreement with the State of California Judicial Branch allows for the recreational use of the vacant parcel north of the Torrance Courthouse on a month-to-month basis at no fee to the City.

Councilmember Furey thanked legislators and court officials who made it possible for the City to make use of this land, which has been vacant for many years.

Councilmember Sutherland stated that he supports this agreement, but was not in favor of spending City funds to improve the parcel as long as the agreement is month-to-month because the State could sell the land at any time.

Mayor Scotto expressed support for the agreement, relating his belief that the State would eventually either sell or give the property to Torrance if it is developed for recreational use.

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

13. HEARINGS

13A. MOD11-00006 (PRE09-00007): 209 VIA EL TORO – JIM & BETSY DELURGIO

Recommendation

Recommendation of the Community Development Director that City Council:1)

- Deny the Modification to previously approved Precise Plan of Development - City Council Resolution No. 2010-92 (PRE09-00007) to remove Condition #14 relating to permanent structures and Condition #15 relating to vegetation;

and 2) Adopt a Resolution denying the Modification and retaining all conditions of approval of City Council Resolution No. 2010-92 for Precise Plan of Development approving first and second story additions to an existing single family residence on property located in the Hillside Overlay District in the R-1 Zone at 209 Via el Toro. **MOD11-00006 (PRE09-00007): Jim & Betsy Delurgio**

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

Planning Manager Lodan reported that the applicant has requested the removal of the following conditions of approval that were imposed when the Council approved PRE09-00007 on July 20, 2010 allowing first and second story additions to the residence at 209 Via El Toro: Condition No. 14 – That no additional permanent structures over 6 feet in height shall be constructed in the rear yard; and Condition No. 15 – That no vegetation located to the northeast of the rear building line of the main residence shall be allowed to extend above the existing property line walls along the southerly, easterly, and northerly portion of the property.

Mayor Scotto disclosed that he and Councilmember Brewer visited 515 Camino de Encanto yesterday to observe the view from the backyard, but they did not engage in discussion with anyone about this project.

Councilmember Sutherland reported that he has not been to the property since last July and has not spoken to the applicant or any of the neighbors since that time.

Councilmember Furey stated that he had not driven by the property as he did before the earlier hearing, and has not spoken with neighbors, the applicant or his representatives.

Jim Delurgio, 209 Via El Toro, applicant, provided background information about his residency and community involvement, noting that he has been a Riviera resident for 40 years, coaches AYSO soccer and youth volleyball, and volunteers at Riviera Elementary School. He contended that Conditions No. 14 and No. 15 lack legal foundation and are contrary to General Plan Objective LU 1.2; Hillside Overlay Ordinance Section 91.41.5; and Torrance Municipal Code, City Charter Article 7, Section 725. Additionally, he stated the following:

- That the project (PRE09-00007) was designed to comply with the Code and findings in Resolution No. 2010-92 confirm that it is in compliance;
- That the Hillside Ordinance requires approval of any structure over three feet in height, making Condition No. 14 redundant and unnecessary;
- That his property has been vandalized and his family has been harassed by neighbors since he purchased the property in 2005 as evidenced by police incident and crime reports on file;
- That the conditions are not clearly defined and expose him to arbitrary enforcement and costly litigation;
- That Condition No. 14 restricts 7,213 square feet (approximately 55%) of his 13,185 square-foot property;
- That an appraiser has estimated that Conditions 14 & 15 devalue his property by approximately \$500,000;
- That Los Angeles Superior Court determined in *Youngern v. City of Torrance* that there is no vested right to a view in the Hillside Overlay;
- That police powers of the City extend only so far as to protect private property rights and cannot be used to take them away without just compensation;
- That Conditions No. 14 & 15 are more restrictive than express provisions of the Code; and

- That these conditions impose land use restrictions that prevent him from restoring privacy to protect his family from ongoing harassment from neighbors.

Mr. Delurgio expressed concerns that inconsistent application of the laws has cost him \$51,505 in unforeseen legal expenses and his property has been damaged by repeat vandalism by neighbors, but the City Attorney has chosen not to prosecute them. He maintained that everything he has done to his property has only improved neighbors' views and expressed his willingness to work with neighbors to define their needs since some neighbors want vegetation retained for purposes of privacy, while others want it removed to improve views. He stated that he is ready to proceed with the project if his property rights are restored by removing Conditions 14 & 15 and hopes to proceed in a manner that's a win-win solution for everyone involved.

In response to Mayor Scotto's inquiry, Mr. Delurgio provided clarification regarding the appraisal submitted to support the claim that his property would be devalued if Conditions 14 & 15 were retained.

Mr. Delurgio reported that he was able to reach an agreement with his neighbor Cindy Constantino at 513 Camino de Encanto regarding the trimming of vegetation that was blocking her view and noted that Ms. Constantino had suggested he construct a pergola to address privacy impact, but he is unable to do this because of Condition 14.

Nagy Bakhoun, project architect, expressed concerns that Conditions 14 and 15 make it impossible for Mr. Delurgio to work out mutually agreeable solutions to privacy impacts with his neighbors and will only add to the acrimony in the neighborhood.

Councilmember Sutherland recalled that Mr. Delurgio agreed to Conditions 14 and 15 at the time the project was approved last year. Mr. Delurgio stated that the conditions were only discussed after the public hearing was closed when he was not allowed to comment and he was not aware that conditions involving vegetation could be imposed because the Hillside Ordinance does not address vegetation and only deals with structures.

Councilmember Sutherland asked that staff research whether or not Mr. Delurgio had agreed to Conditions 14 and 15 at the prior hearing.

Mayor Scotto invited public comment.

Gene Kusion, 523 Camino de Encanto, voiced his opinion that Mr. Delurgio should have been ecstatic that his two-story project was approved rather than seeking to eliminate the conditions imposed by the City Council to protect the views of surrounding properties, which were reasonable and the result of much deliberation. He noted that the Delurgios filed a lawsuit against the City in an attempt to have Conditions 14 and 15 removed using the same arguments made this evening and the case was dismissed with prejudice because the arguments were found to be without merit. He asserted that neighbors' views will be obliterated if the conditions are removed since Mr. Delurgio has a history of attempting to block views using vegetation.

Councilmember Brewer noted that Mr. Delurgio submitted correspondence from Mr. Kusion dated July 15, 2011 threatening a lawsuit due to the height of his trees.

Mr. Kusion clarified that the letter was in response to Mr. Delurgio's failure to comply with a court-ordered settlement agreement from an earlier lawsuit involving poplar trees he planted on the south side of his property in 2008.

In response to Councilmember Brewer's inquiry, Planning Manager Lodan advised that the applicant is not required to comply with Conditions 14 and 15 until he commences construction on the project and enforcement of the conditions would be on a complaint basis.

Cindy Constantino, 513 Camino de Encanto, voiced her opinion that the Council was more than generous in approving the Delurgios' large second-story addition and the conditions the Council added to protect neighbors' views should remain in place. She expressed concerns about the City's ability to enforce the conditions, noting that she had to resort to litigation to recover her ocean view after the Delurgios failed to respond to three registered letters asking them to trim vegetation.

In response to Councilmember Sutherland's inquiry, Ms. Constantino reported that Mr. Delurgio's comments about reaching an agreement with her were inaccurate.

Peter Lattey, 515 Camino de Encanto, urged the Council to retain Conditions 14 and 15, relating his belief that the Council reached a fair decision when approving the project in July 2010.

Ramzi Ghaby, 509 Camino de Encanto, stated that he supports the Council's decision to impose Conditions 14 and 15 because he believes it's a reasonable compromise that balances the significant second-story view gained by the Delurgios with the preservation of the view corridors for surrounding neighbors. He reported that contrary to the Delurgios' written statement submitted to the Council, he did not agree to any shrubbery that violates these conditions and while he had expressed concerns in the past about privacy loss associated with the second-story addition, he was against any solution that impacts his or neighbors' views.

Linda Gahada, 516 Camino de Encanto, thanked the Council for preserving what little view is left for neighbors.

Vicki Radel, 515 Camino de Encanto, noted that she purchased her property 35 years ago and urged the Council to retain Conditions 14 and 15, which were imposed to address view and light issues associated with this project. She stated that she informed Mr. Delurgio before he purchased his property that she would oppose any remodel that impacted her ocean view and she felt the Council's decision to allow him to build a second story was a huge compromise.

Noting that she has lived at 214 Calle de Sirenas for 45 years, Deloris Becker, reported that the subject property used to be a jungle of vegetation, but neighbors never complained until the Delurgios purchased it. She stated there is a need for additional vegetation along both sides of the property line fence she shares with the Delurgios in order to enhance privacy since they have added a pool and she was surprised to learn that the Council had limited the height of vegetation as she was not aware they had the authority to do this. She related her experience that Mr. Delurgio is an honest and upstanding man, whose character has been unfairly attacked.

Returning to the podium, Mr. Delurgio stated that he would like to move forward with the project but he cannot do so at the expense of his property rights. He reported that he and his family have been subjected to harassment and verbal abuse from neighbors opposed to this project and they have been litigious and uncooperative.

Mr. Bakhoum expressed concerns that neither Condition 14 nor Condition 15 includes a mechanism that allows for an exception if neighbors agree and there would be no impact to views.

Councilmember Numark questioned whether Conditions 14 and 15 could be waived by mutual agreement of neighbors and the property owner.

Assistant City Attorney Sullivan advised that if the applicant could reach an agreement with neighbors, he could apply for a Modification.

Mayor Scotto noted that the City will not be actively monitoring the property and enforcement will be on a complaint basis so the property owner could conceivably reach an agreement with neighbors without having to apply for a Modification.

Councilmember Furey stated that he would have hoped that the applicant would have made more of an effort to reach an agreement with neighbors in the months since the project was approved if he wanted these conditions removed and it was clear from this hearing that the problems that led to the imposition of the conditions still exist and if anything, have been exacerbated. He noted that the conditions could be modified at any time by this owner or any future owner via approval of a Precise Plan application.

Councilmember Rhilinger indicated that she was not swayed by Mr. Delurgio's argument that he did not agree to the conditions and did not have an opportunity to comment on them because the minutes from the July 20, 2010 Council meeting clearly show that there was discussion of limiting the height of vegetation before the public hearing was closed and in addition, Mr. Delurgio raised no objections to the conditions in the days and weeks following the hearing.

Mr. Delurgio stated that while there was discussion of limiting vegetation height, he did not anticipate that such a condition would be imposed because Assistant City Attorney Sullivan had noted that the Hillside Ordinance does not address vegetation.

Assistant City Attorney Sullivan pointed out that Mr. Delurgio could have raised objections to the conditions when Resolution No. 2010-92 was adopted by the City Council on September 21, 2010.

In response to Councilmember Furey's inquiry, Assistant City Attorney Sullivan confirmed that the Council had the authority to impose Conditions 14 and 15 to address specific concerns about this project's impact on view, light, air and privacy; that this does not constitute "spot zoning" as Mr. Delurgio has claimed because the property continues to be zoned R-1; and that there has been no taking of his property. He advised that Mr. Delurgio mischaracterized the decision in *Youngern v. City of Torrance*, recalling that the court concurred with the City's interpretation that the term "adverse impact" as used in the Hillside Ordinance, means "substantial adverse impact." He also confirmed that the lawsuit Mr. Delurgio brought against the City using the same arguments as presented in support of this Modification was adjudicated in the City's favor.

Councilmember Barnett noted that his intention in supporting Conditions 14 and 15 was to provide some level of comfort for neighbors that the view that remains after the two-story addition is built would be protected and questioned whether Mr. Delurgio's claim that the conditions were unprecedented was accurate.

Assistant City Sullivan advised that the Planning Commission and the City Council have often added special conditions to address specific concerns regarding view, light, air and privacy, including such requirements as reducing plate heights, changing roof pitch, and using frosted glass, and all of these items, like vegetation, are not mentioned in the Hillside Ordinance. He noted that the ordinance was specifically designed to allow flexibility so that

the Planning Commission and/or City Council could add conditions to mitigate a project's impact as much as possible.

Councilmember Barnett and Councilmember Numark disclosed that they had not visited the subject property since the July 2010 hearing or spoken with any of the people involved.

Mayor Scotto disputed the appraiser's report submitted by Mr. Delurgio indicated a significant loss in the value of his property.

Mr. Delurgio voiced his opinion that he would lose more than he would gain by going forward with this project.

Mr. Bakhoun pointed out that Mr. Delurgio is unable to comply with Ms. Becker's request that he plant vegetation that extends above their shared fence for purposes of privacy even though this would have no view impact.

Mayor Scotto asked if Mr. Delurgio would only plant vegetation that exceeds the height of the perimeter fence in that specific area if Condition 15 was eliminated, and Mr. Delurgio responded that he would also like to plant shade trees in other areas of the yard that would not obstruct views.

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

MOTION: Councilmember Furey moved to concur with the staff recommendation to deny the Modification of a previously approved Precise Plan of Development. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

RESOLUTION NO. 2011-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A MODIFICATION OF A PREVIOUSLY APPROVED PRECISE PLAN OF DEVELOPMENT (PRE09-00007) AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE DELETION OF CONDITION NUMBER 14 AND CONDITION NUMBER 15 OF CITY COUNCIL RESOLUTION NO. 2010-92 ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 209 VIA EL TORO **MOD11-00006 (PRE09-00007): JIM & BETSY DELURGIO**

MOTION: Councilmember Sutherland moved to adopt Resolution No. 2011-82. The motion was seconded by Councilmember Numark and passed by unanimous vote.

16. SECOND READING ORDINANCES

16A. SECOND AND FINAL READING OF ORDINANCE NO. 3748

ORDINANCE NO. 3748

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE

