

August 5, 2008

**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, August 5, 2008 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.

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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) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54956.8.

The City Council reconvened at 7:02 p.m. No formal action was taken on any item considered in closed session.

**2. FLAG SALUTE/INVOCATION**

The flag salute was led by Councilmember Numark.

Councilmember Barnett gave the non-sectarian invocation.

**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 Thursday, July 31, 2008.

**MOTION:** Councilmember Sutherland 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 WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS**

Mayor Scotto noted supplemental material available at the meeting on Agenda Items 8E, 8F, 8I, 12B, 12E and 13A.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Acting Fire Chief Dumais announced that the monthly Exxon Mobil Refinery Community Alert Siren testing would take place on Wednesday, August 6, 2008 at approximately 11:30 a.m.

Police Chief Neu announced that National Night Out, an event sponsored by the National Association of Town Watch, was taking place this evening from 7:00 p.m. to 9:00 p.m., with gatherings at over 20 locations across Torrance.

Police Chief Neu reported that information mailers will be sent out by the Torrance Unified School District to all elementary and middle school families regarding parking and drop off/pick up procedures at school campuses. He noted that violations will be videotaped by uniformed police throughout the year with enforcement activity taking place to ensure student safety.

City Clerk Herbers invited the public to view watercolors by Torrance Artist Guild member Elaine Baldwin on display in the City Clerk's office for the month of August.

**6. COMMUNITY MATTERS**

**6A. INTRODUCTION OF TORRANCE SISTER CITY ASSOCIATION EXCHANGE STUDENTS FROM KASHIWA, JAPAN**

Mayor Scotto welcomed Sister City exchange students and their adult leader from Kashiwa, Japan and each of them shared highlights of their trip to Torrance.

**7. ORAL COMMUNICATIONS**

**7A.** William Ouellette, Torrance, expressed concerns that residents who regularly walk at Columbia Park are being ticketed because they arrive at the parking lot before 6:00 a.m. and presented a petition with 42 signatures in favor of changing the posted hours.

**7B.** John Elam, Torrance, expressed his appreciation to the City and the Police Department for their continued support and funding of the Torrance Amateur Radio Association.

**8. CONSENT CALENDAR**

**8A. APPROVAL OF MINUTES**

**Recommendation**

Recommendation of the City Clerk that City Council approve City Council minutes of April 22, May 6, May 13, May 20 and June 10, 2008.

**8B. JUNE 2008 INVESTMENT REPORT**

**Recommendation**

Recommendation of the City Treasurer that City Council accept and file the attached monthly investment reports for the month of June 2008.

**8C. PURCHASE AGREEMENT FOR PACCAR/PETERBILT REPAIR PARTS**

**Recommendation**

Recommendation of the General Services Director that City Council authorize a sole source purchasing agreement with Rush Truck Center of Pico Rivera, CA, in an amount not to exceed \$ 120,000, to furnish Paccar/Peterbilt repair parts on an "as needed" basis between August 6, 2008 and August 5, 2009.

**8D. LICENSE AGREEMENT WITH EXXONMOBIL FOR GROUNDWATER MONITORING WELL**

**Recommendation**

Recommendation of the Community Development Director that City Council approve a License Agreement with ExxonMobil Oil Corporation for one (1) groundwater monitoring well.

**8E. PURCHASE OF BUSINESS DATABASE FOR LIBRARY**

**Recommendation**

Recommendation of the Community Services Director that City Council approve the purchase of access to Reference USA of Omaha, NB, to provide a business and health care database for patrons of the Torrance Public Library for one year in an amount not to exceed \$25,235.

**8F. ANNUAL PURCHASE ORDER FOR T-SHIRTS, SWEATSHIRTS, JACKETS AND COLLARED SHIRTS**

**Recommendation**

Recommendation of the Community Services Director that City Council authorize a purchase order with Custom Embroidery and Screen Printing by Icon, in Torrance, for the purchase of T-shirts, sweatshirts, jackets, and collared shirts for an annual amount not to exceed \$100,974.

**8G. PURCHASE ORDER FOR GMC TRUCKS WITH UTILITY BODIES**

**Recommendation**

Recommendation of the General Services Director that the City Council authorize the purchase of eleven (11) 2009 GMC Sierra 3500HD Trucks with Utility Bodies from Wondries Fleet Group of Alhambra, California, in the amount of \$336,051.82 including sales tax and tire fees. (Ref. B2008-30)

**8H. PURCHASE ORDER FOR RENEWAL OF FLEETFOCUS AND FUELFOCUS SOFTWARE**

**Recommendation**

Recommendation of the General Services, Transit and CIT Directors that City Council authorize a Purchase Order in the amount of \$49,600.04 to MAXIMUS, Inc. of La Jolla, California for renewal of the Hosting Services and Software Licensing and Maintenance Services Agreements for FleetFocus FA™ and FuelFocus™ Software.

**8I. PURCHASE ORDER FOR ARTICULATING CRANE, CAB AND CHASSIS**

**Recommendation**

Recommendation of General Services Director that City Council:

- 1) Authorize rejection of Bid # B2008-18, and
- 2) Approve a purchase order to Reynolds GMC of Covina, CA in the amount of \$201,709.51 to furnish one "Effer" brand Articulating Crane, Model 210-5S, mounted on a 2009 GMC TC7C042 cab and chassis (Ref. B20008-25).

**MOTION:** Councilmember Rhlinger moved for the approval of Consent Calendar Items 8A through 8I. The motion was seconded by Councilmember Furey and passed by unanimous roll call vote.

**12. ADMINISTRATIVE MATTERS**

**12A. PUBLIC SECTOR CONSERVATION PROGRAM**

**Recommendation**

Recommendation of both the Public Works Director and the Water Commission that City Council:

- 1) Authorize submission of an application(s) to the Metropolitan Water District of Southern California (MWD) for participation in the Public Sector Conservation Program, and
- 2) Appropriate \$60,000 from the Water Revenue Enterprise Fund to cover installation and related costs. Funding derived from Metropolitan will pay for material costs for water savings fixtures and devices in both City and other public agency buildings and grounds.

Senior Administrative Analyst Schaich reported that the program will provide for the retrofitting of City and public facilities with water saving devices.

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

**12B. STATUS REPORT ON SYNCHRONIZATION OF TRAFFIC SIGNALS**

**Recommendation**

Recommendation of the Public Works Director that City Council receive and file a status report on the synchronization of traffic signals in the City of Torrance.

With the aid of slides, Associate Civil Engineer Murphy provided an overview of the Traffic Signal Synchronization Project (TSSP). She reported that the project is estimated to cost \$11 million; that it will involve 12 major arterials within Torrance; and that the project is scheduled to be completed by December 2009. She noted that the project is being coordinated with L.A. County to improve traffic flow on a regional basis and that the project includes a traffic management center where signal timing can be adjusted via a wireless system as needed.

In response to Mayor Scotto's inquiry, Engineering Manager Bilezerian reported that the synchronization system used by Caltrans for Pacific Coast Highway and Hawthorne Boulevard are not compatible with the City's system and would have to be modified should the State agree to relinquish these roadways to the City.

**MOTION:** Councilmember Brewer moved to accept and file the report. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

**12C. PUBLIC WORKS AGREEMENT FOR RESIDENTIAL SLURRY SEAL PROGRAM, I-6**

**Recommendation**

Recommendation of the Public Works Director that City Council:

- 1) Approve the plans and specifications for the FY2008-09 Residential Slurry Seal Program, I-6 (B2008-26); and
- 2) Award a one-year Public Works Agreement to Bond Blacktop, Inc. in an amount not-to-exceed \$560,551 and authorize a 5% contingency in the amount of \$28,027.55 for construction of the FY2008-09 Residential Slurry Seal Program, I-6.

Associate Engineer Completo reported on the FY2008-09 Residential Slurry Seal Program, noting that a rubberized slurry material, which is environmentally friendly and more durable than conventional slurry seal, will be used. He noted that residents with questions may contact him at 310.618.3050.

Mayor Scotto stressed the need to provide plenty of advance notice to residents on the affected streets.

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

**12D. PUBLIC WORKS AGREEMENT FOR WELL NO. 9 – McMASTER PARK**

**Recommendation**

Recommendation of the Public Works Director that City Council:

- 1) Approve the plans and specifications for Construction of Well No. 9 in McMaster Park, I-105 (B2008-29); and
- 2) Award a Public Works Agreement with a 12-month term to Bakersfield Well and Pump Company in the amount of \$848,632.00 and authorize a 5% contingency in the amount of \$42,431.60 for the Construction of Well No. 9, I-105.

Engineering Manager Ringland reported that Well No. 9 will replace Well No. 6, which has been declining in production for several years, and the new well will lessen the City's dependence on the Metropolitan Water District for its water supply and reduce costs. He noted that the south parking lot at McMaster Park will be utilized by the contractor during construction, scheduled for September to December 2008, therefore ingress/egress will be modified during this period.

Responding to questions from the Council, Engineering Manager Ringland reported that the staff was looking into the possibility of acquiring landlocked property near Yukon Elementary School for a reservoir to replace the one at McMaster Park and confirmed that both the park and the library at McMaster Park will remain accessible throughout the construction.

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

**12E. AGREEMENTS RE 190<sup>TH</sup> STREET REHABILITATION PROJECT**

**Recommendation**

Recommendation of the Public Works Director that City Council:

- 1) Approve the plans and specifications for the 190th Street Rehabilitation (west City limit to Hawthorne Boulevard), T-49 (B2008-23);
- 2) Accept the error in the total bid price of lowest bidder, Security Paving Company, Inc. that was corrected from \$869,329.25 to \$869,929.25, and agreed upon by bidder;
- 3) Award a Public Works Agreement to Security Paving Company, Inc. in the amount of \$869,929.25 and authorize a 5% contingency in the amount of \$43,496.46 for the 190th Street Rehabilitation (west City limit to Hawthorne Boulevard), T-49; and
- 4) Award a Contract Services Agreement in the amount of \$56,000 to Bureau Veritas North America, Inc. to perform construction inspection services for this project.

Associate Engineer Buenavista provided an overview of the 190<sup>th</sup> Street Rehabilitation Project scheduled for September to November 2008. She noted that residents with questions may contact her at 310.618.3057.

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

**12F. RESOLUTION RE WAGES AND HEALTH INSURANCE COVERAGE FOR ELECTED OFFICIALS**

**Recommendation**

Recommendation of the City Manager that City Council adopt a Resolution setting forth the wages, hours, working conditions and new health insurance coverage for Elected Officials effective August 3, 2008 and repealing Resolution No. 2007-102.

Councilmember Barnett announced that he was recusing himself from consideration of this item due to a conflict of interest and exited Council Chambers.

Assistant to the City Manager Chaparyan reported that the Resolution was in accordance with the Council's direction at the July 22, 2008 Council meeting to adjust the compensation for the City Clerk and the City Treasurer and it also includes an adjustment to the health insurance contribution for all elected officials.

**RESOLUTION NO. 2008-99**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR  
ELECTED OFFICIALS BEGINNING AUGUST 3, 2008 AND REPEALING  
RESOLUTION NO. 2007-102

**MOTION:** Councilmember Brewer moved for the adoption of Resolution No. 2008-99. The motion was seconded by Councilmember Numark and passed by a 5-1 roll call vote, with Councilmember Sutherland dissenting (absent Councilmember Barnett).

Councilmember Barnett returned to the dais.

**13. HEARINGS**

Agenda Item 13B was considered out of order at this time.

**13B. ACCEPTANCE/APPROPRIATION OF 2009 EDWARD BYRNE MEMORIAL GRANT**

**Recommendation**

Recommendation of the Chief of Police that City Council:

- 1) Authorize the application and acceptance of the 2008 Edward Byrne Memorial Grant in the amount of \$11,078;
- 2) Establish a trust fund for the deposit of grant monies; and
- 3) Upon federal approval of the grant application, appropriate and allocate the grant monies, and any interest on the funds, for disaster preparedness and community outreach.

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.

Administrative Analyst Centinela reviewed the proposal to allocate the 2008 Edward Byrne Memorial Grant of \$11,078 for disaster preparedness and community outreach.

As no one from the public came forward to speak, the public hearing was closed.

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

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

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The City Council recessed from 8:41 p.m. to 9:06 p.m.

**13A. PRE08-00005: 443 CAMINO DE ENCANTO – TOMARO ARCHITECTURE WILLIAM AND CAMELLIA TSENG**

**Recommendation**

Recommendation of the Planning Commission and the Community Development Director that City Council deny the appeal and adopt Resolution approving a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 443 Camino de Encanto. PRE08-00005: Tomaro Architecture (William & Camellia Tseng)

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.

With the aid of slides, Planning Manager Lodan briefly reviewed the proposed project; noted that the new residence will maintain a one-story appearance when viewed from the street; and shared photographs taken from various vantage points in the neighborhood. He pointed out that the subject lot is approximately 400 square feet smaller than other lots on the block due to the cut-out at the northwest corner. He reported that the Planning Commission approved the project by a vote of 6-0, adding conditions requiring the lowering of the building pad and the modification of the roof pitch to reduce the overall height of the structure by approximately one foot.

In response to Councilmember Brewer's inquiry, Planning Manager Lodan advised that the house across the street at 440 Camino de Encanto was constructed approximately 17 years ago and has approximately 3800 square feet with a floor area ratio (FAR) of 0.52.

Using renderings to illustrate, Louie Tomaro, project architect, reported that the average height of homes on the west side of this block when measured from street level is 18 feet 10 inches and the project as conditioned by the Planning Commission is one foot under this height. He noted that a large tree in the front yard will be removed in conjunction with the project, which will open up a view corridor that is presently blocked. He explained that the project's FAR of 0.55 was due to the third parking space in the garage and the smaller than typical, irregularly shaped lot. He stated that reducing the FAR to 0.50 would not change the appearance of the structure because the portion eliminated would be from the basement level.

Councilmember Numark noted that according to §91.41.11 of the Hillside Ordinance, in order for a project with an FAR over 0.50 to be approved, the applicant is required to demonstrate that being confined to that limit would constitute an unreasonable hardship.

Mr. Tomaro cited the smaller than typical lot as justification for the FAR of 0.55 and related his belief that the applicant should be credited for the third parking space in the garage because it would take cars off the street.

Jim Vaughan, 444 Camino de Encanto, appellant, contended that the proposed project would block what remains of his view; that it was too tall and too massive at almost double the size of most homes on the block; and that it would tower over homes below it. He maintained that the project would have a cumulative adverse impact on other properties in the vicinity because it would be used as justification for the building of other large homes.

Chris Harris, 440 Camino de Encanto, appellant, clarified that his home is only 3150 square feet, not 3800 square feet as Planning Manager Lodan had mentioned. He echoed concerns that the project was too massive and too tall, noting that he was required to grade down 5 feet when he built his home 17 years ago in order to maintain the pre-existing ridge height. He reported that according to his measurements, the silhouette is 3 feet 2 inches above the existing ridge height and this additional height is blocking his view. He stated that it was difficult to determine the full extent of the project's impact because a portion of the silhouette is obscured by a large tree.

In response to Councilmember Rhilinger's inquiry, Mr. Harris reported that the 3150 square feet he quoted does not include his three-car garage and basement. Councilmember Rhilinger pointed out that Mr. Harris's residence is similar in size to the proposed project, which is 3815 square feet including the garage.

Charles Hammer, 221 Paseo de Suenos, voiced objections to allowing the applicant to exceed the height of the existing ridgeline due to the precedent it might set for future projects in the area. He maintained that the height could be easily reduced by lowering second floor plate heights, vaulting the ceiling and modifying the pitch of the roof.

Responding to audience members' comments, Mr. Tomaro explained that it would be difficult to maintain the existing maximum ridge height because it is very low at only approximately 13 feet above street level. He pointed out that the two ridgelines on either side of the proposed project match the existing ridgeline and only the center section exceeds the existing ridge height. He noted that the project has already been significantly revised as compared to the original submittal and reducing the roof pitch any further would give the appearance of a flat roof. He reported that the project matches the design of the home next door with the lower level cut into the hillside and there have been no complaints from residents below it. He disputed the claim that the project would have a cumulative adverse impact on surrounding properties because it is consistent with the height and size of other new homes on this block, including Mr. Harris's home.

In response to Councilmember Numark's inquiry, Planning Manager Lodan advised that the project's FAR would be approximately 0.52 if the northwest corner of the lot was squared off.

Councilmember Numark noted that in order to exceed the height of the existing structure, the Hillside Ordinance (§91.41.10) requires that the applicant demonstrate that

it is not feasible to increase the size or rearrange the space within the existing structure for the purposes intended except by increasing the height.

Mr. Tomaro explained that the height of a roof increases as a building gets wider, therefore it is not possible to add space to the existing home without increasing the ridge height. He reported that the second level already has 8-foot plate heights, while most new homes have plate heights of at least 9 feet, and related his belief that a flat roof would greatly detract from the appearance of the project.

In response to Councilmember Sutherland's inquiry, Mr. Tomaro advised that the property owners, William and Camellia Tseng, purchased the home approximately 8 months ago and confirmed that they were aware of the Hillside Ordinance when they purchased it.

Responding to Councilmember Furey's inquiry, Mr. Tomaro reported that the project's center ridge height would be 2 feet 2 inches higher (elevation 109.8) than the existing ridge height as conditioned by the Planning Commission.

Mayor Scotto asked about the possibility of flattening the peak of the center section of the roof or grading the lot down an additional two feet in order to maintain the height of the existing home.

Mr. Tomaro stated that he would not recommend flattening the roof because it would be unattractive for neighbors across the street to look at and flat roofs have a greater chance of leaking. He explained that while the lot could be graded down two feet, the new residence would not be consistent with the neighborhood as it would be the only home with a down-sloping driveway and the ridge height would be three feet lower than other homes on this side of the street.

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

Councilmember Brewer indicated that he was inclined to support the project as proposed because it complies with direction given by the Council on other projects by maintaining a single-story appearance from the street and providing sufficient parking.

Councilmember Furey reported that he was initially concerned about the FAR, but felt the architect had done a good job of masking the project's bulk and believed the third parking space in the garage was beneficial because it would take cars off the street. However, he was concerned about the impact on Mr. Vaughan's view and favored a height closer to the existing home as opposed to a height consistent with other homes on the block.

Councilmember Numark stated that he believed the irregular lot could be viewed as a hardship and would support a FAR over 0.50 to the extent that would be allowed if the lot was squared off, but did not believe the third space in the garage was justification for exceeding this limit. With regard to §91.41.10, he noted his agreement with testimony that it was not feasible to expand the existing home without increasing its height. He related his belief that the view impact would be mitigated by the removal of

the large tree on the subject property and that the project would not have a cumulative adverse impact on surrounding properties.

Councilmember Sutherland stated that he did not believe having an odd-shaped lot qualifies as a hardship and urged the strict enforcement of the FAR limit of 0.50. He noted that the Tsengs knew about the Hillside Ordinance when they purchased the property, but chose to submit a project with an FAR of 0.55.

Councilmember Barnett noted his agreement with Councilmember Sutherland's remarks.

Councilmember Rhilinger reported that she observed that the removal of the large tree would significantly improve views for residents on Palos Verdes Boulevard, however, she also observed that Mr. Harris's view would be impacted due to the height of the project, therefore, she could not support it as proposed. She echoed concerns about the FAR, indicating that she did not believe the applicants had established that being confined to an FAR of 0.50 would be a hardship. She noted that the shape of the lot was evident when the Tsengs purchased it and they should have been aware of size limitations in the Hillside Ordinance.

Mayor Scotto stated that he was disappointed that the applicants did not propose a project with an FAR of 0.50 in the first place and expressed concerns that eliminating square footage on the basement level to lower the FAR would have no real impact on the appearance of the project. Indicating that he favored a two-foot reduction in height to eliminate the view impact, he reported that he personally did not observe a significant view loss as compared to other cases the Council has considered, but acknowledged that any view loss to the person involved is significant.

Councilmember Brewer suggested that if the Council is going to insist on an FAR of 0.50 or less, this needs to be communicated to staff so they can provide direction during the Planning process. He reiterated his support for the project as proposed.

Mayor Scotto indicated that he favored allowing some flexibility with regard to the FAR, explaining that he saw no need to exceed 0.50 in this case because the subject lot is relatively large, but felt a case could be made for exceeding 0.50 on a substandard sized lot.

The public hearing was reopened so the applicant could comment.

**MOTION:** Councilmember Brewer moved to reopen the public hearing. The motion was seconded Councilmember Numark and passed by a 6-1 roll call vote, with Councilmember Sutherland dissenting.

William Tseng, owner of the subject property, expressed his willingness to reduce the size of the project in order to obtain the Council's approval. He explained that his family has three cars so he would like to retain the three-car garage to house them. He contended that reducing the height of the house any further would be a hardship because his existing home in the Hillside Overlay has 20-foot ceilings.

Mr. Tomaro reported that it would be possible to reduce the center ridge height by 18 inches to 108.3'. He related his belief that it was reasonable to allow square footage to be eliminated from the basement level because the visible portion of the house has an FAR well under 0.50.

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

A brief discussion ensued, and the Council briefly debated the proposed revisions.

**MOTION:** Councilmember Numark moved to deny the appeal and approve the project, adding the following conditions: 1) That the floor area ratio shall not exceed 0.50 and 2) That the height of the center ridgeline (above the stairs, living area and kitchen nook) shall not exceed 108.3' with other ridge heights to remain as previously approved. The motion was seconded by Councilmember Rhilinger, and passed by a 6-1 vote, with Councilmember Brewer dissenting.

#### **RESOLUTION NO. 2008-100**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN 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 THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 443 CAMINO DE ENCANTO.

**PRE08-00005: TOMARO ARCHITECTURE (WILLIAM AND CAMELLIA TSENG)**

**MOTION:** Councilmember Sutherland moved for the adoption of Resolution No. 2008-100 as amended. The motion was seconded by Councilmember Numark and passed by a 6-1 roll call vote, with Councilmember Brewer dissenting.

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The Council met as the Redevelopment Agency from 10:55 p.m. to 10:57 p.m.

#### **17. ORAL COMMUNICATIONS #2**

**17A.** Councilmember Numark announced a free Financial Workshop regarding mortgage-related issues sponsored by Congresswoman Jane Harman on Monday, August 11, at Torrance High School's Little Theater from 7:00 p.m. to 8:30 p.m.

**17B.** Mayor Scotto reminded the public that *Seven Brides for Seven Brothers* was being performed at the Armstrong Theatre on weekends until August 16.

**17C.** Mayor Scotto announced that Torrance Unified School District will be dedicating the Gene Drevno Community Day School at the Griffith Adult School at 10:00 a.m. on Friday, September 5.

**17D.** Mayor Scotto, with the concurrence of Council, asked to have an item brought forward recognizing the West Torrance Warriors soccer team as 2008 National U14 Girls Champions. He also asked to have the Parks and Recreation Commission look into whether they meet the requirements for the City of Torrance Sports Wall of Fame.

**18. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**19. ADJOURNMENT**

At 11:00 p.m., the meeting was adjourned to Tuesday, August 12, 2008, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

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Attest:

/s/ Frank Scotto  
Mayor of the City of Torrance

/s/ Sue Herbers  
Sue Herbers,  
City Clerk of the City of Torrance

Approved on October 7, 2008