

MINUTES
CITY COUNCIL MEETING
JUNE 24, 2003

A regular meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR RAUCH.

PLEDGE OF ALLEGIANCE

MAYOR RAUCH led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Rauch, Seamans, Zuckerman

City Staff Present: City Manager Doug Prichard

City Attorney Richard Terzian

Assistant City Manager Sam Wise

Planning Director David Wahba

Administrative Analyst Greg Grammer

Project Planner Debby Linn

Tony Locacciato, EIR Consultant, Impact Sciences

Dr. Antonio Coco, Coco Traffic Engineering

Margaret Sohagi, Special CEQA Counsel

CEREMONIAL ITEMS

NONE

ROUTINE MATTERS

A. BUDGET STUDY SESSION MINUTES OF JUNE 3, 2003

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO APPROVE THE BUDGET STUDY SESSION MINUTES OF JUNE 3, 2003 AS PRESENTED.

AYES: Addleman, Mitchell, Rauch, Seamans, Zuckerman

B. CITY COUNCIL MINUTES – MEETING OF JUNE 10, 2003

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO APPROVE THE CITY COUNCIL MINUTES OF JUNE 10, 2003 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

C. DEMANDS AND WARRANTS – MONTH OF JUNE

COUNCILMAN ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE WARRANTS 33808 THROUGH 33866 FOR A GRAND TOTAL AMOUNT OF \$197,253.00 WITH PROPER AUDIT.

AYES: Addleman, Mitchell, Rauch, Seamans, Zuckerman

CONSENT CALENDAR

COUNCILMAN ADDLEMAN moved, seconded by MAYOR PRO TEM MITCHELL

TO APPROVE ITEMS A-D.

A. READING OF ORDINANCES AND RESOLUTIONS

APPROVED.

B. MAY 2003 SCHEDULE OF INVESTMENTS

RECEIVED AND FILED.

C. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED JUNE 6, 2003

RECEIVED AND FILED.

D. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED JUNE 13, 2003

RECEIVED AND FILED.

THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

AUDIENCE ITEMS NOT ON THE AGENDA/WRITTEN AND ORAL COMMUNICATIONS

NONE

OLD BUSINESS

NONE

CITY ATTORNEY ITEMS

NONE

NEW BUSINESS

A. PLANNING COMMISSION MINUTES – MEETING OF JUNE 16, 2003

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF JUNE 16, 2003. THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

B. PARK AND ACTIVITIES COMMISSION MINUTES – MEETING OF JUNE 17, 2003

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN TO RECEIVE AND FILE THE PARK AND ACTIVITIES COMMISSION MINUTES OF JUNE 17, 2003. THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

COUNCILWOMAN SEAMANS referred to the Treblemakers’ request to donate an item to the City in appreciation of being allowed to utilize the Council Chambers over the last several years. She noted this group was a valuable asset to the community.

CITY COUNCIL/REGIONAL COMMITTEE REPORTS: This item provides the opportunity for Members of the City Council to provide information and reports to other Members of the City Council and/or the public on any issues or activities of currently active Council Committees, ad hoc committees, regional or state-wide governmental associations, special districts and/or joint powers authorities and their various committees on which Members of the City Council might serve or have an interest, which are not otherwise agendized.

A. MAYOR PRO TEM MITCHELL reported she attended, along with COUNCILWOMAN SEAMANS, a Mixed-Use Committee meeting where they met with Stefanos Polyzoides, as well as other developers interested in potential projects in the commercial district. She noted it was very productive in that discussion included a proposed master plan for a portion of the commercial area. Additionally, she stated another meeting will be scheduled once enough data has been collected.

COUNCILWOMAN SEAMANS noted the purpose of this meeting is to develop a plan for Deep Valley Drive. She explained that mixed-use is a combined residential and commercial development that will eventually involve public participation.

B. MAYOR PRO TEM MITCHELL reported that she attended the Stables Design Committee meeting working with Purkiss-Rose, the City’s design consultant, on a plan in the event the golf course moves forward. She noted that Purkiss-Rose will present a plan to the COUNCIL for review and comments at a later date in anticipation of the EIR being released.

MAYOR RAUCH noted she and COUNCILMAN ADDLEMAN are on the Golf Course Subcommittee, and are hopeful he City Stables will remain in its current location.

C. MAYOR PRO TEM MITCHELL reported she attended the George F Canyon Reuse Committee meeting which consists of homeowners’ associations interested in how this property will be utilized in the future. She noted the consensus of the Committee seems to be removal of the current buildings and possible development of a park to be considered over the next several years.

MAYOR AND COUNCIL ITEMS: This item provides the opportunity for Members of the

City Council to request information on currently pending projects and/or issues of public concern, direct that an item be agendaized for future consideration and/or make announcements of interest to the public.

A. MAYOR RAUCH referred to the City Selection Committee meeting scheduled for June 26. MAYOR PRO TEM MITCHELL indicated she would be in attendance, as well as the SBCCOG meeting, with COUNCILWOMAN SEAMANS.

B. MAYOR RAUCH reported she attended a Vector Control meeting where discussion took place regarding eradicating mosquitoes in order to prevent the spread of the West Nile Virus.

C. MAYOR RAUCH reported she attended the Sanitation Districts meeting where discussion included accidental groundwater discharged in the storm drain near Ernie Howlett Park. She noted it has since been brought under control.

D. COUNCILWOMAN SEAMANS noted the City's budget was approved at the COUNCIL meeting of June 10. She explained the State budget process and how it affects local government.

COUNCILMAN ZUCKERMAN inquired as to the State's proposal to eliminate meeting posting requirements. MAYOR PRO TEM MITCHELL indicated this issue has not generated a great deal of support.

E. MAYOR RAUCH informed the audience that any and all information pertaining to Planning Application No. 29-01; Applicant: Rolling Hills Covenant Church; Location: 2221 and 2222 Palos Verdes Drive North, has been thoroughly reviewed by the COUNCIL. She then explained the format for the public hearing.

PUBLIC HEARINGS/MEETINGS

A. PLANNING APPLICATION NO. 29-01; APPLICANT: ROLLING HILLS COVENANT CHURCH (RHCC); LOCATION: 2221 AND 2222 PALOS VERDES DRIVE NORTH

Recommendation: That the City Council: 1) Open the public hearing; 2) Take public testimony; 3) Discuss the issues; 4) Close the public hearing; and 5) Direct staff to prepare the appropriate Resolutions upholding the Planning Commission's recommendation to: (1) Certify the Project Environmental Impact Report; and (2) Deny Planning Application No. 29-01.

Planning Director Wahba introduced Debby Linn, Project Planner, Tony Locacciato, EIR Consultant, Impact Sciences, Dr. Antonio Coco, Coco Traffic Engineering and Margaret Sohagi, Special CEQA Counsel.

Project Planner Linn provided a staff report (as per agenda material). She noted the Applicant's architect will make a presentation for COUNCIL'S review.

Tony Locacciato provided a presentation and history of this project as follows: 1) Basic Objectives of CEQA; 2) Environmental Review Process; 3) Contents of Expansion Project Draft EIR; 4) Topics Addressed in Draft EIR; 5) Final EIR Content Requirements; 6) Contents of Expansion Project Final EIR; 7) Summary of Impacts; 8) Standards for EIR Adequacy; and 9) Next Steps Required by CEQA. He reviewed each of these items to assist the COUNCIL in consideration of this project.

After brief discussion, COUNCILMAN ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO OPEN THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

Vergil Best, Applicant, Rolling Hills Covenant Church, 2105 Paseo Del Mar, San Pedro, thanked the COUNCIL for their years of service to the community. He provided a brief history of this project and believed the Church has attempted to reach out to the community. He expressed his opinion that the Church has been discriminated against as they have incurred extensive costs due to this project being delayed. He then went on to discuss various points listed in the staff report which included consideration of rezoning this property to Institutional, possibly relocating their high school students from a satellite facility in Harbor City, and what they believed to be a misinterpretation of the Neighborhood Compatibility Determination as it was his contention that certain property designated in the I-Zone should be compared to neighboring properties in the same type of zone. Additionally, Mr. Best questioned why the objective standards of the Code were not sufficient for review and approval of the project. Mr. Best continued with the grading permit issue noting that they have reduced the mass many times and have either met or mitigated all reasonable items in the Environmental Impact Report. He requested COUNCIL approve their project and not deny them their constitutional rights under the Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000.

At the request of MAYOR RAUCH, it was noted the majority of the audience supported approval of the project.

Craig Knickerbocker, Member, Rolling Hills Covenant Church Expansion Committee, noted his opinion that the Church has been in good standing with the community and has compromised with the City in this endeavor. He provided a brief comparison between the Avenue of the Peninsula and the Church believing that the prompt shopping center approval was based on objective standards, as well as monetary motivation, while they are undergoing scrutiny for what they believe are subjective reasons for denial. He reiterated that they have complied with all requirements placed on the project even though the Planning Commission disregarded their compromises and asked the COUNCIL to give this serious consideration for approval.

Mr. Knickerbocker then referred to the MWD Reservoir and inquired as to why this was not brought in for neighborhood compatibility consideration, along with Green Hills Memorial Park, condominiums located in the City of Lomita, and the Kramer Club. He noted that the Reservoir provides a significant buffer zone to the surrounding neighborhood as does Green Hills Memorial Park. It was noted the North Campus building is in the I-Zone and was utilized as a buffer for the neighborhood. Additionally, he indicated that the Palos Verdes Drive North scenic corridor would not be disrupted as they are hidden from the street. He reiterated that they have met all the objective standards required and was perplexed as to why staff would deny this project based on a subjective determination. He went on to discuss concessions they believed were made referring to lowering of the sanctuary and parking structure height, replacing a metal roof with simulated wood shake, and reducing the new sanctuary seating to 1,650. He also referred to the Avenue of the Peninsula inquiring as to why they were not required to provide an EIR and traffic study. He requested COUNCIL to make findings to approve this project.

Rob Orr, Chairman, Rolling Hills Covenant Church Expansion Committee, addressed the COUNCIL stating their perspective that approval should be considered on a political, legal, and spiritual basis. It was his contention God wants this church built and that the Applicant has provided the requested information to move forward as they are outgrowing their present facility. He then led proponents of the Church in prayer for support of the project.

George Wentz, Vice Chairman, Rolling Hills Covenant Church Expansion Committee, stressed that the COUNCIL does have the information necessary, i.e. reduction of mass, retention of the scenic corridor, etc., to approve this project.

Nick Roberts, Architect, Leo Dailey & Associates, provided a presentation of the proposed plan for the Rolling Hills Covenant Church. He noted they are flexible and willing to work with the City in order to achieve compliance. He explained various details which included a reduced site plan and increase of landscape coverage with no lighting coming off the property. He noted the Planning Commission's concern regarding the space between the parking structure and sanctuary, but indicated that this would not lend itself to the sense of openness. Instead, he opted to create more landscaping separating the parking garage and existing sanctuary believing this to be a more effective way of reducing the bulk of the parking structure.

Richard Landry, Design Architect, Rolling Hills Covenant Church, noted his disappointment with denial of this plan. He provided a detailed presentation that included a rendering showing how the structure would be seen from the street.

Peter Harris, attorney representing Rolling Hills Covenant Church, thanked the COUNCIL for the opportunity to address them. He commented that, if the COUNCIL denies this application, it would place an undue burden on First Amendment rights. He explained that the neighborhood compatibility standards do not rise to the level of compelling state interest. Additionally, he went on to explain provisions of RLUIPA.

Craig Huey, Peninsula Residents for a Better Community, noted he lives in the Larga Vista area and believed the Applicant has demonstrated that there would be no significant impact. He commented that it would be unfair to deny the application and stated that benefits to the community far outweigh the negatives. He informed the COUNCIL he sent out a mailing to residents and received over 300 responses supporting the expansion. He urged the COUNCIL to allow the Applicant to move forward as there are no objective reasons to deny this project.

Henry Gray, Rolling Hills Estates, remarked that there is a perception in the community of the City being biased against the Applicant. He inquired as to why a comparison was not taken of surrounding properties. Additionally, he stated that the Planning Commission did not address the religious liberty issues involved. He requested COUNCIL to consider a fair-minded analysis of the application.

Robert Tyler, Attorney, Alliance Defense Fund, noted he represents a public interest law firm. He provided background information and noted he has been involved with many cases involving RLUIPA. He referred to a letter sent to the City in May requesting COUNCIL review. He also noted he has been working with the Applicant and Peninsula Residents for a Better Community and was surprised to learn there was such opposition to this project. He distributed a GIS map for COUNCIL review showing how the Church is buffered from surrounding properties. He provided an extensive explanation of what subjective discretion means and would represent the Applicant if asked to do so. In his opinion, this case is one of religious liberty and not simply land use. He indicated that his organization would seek to become involved in legal action against the City if this application is denied.

Shawn Steel, Peninsula resident, Attorney, former Chairman of the California Republican Party, addressed the COUNCIL on his intense support of the Applicant. He noted that they have certain rights to build on their property as the buildings are not seen from the street and accused the COUNCIL of being "anti-church." He continued with further accusations, becoming visibly

agitated, and after refusing to heed the Mayor's repeated admonitions to conclude his remarks, he was finally escorted from the podium by the Sheriff's Department Sergeant-At-Arms.

At 10:12 p.m., MAYOR RAUCH called for a brief recess.

At 10:27 p.m., the CITY COUNCIL reconvened with MAYOR RAUCH, MAYOR PRO TEM MITCHELL, COUNCILMAN ADDLEMAN, COUNCILWOMAN SEAMANS and COUNCILMAN ZUCKERMAN present.

Kathleen Schwallie, 18 Encanto, Rolling Hills Estates Neighborhood Coalition, noted her group includes the following homeowners' associations: Bridlewood Circle, Harbor Sight, Larga Vista and Montecillo. She noted they have spent many hours reviewing all aspects of this case and voiced their opposition to the project. She noted that some impacts are unknown as the EIR does not address specific issues. She reminded the Applicant that a promise to abandon the north campus was broken and now they are asking for preferential treatment. She cited various concerns including lot coverage and merging of the main and north campus into one substandard property. In regards to CEQA, she noted that the EIR misstates the thresholds of significance and understates the environmental effects of the project and provided a list for COUNCIL review. She stated that this project conflicts with the General Plan and Zoning Ordinance and went on to address deficiencies in the EIR. She then noted that the MWD Reservoir was intended to remain as open space. Additionally, she noted it was disturbing that the Applicant wishes to build a gymnasium, but yet does not propose any sports programs. It was then stated that the Applicant mentions the possibility of 500 persons utilizing the gymnasium at any one time which would significantly impact traffic, but this has not been analyzed as well. She requested the COUNCIL insist on obtaining information from the Applicant asking for detailed information about the number and type of activities and that the EIR should analyze and provide mitigation measures. Additionally, she commented that the Applicant supplied this information after the EIR was distributed. She went on to discuss air quality issues and distributed information on this subject as well. She went on to state that this is a matter of widespread public concern and an accurate picture must be provided in order for the COUNCIL to make an informed decision as to how this will affect the community.

Eric Frank, 15 Encanto, noted his concern with the EIR project description and satellite campus alternatives. He provided a brief history of how the Applicant did not provide information in a timely manner. He reiterated that the gymnasium was not analyzed in the EIR and it was only after the EIR was drafted that this information was provided. He believed that satellite campuses would be a feasible alternative and common for this type of church. He noted this would avoid the negative impacts of expansion and asked that this project not be approved without answers to those questions.

Jim Cohn, 14 Encanto, Montecillo Homeowners' Association, asked the COUNCIL to pay attention to the traffic and safety impacts as a result of the expansion. He noted that the EIR understates traffic impacts as well and that the Applicant is located in a rural scenic corridor, not in a commercial area. He referred to the multi-purpose facility noting that after school (peak traffic) this room would be heavily utilized and stated the EIR does not address this issue. He noted his opinion that there was no logic to the traffic report. Additionally, he noted that new

attendees from outside the Peninsula would attend as this is a regional compound, not a local community church. He stated the following concerns: additional congestion, air pollution, increased idling, increased potential for accidents, removal of mature trees, inconvenience on Palos Verdes Drive North, pedestrian safety. He noted his concurrence with the staff recommendation to deny this project.

Ron Knoll, Montecillo, apologized to the COUNCIL for the behavior exhibited by previous speakers. He noted that, by the Applicant's own admission, this is not a community church as the majority of members do not reside in Rolling Hills Estates and that they are threatening litigation against the City as well as costing themselves a significant amount of money. He noted that this is a beautiful church and is unique in the services it provides, but was bothered by the fact that that it is pitting neighbors against each other. He thanked the COUNCIL for their consideration.

Armando Wood, 10 Encanto, Treasurer, Montecillo Homeowners' Association, mentioned two issues of concern: this is a regional facility, not a local one and the EIR appears to be inadequate. He asked the COUNCIL to remember that the footprint has not been changed although the seating was reduced and that the sanctuary would provide new growth from outside the City.

Mr. Wood noted that the Coalition requested a list of projects that were not included in the EIR. He noted the Planning Commission specifically asked that a cumulative project list be provided as the amount of activities would significantly impact traffic. He noted that upzoning by the Applicant would exacerbate the problem. Additionally, he indicated that combining non-contiguous lots would set a bad precedent and would not comply with the General Plan and Zoning Code. He reiterated that the Planning Commission concurred with the lack of findings and requested the COUNCIL not to certify the EIR and deny the project.

Diana Fortune, 12 Encanto Drive, distributed a letter to the COUNCIL from Dan Breedland, former President of the Montecillo Homeowners' Association. She addressed the COUNCIL regarding the City's alleged discrimination against the Church. She noted she was in attendance of the hearing 25 years ago where the pastor of the Church made a promise to abandon the north campus. She noted that the application had not been completed and submitted to the City until November 19, 2001. She noted that the review process had actually taken 18 months rather than the nine years as claimed by the Applicant. Additionally, she indicated that after the EIR was circulated, it was further delayed due to lack of information being provided to the City. She noted the majority of their homeowners oppose this expansion and strongly urged the COUNCIL to deny this project.

Bridget Carman, 2225 Carriage Drive, President, Larga Vista Homeowners' Association, noted her appreciation to the COUNCIL, Planning Commission, and staff for their commitment to the community. She provided an extensive presentation of their concerns and urged the COUNCIL to remain steadfast in its responsibility to preserve the character of the community in accordance with the policies and objectives outlined in the General Plan. She reviewed the following points: 1) The EIR does not fully study the impacts of the Larga Vista neighborhood; 2) The project does not provide a credible monitoring plan to promote health, safety and general welfare; 3) After participation in many meetings, no significant modifications were made to assuage their neighborhood's concerns; 4) There are long-term implications of building onto an already overbuilt lot; and 5) Creation of excessive ambient noise that resonates through the canyon will be detrimental to the neighbors. She went on to note that the sanctuary is in front of the existing facility that is not reflected in the visual presentation. She provided a detailed review of the EIR and noted she had received copies of the documents from the MWD indicating that the lease has

expired. She noted they sent letter to the Applicant stating that the granting of this lease is conditioned upon the Applicant obtaining approval of the proposed expansion and that the project could not move forward without prior approval from the City. She noted that the MWD did not allow the opportunity of due process to determine appropriate uses for this property.

Mike Russo, 9 Bridlewood Circle, President, Bridlewood Circle Homeowners' Association, concurred with the Planning Commission and staff recommendation. He pointed out that Chandler's Sand and Gravel was not mentioned in the EIR as this is an ongoing project. He believed the Applicant has been fairly treated through this process and was disappointed with threats made against the city. He requested the project be denied.

Bob Bennett, 16 Deerhill Drive, President, Harbor Sight Homeowners' Association, addressed the approach taken from the beginning of this project. He noted that his son in an Assistant Pastor of Rolling Hills Covenant Church. He indicated that the EIR does not show the true impact of traffic and expressed his frustration with the proposed use of the multi-purpose room and that those uses have not been adequately studied.

Ted Garcia inquired if discussion was open to the public.

COUNCILMAN ZUCKERMAN moved, seconded by COUNCILWOMAN SEAMANS

THAT ONCE ALL PUBLIC TESTIMONY HAS BEEN PRESENTED FROM THE PROPONENTS AND OPPONENTS, NO FURTHER TESTIMONY WILL BE ACCEPTED AND THAT THE PUBLIC HEARING BE CONTINUED TO JUNE 25, 2003 AT 7:30 P.M.

THERE BEING NO OBJECTION, MAYOR RAUCH SO ORDERED.

Gerald Lum, commented that the Applicant offers many outstanding programs, but opposed this project. He noted he currently serves on the Traffic and Safety Committee, but was speaking on behalf of himself. He noted his concern was with traffic and levels of services at critical intersections, particularly Palos Verdes Drive North. He requested COUNCIL deny this project until the traffic issues can be mitigated.

Stacy Potrzuski, noted her opposition with regards to traffic as well, but was more concerned with wear and tear and maintenance of the streets.

Ingrid Neat, Larga Vista, commented that she was interested in preserving the rural atmosphere of the City.

Jenene Schafenacker, expressed her concern regarding a letter she received in the mail from a proponent of the expansion. She noted that this letter intimated that a lawsuit would be forthcoming if this project was not approved, and it was this statement that brought her to this meeting. She inquired if the Applicant knew this letter was being circulated to the residents by Craig Huey. She noted that litigation would burden taxpayers and felt the City provided a reasonable zone in which the Applicant could exercise their religious freedom. She concurred with the Planning Commission and urged the COUNCIL to uphold their decision. She stated the Applicant offers fine programs, but the issue is one of maintaining the rural atmosphere the City has come to expect. It was noted that COUNCIL is aware of this letter being circulated.

John Maselter, 31 Montecillo, commented that using God as a means to obtain approval was unacceptable. He noted that there is no Supreme Court case on RLUIPA. He also noted that in 1978, the Church promised they would not expand and still have not vacated the north campus.

He advised the COUNCIL not to be alarmed by the threat of litigation as this should not enter into deliberations.

Warren Schwarzmann, 4 Aurora Drive, commented that the land had been leased from the MWD and inquired if that lease was renewed. He recommended not to approve this as the land technically is not available. Additionally, he mentioned that the maximum number of individuals using this facility at one time has not been determined and that parking must be reviewed as well.

Mr. Schwarzmann noted his recollection from many years ago that the Church had agreed not to expand.

Eric Chen, Neighborhood Coalition, chose to summarize previous testimony with the following points: 1) The Applicant is requesting to bypass Zoning requirements, amend the General Plan and Zoning Code without the opportunity for public input and that violation of a previous CUP is now the basis of another requested expansion breaking a promise to the community; 2) CEQA thresholds are not being upheld or addressed in the EIR; 3) There is incomplete information in the record, including testimony from the Applicant regarding "return activities" that was not analyzed in the EIR; 4) An error was made in the EIR treating this facility as a local project rather than regional one as well as an incomplete cumulative impact list; 5) The EIR should include mitigation measures such as widening Palos Verdes Drive North; 6) Traffic signals are problematic; 7) EIR certification would set a poor precedent; 8) The EIR did not address such alternatives as satellite locations; and 9) The Applicant has been afforded constitutional protections in the past and in this application process. He believed the Applicant has been treated more than fairly and provided copies of his "road map" points. He noted that RLUIPA's constitutionality has not been established and that there is still an issue of separation of church and state. He maintained that the Applicant has violated the trust of the community by threatening litigation and withholding information. He strongly requested that the COUNCIL refuse to certify the EIR and deny this application.

Leah Maunkovich, 28544 Monterina Drive, Rancho Palos Verdes, noted her support of this project. She stated that many children attend the Church and many of those are residents of the City. She noted that the notion of the Church being incompatible with its surroundings because it does not reflect the "rural-like" feel is erroneous as this area is not rural. She noted the Applicant has worked diligently to seek approval from the City and expressed her appreciation to be included as part of the process and that, regardless of the outcome, healing should come from this decision.

Scott and Kimberly Speranza, 4 Gaucho Drive, spoke regarding surveys that have been circulating. Mr. Speranza noted that Ms. Carman, President, Larga Vista Homeowners' Association, does not speak for their entire neighborhood as he supports this project. Mrs. Speranza then provided a brief presentation on the methodology of how surveys are conducted as she has had extensive experience in this field. They supported the Applicant's right to expand.

Brenda Duran, Dapplegray Lane, spoke in favor of the project and that traffic would occur primarily on Saturdays and Sundays and would not compete with peak hours during the weekday, particularly on Palos Verdes Drive North. She urged the COUNCIL to approve this project.

Carl Lundgren, 59 Silver Saddle Lane, supported this proposal. He noted he has lived in the City since before its incorporation. He commented that the Applicant provides much needed services for children, parents, etc. and needs COUNCIL support. He conceded there may be minor traffic

impacts, but asked the Montecillo neighborhood to be more tolerant of this expansion.

Joan Ibelle, 22 Sorrel Lane, commented that her backyard looks directly onto the intersection of Palos Verdes Drive East and Palos Verdes Drive North. She provided a brief history of traffic and believed the increase was not due to the Church, but rather to growth of the community.

Ezekial Salazar, Senior, Peninsula High School, noted that the Church currently provides programs at a local shopping center in Harbor City and that they should be able to meet on the Church grounds. He noted that he became affiliated with the Church as it has helped him stay out of trouble and felt a desire to give back to other people. He noted that he, too, adds to traffic congestion and would rather walk than drive to the Church. He urged the COUNCIL to consider the impacts the Church has had on youth and urged approval.

Marilyn Garcia, 10 Seaview Drive North, explained that the Applicant has been a good neighbor in that they inform the surrounding neighborhoods of their plans, i.e. repairs of fences, planting landscaping, etc. She noted that the Church agreed to vacate the north campus, but no one was interested in purchasing the property at the time so they returned to that location. She noted the allegation of a broken promise was not true and asked for the document to be produced that showing that a statement was made not to expand. She noted the Applicant's right to build if they wish to do so.

Camilo Garcia, 10 Seaview Drive North, commented that the attorneys have presented valuable information to the COUNCIL and believed it was good advice rather than threats as he reviewed the Planning Commission staff report as well as RILUPA. It was his belief that the Applicant has the right to expand its facilities and advised the COUNCIL to be cautious in deliberating the pros and cons of this issue.

Henry Kline, Jr., 5 Spinning Wheel Lane, noted he lives adjacent to the reservoir stating that it is a very unattractive site. He noted that trees screen out the Church building and did not understand what all the commotion was about since the Applicant has been a good neighbor. He concurred with support for the Applicant's project.

Anthony Galante, Hitching Post Drive, emphasized that the services the Applicant provides for families are beyond measure. He noted that parking on Hitching Post usually occurs at the holidays, particularly Easter, but clears out before noon. He urged support as well.

Denise Fakhri, 7016 Abbottswood Drive, Palos Verdes, noted they are not members of the Church, but believed the Applicant to be treated unjustly. She urged the COUNCIL to overturn the Planning Commission's decision.

Jim Turba, 1918 Vallecito Drive, San Pedro, commented on inconsistencies of the land use analysis report.

Otto Neely, 11 Cresta Verde Drive, noted his support for the Applicant although he is not a member. He referred to the General Plan's intent to preserve the rural character and that is why residents choose to live in the City. He believed the City "overstepped" its boundaries by denying this application and referred to his experience with the City on another large development near his residence. He requested the COUNCIL find a way to bring this project to a successful conclusion.

In response to an inquiry, Mr. Best noted he informed the City on how the multi-purpose room would be utilized. He noted that no more than 500 individuals would be there at any one time.

In response to several comments regarding an alleged broken promise, Mr. Best attempted to clarify what has been said. He noted that the Church has no records of any document claiming that a promise was made. He noted that, after several years, they came back to the City and requested use of the facility on the north campus for themselves. He noted they have not been dishonest with anyone. MAYOR RAUCH stated she was at the Park and Activities Commission at the time this item was discussed many years ago and was witness to this promise being made. Mr. Best responded by stating they were not attempting to hide anything and respectfully requested that COUNCIL review every issue carefully as they believe the information submitted supports approval of this project.

ADJOURNMENT

At 1:28 a.m., MAYOR RAUCH formally adjourned the City Council meeting to June 25, 2003 at 7:30 p.m. in the City Hall Council Chambers.

Submitted by,
Hope J. Nolan
Deputy City Clerk

Approved by,
Douglas R. Prichard
City Clerk