

I N D E XCity Council - August 13, 1973SUBJECT:PAGEOPENING CEREMONIES:

- |                  |   |
|------------------|---|
| 1. Call to Order | 1 |
| 2. Roll Call     | 1 |

PLANNING AND ZONING MATTERS:

- |   |     |
|---|-----|
| 3. <u>Tentative Tract No. 26507 and Zone Change 72-10,<br/>Phillip Nicholson.</u> | 1-5 |
| 4. Adjournment  | 5   |

# # #

August 13, 1973

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

**OPENING CEREMONIES:**

**1. CALL TO ORDER:**

The Torrance City Council convened in an Adjourned Regular Meeting on Monday, August 13, 1973, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

**2. ROLL CALL:**

Present: Councilmen Armstrong, Brewster, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

Also present: Assistant City Manager Scharfman, City Attorney Remelmeyer, and City Clerk Coil. Absent: City Manager Ferraro; City Treasurer Rupert.

**PLANNING AND ZONING MATTERS:**

**3. TENTATIVE TRACT NO. 26507 AND ZONE CHANGE 72-10,  
PHILLIP NICHOLSON.**

RECOMMENDATION OF AD HOC COMMITTEE CHARGED WITH REVIEW OF  
CONDITIONS OF APPROVAL OF THE SUBJECT TENTATIVE TRACT MAP:  
(Committee Members: Councilmen Sciarrotta, Brewster, Wilson.)

Re: Condition No. 1: It is recommended that the developer dedicate to the City of Torrance, free of charge, a 12-1/2-acre park (value estimated by the developer \$750,000), and that he contribute \$200,000 toward the improvement of the park; said work to be done by the City concurrently with the development of the tract. In addition, the developer would pay the normal park fee for the development of parks throughout the City. This amount is estimated to be approximately \$330,000, depending upon the number of units and the time of construction.

Re: Condition No. 18: It is recommended that Madison Street be a cul-de-sac, as shown on Alternative A. The connection between the cul-de-sac and Bluff Road for the future extension of Madison Street is to be dedicated 60 feet wide with an irrevocable offer of dedication for the additional 24-feet of width. The immediate improvement of that portion of Madison to be possibly opened in the future would consist of a bicycle path, sidewalks for pedestrian passage, landscaping, and provision for passage of emergency vehicles.

Re: Condition No. 24: It is recommended that the requirement for the developer to install a City-owned street lighting system be deleted and that an Edison-owned system be installed utilizing marbelite standards and underground wiring to the satisfaction of the City Traffic Engineer. This will result in an estimated savings to the developer of approximately \$102,000.

Re: Condition No. 36: It is recommended that Condition No. 36 be modified to delete the requirement for the developer to install catch basins in Tandem Way. The balance of the requirements are to remain. This will result in a savings to the developer of approximately \$20,000.

Ad Hoc Committee Chairman Sciarrotta, at the request of Mayor Miller, reviewed the above recommended conditions, following lengthy deliberations by the Committee.

Councilman Brewster, committee member with a minority report relative to Condition No. 1, stated his opinion that the position of the Park and Recreation Director that \$250,000 would be necessary for adequate improvement and development of the 12-1/2 acres should be supported -- it was the expressed concern of Mr. Brewster, concurred in by Mr. Van Bellehem, that on a "pay-as-you-go" basis, the park will never be finished. Therefore, in Councilman Brewster's opinion, the figure should be \$250,000, rather than the Committee-recommended \$200,000.

The Committee's compromise in this regard, according to Councilman Wilson, was based on the fact that it was ascertained that a minimum \$125,000 would be required to green the area, hence the resultant recommended \$200,000 which would be sufficient for the initial greening and conservative tree planting -- the Committee's primary concern was that there not be 12-1/2 acres of undeveloped land for possibly a long period of time awaiting incorporation in the Capital Improvement Program.

Discussion regarding the area of park fees, etc., ensued. At this point, it was stated by Councilman Brewster that he, in no way, is committed to the above arrangement -- the Committee discussions took place as though the zone change had already occurred, although it is recognized that such is not the case. Mayor Miller indicated his need to know the "whole ball game" before voting on the zone change.

There was general Council concurrence with the remaining Committee recommendations.

Noted by Councilman Armstrong was the EIR reference (Page 124) re: the possibility of the subject site as a resource for vertebrate fossil remains, and the need for cooperation of the developers in the event of such discoveries. It was Mr. Armstrong's recommendation that the following phrase be added to Condition #41: "...and that in the event of any suspected fossil discoveries, the developer be invited to contact the National Museum of History." There were no objections.

Further noted by Councilman Armstrong was the need for clarification pertaining to the trees -- existing, replacement, and proposed, a matter for Staff review.

The proponent, Mr. Kenneth Battram, was present and indicated concurrence with the Ad Hoc Committee recommendations.

Council discussion was now directed to ZC 72-10. Planning Director Shartle reviewed Planning Commission and Department recommendations; Associate Traffic Engineer Glass discussed the traffic aspects; and C.E. Associate Bourbonnais clarified Engineering Department findings.

Of primary concern to the Council was the RTH vs. R-1 zoning, and the proposed Hawthorne/Crenshaw commercial development.

Regarding the RTH zoning, it was stated by Councilman Brewster that it has not been established that R-1 zoning is not feasible, and such has not been demonstrated in the subject case -- the proposal submitted, including RTH development, has commendable objectives, but in the evolvement thereof something happened to the density, noting that the proponent originally presented an R-1 tract.

Added by Councilman Brewster were the statistics depicting that the approximate number of legal R-1 lots which can be put on the subject acreage is approximately 500, which means that the current proposal is some 150 units over the basic 500 R-1 density -- a 30% increase in density. Mr. Brewster then stated that while he applauds the imagination, the variety, the new concepts of laying out the homes and maintaining open space, he cannot support a 30% density increase, and is, therefore, opposed to the RTH.

Mayor Miller voiced his support of the RTH zoning, for the reason that the proponent could proceed with straight R-1 development, minus any requirement for a 12½-acre park, park development, etc. -- further, townhouses now represent more than 40% of the housing starts in Southern California this year, and indicates the direction of future development. The subject project, after two years of intensive study, represents a compromise in terms of community needs, and is a project which will bring credit to the City -- Mayor Miller, therefore, supports the RTH zoning.

It was the comment of Councilman Armstrong that the subject property has long been a land use concern, and proper development has been a challenge -- resolution of the challenge must be with someone sufficiently resourceful to develop a tract of this size. Amenities of the RTH zone -- such as the possibility of more collective open space, more landscaping opportunities, etc. than could be achieved on a city block of R-1 dwellings -- was also noted by Mr. Armstrong, and he would favor same in the nature and character developed by Staff.

Councilman Uerkwitz was of the opinion that the lowest possible density housing project should be achieved, and what is proposed at this time appears to reach that level, and still have a park -- Mr. Uerkwitz will go along with the RTH.

It was noted by Councilman Sciarrotta that the Council "dumped the dump", and voted against R-3 -- a compromise is now necessary, and, in his opinion, the proposed project will prove to be one of the most beautiful in the area, eventually loved and cherished by those now voicing opposition.

Councilman Surber commented on the elegance of the subject area, and the fact that R-1 homes would result in a "Little Palos Verdes" -- the zoning is R-1, and has been so; development likewise should be R-1. Mr. Surber stated that he has not been convinced that the zoning should be changed -- perhaps the existing problem-free hole should be retained -- the people have spoken loud and clear, and the zoning should be R-1, with or without the park.

A 5-2 straw vote re: RTH zoning was recorded -- favoring RTH were Councilmen Armstrong, Sciarrotta, Uerkwitz, Wilson, and Mayor Miller; opposing RTH, Councilmen Brewster, Surber.

Consideration was next directed to Crenshaw/Hawthorne commercial development. The pros and cons of same were considered, particularly as relates to traffic. The Council unanimously concurred with the proposed commercial development on Crenshaw. A straw vote on Hawthorne Boulevard commercial was recorded as follows: Ayes: Councilmen Armstrong, Brewster, Sciarrotta, Wilson, and Mayor Miller. Noes: Councilmen Surber, Uerkwitz.

The following formal action was taken by the Council:

MOTION: Councilman Uerkwitz moved to approve ZC 72-10, change of zone to R-1 and RTH, with commercial development per Alternate B. The motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Sciarrotta, Uerkwitz,  
Wilson, and Mayor Miller.  
NOES: COUNCILMEN: Brewster, Surber.

MOTION: Councilman Sciarrotta moved to approve Tentative Tract Map 26507, subject to all Staff conditions, per Revised Recommendations in Staff memo of August 7, 1973, and including the further revised recommendations per Ad Hoc Committee memorandum of August 9, 1973, and the 4 amendments incorporated therein. The motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, it was confirmed by Councilman Brewster that the above action would include approval of the \$200,000 contribution by the developer (condition #1). Mr. Brewster then stated that now, with the approved R-1/RTH/Commercial zoning, it is his feeling that the tract map as presented is a good one, and would vote in favor of same were it not for the lower figure in condition #1 -- hence, his vote will be "no".

The motion carried, with roll call vote as follows:

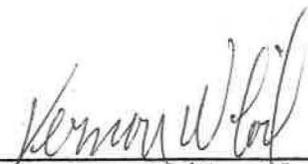
AYES: COUNCILMEN: Armstrong, Sciarrotta, Uerkwitz, Wilson,  
and Mayor Miller.  
NOES: COUNCILMEN: Brewster (because of disagreement re:  
Condition #1); Surber.

Mayor Miller commended all those so deeply involved in this matter over the last two years -- Staff, Commissions, homeowners, etc. -- a period of countless meetings and unending efforts to arrive at this conclusion; a case that will go down in the history of Torrance as the ultimate in magnitude.

4. ADJOURNMENT:

At 8:35 P.M., Councilman Armstrong moved to adjourn to Tuesday, August 14, 1973, at 6:00 P.M. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

# # #

  
Vernon W. Coil, Clerk of the  
City of Torrance, California

APPROVED:

  
Mayor of the City of Torrance.

Ava Cripe  
Minute Secretary

5.

City Council  
August 13, 1973