

I N D E XCity Council - November 30, 1982

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Ava Cripe
Minute SecretaryCity Council
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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, November 30, 1982, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson, Wirth and Mayor Armstrong.

Absent: None.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Ms. Mary Cooper led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of October 26, 1982, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof 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 Councilman Wilson, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:Finance:

December 1, 1982 - 4:30 P.M.

9. LIBRARY/PARKS AND RECREATION MATTERS:9a. FRIENDS OF THE LIBRARY GRANT to Train Developmentally Disabled Adults.RECOMMENDATION:

The Library Department requests permission from the City Council to use the Library facilities and minimum Staff time to assist The Friends of the Torrance Library in providing work experience for disabled persons.

MOTION: Councilwoman Geissert moved to concur with the above stated recommendation of the Library Department. Her motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

12. PLANNING AND ZONING MATTERS:12a. FLOOR AREA RATIOS.RECOMMENDATIONS OF COMMUNITY PLANNING AND DESIGN COMMITTEE:MAJORITY COMMITTEE REPORT:

Concurrence with Section a. (adding FAR .50 or greater to the kinds of developments subject to a CUP) and Section c. (providing broad advisory guidelines to major issues - access, parking, light and air, noise and aesthetics) but recommending no action on Section b. (development standards setting FAR and building height limits). (Sections of the Staff proposed control concept are described on pages 6 and 7 of the Staff Presentation Summary).

Committee Members Walker, Wirth.

MINORITY COMMITTEE REPORT:

Concurrence with the Staff proposed control concept including Section a) (adding FAR .50 or greater to the kinds of development subject to a CUP), Section b) (development standards setting FAR and building height limits), and Section c) (providing broad advisory guidelines for major issues - access, parking, light and air, noise and aesthetics) but recommending no action on the option of creating a high density commercial and office zone with a FAR limit greater than 1 to 1. (Sections of the Staff proposed control concept are described on pages 6 and 7 of the Staff Presentation Summary.)

Chairperson Geissert.

The Committee findings - per the above Majority and Minority Reports - were reviewed by Councilwoman Geissert. Staff presentation was provided by Planning Associate Bihn. It was stated by Councilman Wirth that this is a very serious concern which demands careful and well-studied action; he has devoted serious study to this issue for many months, and he now finds that he must support the entire Staff recommendation, including a,b and c, except for the 2-to-1 ratio option. Mr. Wirth added that he feels that he can recommend the proposal because it is broad enough to be flexible with developers while at the same time addressing the concerns re: future development in the City of Torrance -- this is only one step in the process which means there will be time to refine and continue to study this proposal as needed.

Mayor Armstrong then invited comments from the audience.

Speakers were:

Mrs. Jo-Anne Waller, president, Torrance League of Women Voters: Reiterated the League's concern about the intensity of commercial development in the community (per written statement, of record).

Mrs. Georgean Griswold, 244 Avenida Atezada: Is of the opinion that the Staff recommendation is a "good first step" in attempting to maintain the balance and degree of quality development in Torrance and to protect homeowners and neighborhoods from commercial development intrusion.

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Mr. Ed Greene: It has become increasingly evident that Staff needs guidelines, as now proposed -- these guidelines permit flexibility and at the same time provide a certain amount of guidance relative to proposed development.

Ms. Gail Cole, 3701 West 182nd Street: More guidelines are needed, with specific reference to traffic concerns.

Mr. John LeResche, 3634 West 228th Street: Indicated concurrence with Staff recommendations a,b and c, with the exception that anything in excess of the 1-to-1 ratio is too much.

Mr. Roy Stone, 3436 West 229th Street: Torrance is a unique city and is deserving of the best in guidelines.

Mr. Bernie Hollander, 22959-B Nadine Circle: In his opinion, section b in its entirety should be rejected; section a should be reconsidered and modified so that greater control is exercised and possibly the floor area ratio concept utilized; section c is unobjectionable.

Mr. Brook Wiggins, 555 Maple Avenue, Boise Cascade: Representing the Torrance Area Chamber of Commerce, this speaker stated that they can see no reason for deviating from the present controls -- "we feel the job has been done very well."

Mr. Mark Falkner, F.A.B. Industries: The City of Torrance is one of the best regulated communities in the South Bay -- it is desired to continue the present harmonious relationship with City Staff; business development should be encouraged, not discouraged.

Dr. Robert Mantovani, representing Riviera Homeowners Association Board of Directors: The ordinance, including a, b and c, should be passed -- the guidelines are appropriate, in the opinion of this Board.

Mr. John Bramhall, Planning Commission: Urged that an Emergency Ordinance be adopted regarding commercial properties contiguous to residential areas; further, that report re: balance of the area within the commercial areas be referred back to the Planning Commission and Planning Department for additional study and recommendation.

Council discussion followed.

Council comments were directed to: present controls in the City; the merits of case-by-case review; the intensity of development; flexibility aspects; concerns re: commercial property setbacks as related to adjacent residential property; the possible need to update the General Plan; the "insurance policy for the future" represented by the subject proposal; the "uniqueness" of Torrance; the City's growth - past, present and future; etc.

Formal action taken by the Council is reflected below:

MOTION: Councilwoman Geissert moved that the City Attorney be instructed to put the Planning Department recommendations into draft ordinance form and bring them back for further discussion before this body. The motion was seconded by Councilman Wilson.

SUBSTITUTE MOTION: Councilman Walker moved to concur with Section a ("Add commercial development with Floor Area Ratios of .5 to 1 or greater to the kinds of developments subject to a Conditional Use Permit;") and Section c ("Providing guidelines relating to access, parking, privacy, light and air, noise and aesthetics.") -- adding "infra-structure" to that section. The substitute motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wilson.

NOES: COUNCILMEMBERS: Geissert, Wirth; Mayor Armstrong.

MOTION: Councilman Walker moved that Item 12a be referred back to Staff and the Planning Commission for further study re: setbacks on commercial property adjacent to residential development and other pertinent concerns. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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14. PERSONNEL MATTERS:14a. RESOLUTION re: 1983 JTPA and State Subcontract agreements.RESOLUTION NO. 82-274

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THESE CERTAIN CONTRACTS BETWEEN THE CITY OF TORRANCE AND THE CONTROL DATA INSTITUTE, LOS ANGELES UNIFIED SCHOOL DISTRICT, TORRANCE UNIFIED SCHOOL DISTRICT, STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT, SOUTH BAY YOUTH SERVICE CENTER, AND TORRANCE AREA CHAMBER OF COMMERCE

Councilman Wilson moved for the adoption of Resolution No. 82-274, subject to approval by the City Attorney. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION re: Hours, Wages and Working Conditions.

See Page 8.

17b. CITY SERVICES FACILITY.RECOMMENDATION OF FINANCE COMMITTEE:

1. Concurrence in concept with Plan 5 - one main building approximately 133,000 square feet for the City Service Facility.
2. Direct Staff to move into the next phase of construction plans.
3. Approval of the budget in concept.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Finance Committee. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

20. CONSENT CALENDAR:20a. NOTICE OF COMPLETION - Landscaping on Civic Center Drive between Madrona Avenue and Maple Avenue (B82-08)RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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The hour being 7:30 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:32 P.M.

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22. ORAL COMMUNICATIONS:

Jackson

22a. City Manager Designate reported on overall problems in the City as a result of the recent storm, with particular note of the Noise Abatement trailer mishap.

22b. Councilman Applegate expressed concern re: recent rape incident in the vicinity of the Yukon underpass -- the lighting and dense shrubbery in this area should be investigated by Staff.

22c. Councilman Applegate requested Staff input relative to the completion date of the block wall on Del Amo Boulevard.

22d. Councilman Applegate warmly commended the efforts of City employees in responding to the storm disaster -- the entire Council joined in praise of the efficiency demonstrated.

22e. Councilman Rossberg requested Staff investigation re: the dim lighting between The Broadway and Sears on the west side of the Mall.

22f. Councilman Rossberg noted recent communication criticizing the manner of filling Commission vacancies -- there should be further review of the process by the City Clerk. City Clerk Babb advised that future applicants will be fully informed regarding this procedure, and the Council will be provided pertinent information.

22g. Councilman Wilson recommended the formation of a citizens' committee if updating of the General Plan is undertaken.

22h. Councilman Wirth requested Staff review re: the possibility of expanding left turn lanes at the intersection of 190th and Inglewood and Anza.

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22i. Mr. Larry McVey was present to appeal the decision of the Department of Transportation to prohibit sky-diving at the Airport.

Director of Transportation Horkay reported on the basis of this policy and the negative decision made in this, and other cases. The Council concurred with the Staff recommendation in denial of the subject request.

22j. Mr. Ed Greene, 3205 Onrado, urged that there be a scheduled tree-pruning service.

22k. Ms. Georgean Griswold reminded all present of the Annual Rose Float Dinner Dance on December 4th.

22l. Mr. James R. Mathison, 25908 Matfield Drive, reviewed City tree problems in the Victoria Knolls area. Also, Mr. Mathison pointed out the need to strongly anchor a trailer such as the one which overturned at the Airport.

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17a. EXECUTIVE SESSION:

At 8:15 P.M. the Council recessed for an Executive Session, returning at 8:44 P.M. No action was taken.

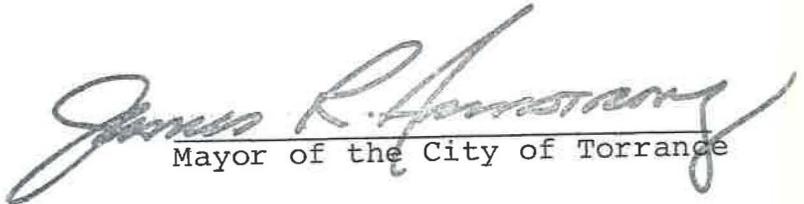
The meeting was regularly adjourned at 8:45 P.M.

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Ava Cripe
Minute Secretary

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Mayor of the City of Torrance


City Clerk of the City of Torrance