

I N D E X

Torrance City Council - May 6, 1986

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Peggy Laverty
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, May 6, 1986, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert.

Absent: None.

Also present: City Manager Jackson, City Attorney Remelmeyer, and Staff representatives.

3. FLAG SALUTE AND INVOCATION:

Mr. Russ Nolte led in the salute to the flag.

The invocation for the meeting was provided by Reverend George Johnson, Cathedral of Life.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved for adoption of the City Council minutes of April 15, 1986, as recorded. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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5. 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. His motion was seconded by Councilwoman Hardison, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Legislative Council Committee
Met May 5, 1986 - report forthcoming.

Finance and Government Operations Committee
Met this date - report forthcoming.

Citizen Enrichment and Development Committee
to meet with committee of Board of Education
May 7, 1986 - 4:00 p.m.

8. COMMUNITY MATTERS:8a. RECOGNITION OF SARAH GRIFFIN as recipient of the Older Americans' Award:

Mayor Geissert, on behalf of her colleagues on the Council and the citizens of the City of Torrance, presented a plaque to Mrs. Sarah Griffin in recognition of her civic dedication. This recognition was received, with gratitude, by Mrs. Griffin.

8b. PROCLAMATION proclaiming May, 1986, as "Older Americans' Month":8c. PROCLAMATION proclaiming May 4 through 10, 1986, as "Hire a Veteran Week":

Taken out of order --

21a. PROCLAMATION proclaiming May 11 through 17, 1986, as "Preservation Week":

SO PROCLAIMED by Mayor Geissert.

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The Council returned to its regular agenda order.

- 8d. RESOLUTION in appreciation of Armed Forces Day Grand Marshal:

RESOLUTION NO. 86-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO LIEUTENANT GENERAL FORREST S. MCCARTNEY COMMANDER OF THE SPACE DIVISION, AIR FORCE SYSTEMS COMMAND, FOR SERVING AS GRAND MARSHAL OF THE TWENTY SEVENTH ANNUAL ARMED FORCES DAY CELEBRATION

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-93. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. TRAFFIC COMMISSION ANNUAL REPORT 1984-85:

MOTION: Councilman Applegate moved to concur with the recommendation of the Department of Transportation to accept and file the Annual Report of the Traffic Commission for 1984-85. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

- 10b. COUNCIL APPROVAL - "Westgard Drain, Unit II" within the City of Torrance:

RESOLUTION NO. 86-94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS WESTGARD STORM DRAIN, UNIT II

MOTION: Councilman Nakano moved for adoption of Resolution No. 86-94. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. CODE AMENDMENT RE VEHICLES USED FOR COMMERCIAL SIGN PURPOSES:

At the request of Mayor Armstrong, City Clerk Wilson assigned a number and read title to the following --

ORDINANCE NO. 3168

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING TORRANCE MUNICIPAL CODE SECTION 88.5.9 TO PROHIBIT THE USE OF PARKED VEHICLES AS OUTDOOR ADVERTISING SIGNS ON PRIVATE AND PUBLIC PROPERTY

MOTION: Councilman Walker moved for approval of Ordinance No. 3168, at its first reading. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

15. HEARINGS:15a. CUP 85-51, TEXACO REFINING AND MARKETING, INC:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of a Planning Commission approval of a Conditional Use Permit to allow the addition of a car wash and mini-mart to an existing service station located in the C-3 zone at 4605 Torrance Boulevard. CUP 85-51, TEXACO REFINING AND MARKETING, INC.

Proof of publication was presented by the City Clerk and it was ordered filed, there being no objection.

Councilwoman Hardison announced that she had considered this matter as a Planning Commissioner; therefore, she would abstain at this time. Mrs. Hardison then departed from the Council Chambers.

During the staff presentation by Planning Associate Gibson, it was noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the project.

Representing the proponent, Mr. Doug Elston, P.O. Box 3756, Los Angeles, described their present operation and noted their determination that the requested added features are necessary in a competitive market (acknowledging that the sale of beer and

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wine is no longer allowed from such a facility, per City of Torrance Code). Following a description of the proposed improvements, this speaker submitted a petition containing some 399 signatures supporting the modification and rehabilitation of the subject facility.

In response to an inquiry by Mayor Geissert, Mr. Patrick Fiedler, 2322 West Third Street, Los Angeles (Engineer for the project), described the car wash drainage arrangement, noting that this is a drive-through car wash and there is no place on the premises for vehicles to park while being dried off.

There being no one else in the audience who wished to speak, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilwoman Hardison abstained).

Councilman Applegate voiced personal concerns relative to a car wash operation at the subject location, deeming this an ill-conceived plan with water from the newly washed vehicles draining into the gutter and no area on site for drying activity. In Mr. Applegate's opinion, the site is too small for a car wash and the project is poorly planned.

MOTION: Councilman Applegate moved to grant the appeal and DENY THE PROJECT WITHOUT PREJUDICE. His motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Applegate, Mock, Nakano and Wirth.

NOES: COUNCILMEMBERS: Walker and Mayor Geissert.

ABSTAIN: COUNCILMEMBERS: Hardison.

Councilwoman Hardison returned to the Chambers at this time.

15b. FY 1987-91 TORRANCE SHORT RANGE TRANSIT PLAN:

Mayor Geissert announced that this was the time and place for City Council consideration of the recommendation of the Transportation Department to approve submittal of the Fiscal Year 1987-91 Torrance Short Range Transit Plan to the Los Angeles County Transportation Commission and the Southern California Association of Governments and to formally approve adoption of the "Private Enterprise Participation Policy" contained therein as Appendix B.

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Proof of publication was presented and it was ordered filed, there being no objection.

Following expansion of the staff material on this item by Director of Transportation Horkay, Mayor Geissert invited audience input. There being no response, Councilman Wirth moved to close the hearing. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

MOTION: Councilman Wirth moved to concur with the staff recommendation that Council authorize submittal of the FY 1987-91 Torrance Short Range Transit Plan to the Los Angeles County Transportation Commission and the Southern California Association of Governments and concurrently approve the "Private Enterprise Participation Policy" contained therein as Appendix B.

The above motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

Mayor Geissert highly commended the Department of Transportation for the document presented -- particular recognition was afforded the efforts of Administrative Analyst Hildebrand.

15c. CUP 85-73, PCR 85-10, (EA 85-28), SHIMIZU AMERICA CORPORATION:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit and a Planning Commission Review to allow the construction of a medical office building with on-grade and subterranean parking in the RP and R-1 (RP) zones on the east side of Crenshaw Boulevard between 230th Street and 230th Place; CUP 85-73, PCR 85-10, (EA 85-28), SHIMIZU AMERICA CORPORATION.

Proof of publication was presented by City Clerk Wilson and it was ordered filed, there being no objection.

Staff presentation was provided by Planning Associate Gibson during which time it was noted that the Planning Commission recommends denial of the appeal and the project; the Planning Department recommends approval of the appeal and the project.

Following clarification and expansion by Mr. Gibson in response to specific Council inquiries, Mayor Geissert invited the proponent's representative to speak.

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One of the purchasers of the subject property, Dr. Kenneth Tokita, Director of Radiation Therapy at Torrance Memorial Hospital, described the efforts put forth by himself and his partners in this venture in attempting to satisfy the City's requirements as well as to mitigate the concerns of the neighborhood.

Dr. Tokita described the progressive design modifications which culminated in their current proposal, including: elimination of the parking structure; relocation of driveways; modification of setbacks; addition of night security gates and lighting. In Dr. Tokita's opinion, this is a low density utilization of the property compatible with the already developed professional uses in the area. In response to an inquiry by Mayor Geissert, this speaker stressed that there will be no emergency services at this location (the Mayor's concern being sirens in such close proximity to a residential neighborhood).

*

Voicing opposition to the project were:

Dr. Lawrence Song, 2455 West 230th Place (adjacent property to the east), voiced opposition to the proposal, citing the following concerns:

- o The planned development is not consistent with other R-1 (RP) lots in the area;
- o Density of the project will create unprecedented traffic and security problems for the area;
- o Proposed size (10,000 square feet above the 15,000 square feet allowed in the RP zone) is inconsistent with existing commercial development.
- o The pharmacy should be a dispensing pharmacy only and not a retail drug store operation;
- o The proposal for cancer therapy on the site will undoubtedly involve storage of radio-active material on an abandoned oil site, with an active petroleum line under Crenshaw Boulevard -- all in close proximity to residential uses; and,
- o Security concerns pertaining to wall height; access to the landscaped area; locked security gate and low floodlights in the parking lot.

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Mr. Jerry Herbers, 2264 West 230th Street, President of Southeast Torrance Homeowners Association, noted the concern of that organization that the proposal is not consistent with the rest of the R-1 (RP) development from 227th Street to 233rd Street.

*

Mr. R. K. Petrat, 2450 230th Place, urged that the subject project be developed in a manner comparable with the coterminous commercial properties, "leaving the R-1 lots as is." Mr. Petrat's concerns encompassed safety considerations in the parking area; toxic waste material generated by the facility; increased traffic congestion; and incompatibility with adjacent R-1 uses. This speaker urged that the Crenshaw Boulevard parcel be developed commercially and the R-1 lots "retain their status quo."

*

Urging conformity with existing development in the area, Mr. Bob Good, 2445 West 230th Street, reviewed density and parking concerns.

* * *

The following speakers favored the proposed development.

Mrs. Gladys Black (owner of the "230 Building), 22930 Crenshaw Boulevard, deemed the proposal a very good plan, and related current traffic practices involving the use of their parking lot as a cut-through because of an existing visibility problem caused by the current condition of the subject lot.

*

Former owner of the subject property, Mrs. Bengta Johnson, related the history of this area and her long-standing efforts and frustrations in attempting to see development of this site brought to fruition.

* * *

There being no further audience speakers, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

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Councilman Walker initiated the Council discussion, indicating his opinion that the subject proposal (as it has evolved with the cooperative efforts of the developer, staff, and the residents) will solve many existing problems in the area, and he then offered the following --

MOTION: Councilman Walker moved to grant the appeal and approve the project as conditioned, adding a condition requiring satisfactory security lighting.

The motion DIED FOR LACK OF A SECOND.

Councilwoman Hardison then reviewed the history of this particular site; its negative impact on the neighborhood; and the desire of the residents and the City that the current "eyesore" be developed into a desirable project. Although she acknowledged the efforts of the proponents to work with staff and the residents, Mrs. Hardison noted her strong opinion that the consistency of the neighborhood is an important factor and is not maintained by the subject proposal. Parking, density, infringement of commercial on residential uses, etc. were all noted as anticipated problem areas by this Councilmember.

The following was then offered --

MOTION: Councilwoman Hardison moved to deny the appeal and deny the project without prejudice. Her motion was seconded by Councilman Wirth.

Prior to roll call vote, Councilman Applegate addressed the issue of intrusion into the neighborhood and the need for development conformity. Mr. Applegate noted his preference for a building similar in size and design to those now existing on Crenshaw Boulevard, with a residential use on the abutting R-1 lots. Consideration of parking lot orientation in a more acceptable utilization of design was suggested by Mr. Applegate, who also voiced his concerns regarding attenuation of existing traffic problems and considerations.

Mayor Geissert advised that she will reluctantly support the motion. While acknowledging the sincere efforts of the developer to design an acceptable project, Mrs. Geissert expressed concerns regarding the encroachment into the residential neighborhood, a factor which would not be acceptable to her.

Councilwoman Hardison's motion for DENIAL WITHOUT PREJUDICE carried unanimously with the exception of a negative vote by Councilman Walker.

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Taken next out of order --

17b. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record:

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Pending litigation entitled City of Torrance vs. Torrance Investment Co., et al, Los Angeles Superior Court Case Number C577962. Said closed session is being held pursuant to the provisions of Government Code Section 54956.(a).

* * *

At 7:00 p.m., Mayor Geissert called a 10-minute recess, immediately following which the Council convened in Executive Session.

NOTE: Councilman Applegate abstained from consideration of the matter under discussion in the Executive Session, and absented himself from the meeting room during that time.

At 8:36 p.m., the Council returned (with the exception of Councilman Applegate).

* * *

Mayor Geissert referenced correspondence received on May 3, from Lincoln Properties Company, wherein it was requested that the Council reconsider their project (PD 86-1, DENIED by Council action on April 29, 1986).

MOTION: Councilman Nakano moved to reconsider the April 29, 1986 action taken by the City Council on PD 86-1, Lincoln Properties Company. His motion was seconded by Councilman Walker, and carried by way of the following roll call vote:

AYES:	COUNCILMEMBERS:	Hardison, Mock, Nakano, Walker and Mayor Geissert.
NOES:	COUNCILMEMBERS:	Wirth.
ABSTAIN:	COUNCILMEMBERS:	Applegate.

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MOTION: Councilman Nakano moved to rescind the April 29, 1986, action of the City Council on PD 86-1, Lincoln Properties Company. This motion, seconded by Councilman Walker, carried as is indicated below.

AYES: COUNCILMEMBERS: Hardison, Mock, Nakano,
Walker and Mayor Geissert.

NOES: COUNCILMEMBERS: Wirth.

ABSTAIN: COUNCILMEMBERS: Applegate.

MOTION: Councilman Nakano moved to DENY PD 86-1, Lincoln Properties Company WITHOUT PREJUDICE. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, Councilman Nakano specified that his above motion was for the purpose of giving the proponent an opportunity to address problems discussed at the April 29th meeting, including rental aspects, security, and parking problems.

Mayor Geissert requested that the matter be returned to the Planning Commission following extensive staff review and analysis of the issues and problems raised during the Council consideration of the proposed project.

Councilman Nakano's above motion for DENIAL WITHOUT PREJUDICE carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Hardison, Mock, Nakano,
and Mayor Geissert.

NOES: COUNCILMEMBERS: Walker and Wirth.

ABSTAIN: COUNCILMEMBERS: Applegate.

Councilwoman Hardison specified her concerns as including parking; security; and how the rental aspect fits in with the total development.

Parking and the rental aspect were concerns specifically noted by Councilman Mock, who indicated he would like a comparison of the possibility of a non-rental project with the overall scope of the project.

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The Council now returned to its regular agenda order.

Considered together:

15d. PD 86-4, TT 34533, WATT HOMES, INC:

15e. PD 86-3, TT 34383, WATT HOMES, INC:

Mayor Geissert announced that this was the time and place for the continued consideration of the above noted appeals of Planning Commission approved Planned Developments and Tentative Tract Maps (PD 86-4, TT 34533, and PD 86-3, TT 34383, WATT HOMES, INC.)

Proof of publication on both matters was provided by the City Clerk and, there being no objection, it was ordered filed.

Following an explanation by City Attorney Remelmeyer of the results of his research into the matter of the time frame involving the above Tentative Maps, Mr. Larry Schmidt, a representative of Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, agreed to an extension of time on both Tentative Tract Maps.

Mayor Geissert expressed her desire that a development proposal for Lot 10 be submitted for consideration with Agenda Item 15d.

MOTION: Councilwoman Hardison moved to continue Agenda Items 15d (PD 86-4, TT 34533) and 15e (PD 86-3, TT 34383) to be returned to the City Council on June 3, 1986, 5:30 p.m., along with the senior citizen housing proposal (Lot 10).

The motion was seconded by Councilman Mock.

At this time Mr. Schmidt offered, as information, his concurrence with a suggestion that building permits be held on the above projects pending issuance of building permits for a senior citizen project.

Councilwoman Hardison added to her previously expressed concerns that she would like to see the above projects substantially different in appearance than what has already been constructed in the project area.

Roll call vote on the above motion for continuance was unanimously favorable (Councilman Applegate ABSTAINED).

Councilman Applegate returned to the Council Chambers at this time.

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17. ADMINISTRATIVE MATTERS:17a. TORRANCE UNIFIED SCHOOL DISTRICT : CABLE TELEVISION PRODUCTION AGREEMENT:RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR:

It is the recommendation of the Cable Television Administrator that your Honorable Body grant the Torrance Unified School District an extension on the implementation date of the agreement regarding the use and programming objectives of the Group W cable television grant to September 1, 1986.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the Cable Television Administrator. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

* * *

At 8:55 p.m., the City Council convened in Joint Session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 8:59 p.m., but remaining in Joint Session for purposes of a Joint Executive Session later in the meeting (see Page 14).

* * *

17b. EXECUTIVE SESSION:

See Pages 10 and 14.

21. ADDENDUM MATTERS:21a. PROCLAMATION re "Preservation Week".

See Page 2.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate reviewed the program and activities scheduled for the Armed Forces Day Celebration, Saturday, May 17.

22b. Councilwoman Hardison advised that, at an appropriate time following development of the Crenshaw/230th Street property (see Agenda Item 15c, Page 6) she will request that staff look into removing the RP overlay on the R-1 parcels.

22c. Councilwoman Hardison expressed appreciation for the recent Metropolitan Water District tour in which she participated.

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The Council now returned to --

17b. EXECUTIVE SESSION:

The Council/Redevelopment Agency having remained in Joint Session (see Page 13), Mayor/Chairwoman Geissert read the following statement into the record.

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Potential litigation involving slope failure resulting in possible property damage at 4730 Via Corona and at 4539 Vista Largo. Said closed session is held pursuant to the provisions of Government Code Section 54956.9(b)(1).
2. The sale of City-owned sump located at Crenshaw Boulevard and 235th Street. The authority for holding a closed session for this purpose is contained within the provisions of Government Code Section 54956.8.

The City Council, acting as the Redevelopment Agency of the City of Torrance, will also recess to closed session for the purpose of conferring with the Agency's legal counsel concerning the following:

Redevelopment Agency vs. M & W Properties, et al, Los Angeles Superior Court Case Number C544990;
Redevelopment Agency v. Weiss, et al, Los Angeles Superior Court Case Number C544896; Redevelopment Agency v. Avoian, et al, Los Angeles Superior Court Case Number C544895. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(a).

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation of certain employee groups. This closed session is being held pursuant to the authority of Government Code Section 54957.6.

At 9:05 p.m., the City Council/Redevelopment Agency recessed to Joint Executive Session, returning at 10:40 p.m. There was no action as a result of the Executive Session, and both entities were formally adjourned to Tuesday, May 13, 1986, at 7:00 p.m.

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Peggy Laverty
Minute Secretary

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Katy Seiser
Mayor of the City of Torrance

Donald E. Gibson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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