

I N D E XTorrance City Council - January 6, 1987

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Adjournment at 10:00 p.m.

# # # # #

Peggy Laverty  
Minute Secretary

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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 Tuesday, January 6, 1987, at 4:33 p.m., at the James and Laretta Ellingson residence at 23627 Susana Avenue in the City of Torrance.

2. ROLL CALL:

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

Absent: None.

Also present: City Manager Jackson,  
City Attorney Remelmeyer,  
City Clerk Wilson,  
Planning Associate Bihn.

\* \* \*

The Council gathered, as a Body, pursuant to stipulation of counsel in Ellingson vs. Torrance City Council, Los Angeles Superior Court Case No. SWC 87269.

It should be noted that at the time of the arrival of Mayor Geissert, Ms. Roberta Philbrick presented the Mayor with an envelope containing photographs pertaining to the Ellingsons' precise plan case. These photographs were then to become part of the official record in this matter.

City Attorney Remelmeyer requested that Councilmembers walk around the residence at 23627 Susana Avenue so as to view the premises from various sides.

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At 4:40 p.m., following the Council's observations of the property at 23627 Susana Avenue, Council and staff departed for City Hall where the regular meeting of the City Council for January 6, 1987, was scheduled to convene at 5:30 p.m.

The proceedings of that meeting are recorded on the following pages of these minutes.

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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, January 6, 1987, at 5:34 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. Bill Heisner, Water Service Supervisor, led in the salute to the flag.

Reverend Tom Rothhaar, Walteria Methodist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES AND MOTION TO WAIVE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of December 2, 1986, as recorded. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Wirth ABSTAINED).

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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.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk as to the proper posting of the agenda for this meeting. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee  
 Tuesday, January 13, 1987, 5:30 p.m.  
 Subject: Bartlett Senior Citizen Center  
 Reconstruction.

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It was with sadness that Mayor Geissert announced the recent passing of Ms. Jean Covelli Ford, a long-time teacher at South High School. It was the Mayor's request that this meeting be adjourned in her memory.

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Considered out of order at this time --

8c. RESOLUTION COMMENDING TORRANCE ROSE FLOAT ASSOCIATION:

RESOLUTION NO. 87-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RECOGNIZING THE OUTSTANDING CONTRIBUTIONS OF THE TORRANCE ROSE FLOAT ASSOCIATION AND CONGRATULATING THE ROSE FLOAT VOLUNTEERS FOR PRODUCING THE CITY OF TORRANCE ENTRY IN THE 1987 TOURNAMENT OF ROSES PARADE, "BULLY FOR THE BRITISH," WINNER OF THE GOVERNOR'S TROPHY

MOTION: Councilman Nakano moved to adopt Resolution No. 87-1. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

(See Page 7, for presentation).

8d. RESOLUTION COMMENDING C. W. BENT AND SON, INC:

RESOLUTION NO. 87-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING C. E. BENT AND SON, INC. FOR THE DESIGN AND CONSTRUCTION OF THE CITY OF TORRANCE ENTRY IN THE 1987 TOURNAMENT OF ROSES PARADE, "BULLY FOR THE BRITISH," WINNER OF THE GOVERNOR'S TROPHY

MOTION: Councilman Nakano moved to adopt Resolution No. 87-2. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

(See Page 7, for presentation).

8e. RESOLUTION HONORING BRITISH CONSUL GENERAL DONALD F. BALLENTYNE, CMG:

RESOLUTION NO. 87-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING BRITISH CONSUL GENERAL DONALD F. BALLENTYNE, C.M.G., FOR HIS ENCOURAGEMENT AND SUPPORT FOR THE TORRANCE ROSE FLOAT ENTRY, "BULLY FOR THE BRITISH," IN THE 1987 PASADENA TOURNAMENT OF ROSES PARADE

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MOTION: Councilman Nakano moved to adopt Resolution No. 87-3. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

NOTE: Agenda Items 8c, 8d, and 8e were continued later in the meeting - see Page 7.

The Council now returned to --

8. COMMUNITY MATTERS:

8a. TWENTY-FIVE YEAR EMPLOYEE AWARDS:

It was with a great deal of pleasure that Mayor Geissert, on behalf of the entire Council, presented awards in recognition of twenty-five years of service to the City to the following employees:

FIRE DEPARTMENT:

Harlan Treskes - Fire Battalion Chief  
Kenneth Hall - Fire Captain

WATER DEPARTMENT:

William Heisner - Water Service Supervisor

POLICE DEPARTMENT:

Ted Goudy - Police Lieutenant  
Kay Christofferson - Crossing Guard.

8b. RETIREMENT PLAQUE - JAMES ANDERSON:

On behalf of her colleagues on the Council, Mayor Geissert presented a plaque to Mr. James Clyde Anderson, Senior Mechanic, on the occasion of his retirement from the City.

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The Council now returned to --

8c. RESOLUTION COMMENDING THE TORRANCE ROSE FLOAT ASSOCIATION:

(Resolution adopted by the Council earlier in the meeting - see Page 6).

It was with a great deal of pleasure that Mayor Geissert presented Resolution No. 87-1 commending the Torrance Rose Float Association to the Association's President, Ms. Georgean Griswold.

8d. See below.

8e. RESOLUTION HONORING BRITISH CONSUL GENERAL DONALD F. BALLENTYNE, CMG:

(Resolution adopted earlier - see Page 5).

Mayor Geissert, with the assistance of Rose Float Association President Georgean Griswold, presented tokens of appreciation from the City of Torrance to the following members of the Queen's Hussars, who participated in the 1987 Tournament of Roses Parade, marching as escort to the Torrance float entry.

- Captain Christopher Vernon
- Lieutenant Nicholas Thomas
- Corporal Bob Grant

Major Johnny Bulkeley was also honored, but was not present to personally receive his recognition.

8d. RESOLUTION COMMENDING C. E. BENT AND SON, INC:

(Resolution adopted earlier - see Page 6).

It was with a great deal of pleasure that Mayor Geissert presented Resolution No. 87-2, commending C. E. Bent and Son, Inc. to Mr. Bill Lofthouse, Executive Vice-President of C. E. Bent and Son, and his daughter, Ms. Michelle Lofthouse. Michelle Lofthouse was the designer of Torrance's winning entry in the 1987 Tournament of Roses Parade.

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Considered next out of order --

12a. PP 86-13, JAMES P. AND LAURETTA ELLINGSON:

Mayor Geissert read the following statement into the record:

We now come to item 12a, Precise Plan 86-13, James P. and Laretta Ellingson in the Hillside Overlay Area at 23627 Susana Avenue.

On January 22, 1986, the Planning Commission approved an application of the Ellingsons' for Precise Plan of Development No. 86-13 to allow a two-story addition to a single family residence located in the Hillside Overlay Area in the R-1 zone at 23627 Susana Avenue.

The action of the Planning Commission was appealed to the City Council by a neighboring resident. On June 17, 1986, the City Council held a hearing on the appeal and voted to uphold the appeal and deny the application without prejudice, thereby denying Ellingsons the right to remodel their home.

On September 10, 1986, the Ellingsons filed a lawsuit in the Superior Court in which they asked the Court to overturn the decision of the City Council denying their application for precise plan approval and order the City to issue a building permit allowing the remodeling of their house as planned. The City filed an Answer in opposition to the Ellingson petition. The Superior Court, by Commissioner Abraham Gorenfeld, held a hearing on the matter but did not decide the matter. Instead, pursuant to the Court's suggestion, the attorneys for Ellingson and the City entered into a stipulation whereby the City Council would view the Ellingsons' property in a body and then determine whether or not to change its prior decision and approve the Ellingsons' application for precise plan approval.

Accordingly, at its last meeting held on December 23, 1986, the City Council voted to reconsider the matter, and formally adjourned the Council meeting to 4:30 p.m. today, January 6, 1987, for the purpose of viewing the Ellingson property as a body. The Council, as a body, did view the house and property at 4:30 p.m. today. It is now time for the Council to act on the matter and determine whether or not to change its decision denying the Ellingson precise plan application.

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The motion made on December 23rd to reconsider did not change the Council's decision denying the permit. It only placed the matter on the floor for Council action tonight.

The Council, by its action of December 23rd to reconsider the matter has not reopened the public hearing. Accordingly, no further testimony will be taken in the matter from either side, and no new evidence will be received. If the Council desires to hear further testimony or receive further evidence, it must set a date for a new public hearing at least two weeks hence. The law forbids the Council from holding a public hearing at this time on this matter.

Assuming no member of the Council makes a motion to schedule a public hearing, the Council may at this time vote to rescind its prior action of denial, and then vote to approve the precise plan as submitted. Or, the Council may vote to reaffirm its prior action of June 17, 1986, and consider the findings contained in the resolution of denial prepared by the City Attorney. In either event, the matter will be returned to Court for action by Commissioner Gorenfeld.

I now ask the members of the Council if any of them wish to make a motion to rescind the action of the City Council on June 17, 1986, which denied the Ellingson precise plan application. The City Attorney advises me that any member of the Council may make such a motion whether or not he or she voted with the prevailing side on June 17, 1986.

(No such motion was offered). The Mayor then continued --

Hearing no such motion, does any member of the Council wish to make a motion to reaffirm the action of the Council of June 17, 1986, and to adopt the Resolution of Denial containing the necessary findings?

MOTION: Councilman Mock SO MOVED to reaffirm the June 17, 1986 action of the Council. His motion was seconded by Councilwoman Hardison.

Mayor Geissert then inquired if there is any member of the Council who has not read the findings proposed. There was no response to this inquiry.

The Mayor then inquired if any member of the Council finds that the findings in the Resolution are not accurate. There was no response to that inquiry.

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Mayor Geissert then called for the City Clerk to assign a number and read title to the following --

RESOLUTION NO. 87-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING CERTAIN FINDINGS AND DENYING THE APPLICATION, ON RECONSIDERATION, FOR A PRECISE PLAN OF DEVELOPMENT IN THE HILLSIDE AREA AT 23627 SUSANA STREET (PP 86-13 JAMES P. ELLINGSON)

MOTION: Councilman Nakano moved to adopt Resolution No. 87-4. His motion was seconded by Councilwoman Hardison, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate, Walker and Mayor Geissert.

City Attorney Remelmeyer announced that the case will now return to Commissioner Gorenfeld in Superior Court for further action.

The Council now returned to its regular agenda order.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. SENIOR CITIZENS COUNCIL ANNUAL REPORT 1985-86:

MOTION: Councilman Walker moved to receive and file the Annual Report of the Torrance Senior Citizens Council. His motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. SEWER EASEMENT ACROSS EL NIDO PARK:RESOLUTION NO. 87-5

A RESOLUTION OF THE CITY OF TORRANCE  
 AUTHORIZING AND DIRECTING THE MAYOR AND  
 CITY CLERK TO EXECUTE AND ATTEST AN  
 EASEMENT TO COUNTY SANITATION DISTRICT  
 NO. 5 OF LOS ANGELES COUNTY ACROSS  
 EL NIDO PARK FOR SEWER PURPOSES

MOTION: Councilman Nakano moved to adopt Resolution No. 87-5. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

11. POLICE AND FIRE MATTERS:11a. DESTRUCTION OF CERTAIN UNNEEDED RECORDS:RESOLUTION NO. 87-6

A RESOLUTION OF THE CITY COUNCIL OF THE  
 CITY OF TORRANCE AUTHORIZING AND DIRECTING  
 THE POLICE DEPARTMENT TO DESTROY CERTAIN  
 UNNEEDED RECORDS AND DOCUMENTS WITHOUT  
 MAKING COPIES THEREOF

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-6. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:12a. PP 86-13, JAMES P. AND LAURETTA ELLINGSON:

Considered earlier - see Pages 1, 2 and 8-10.

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15. HEARINGS:15a. EA 86-5 (CUP 86-15, D 86-5): OXFORD PROPERTIES, INC:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of the Environmental Review Board finding regarding the Environmental Impact Report (EIR) for a proposed 704,000 square foot multi-building office/restaurant/parking structure complex at the southeast corner of Hawthorne and Torrance Boulevards. EA 86-5, (CUP 86-15, D 86-5): OXFORD PROPERTIES, INC.

Proof of publication was provided by City Clerk Wilson and it was filed without objection.

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The Environmental Review Board and Planning staff recommend that the Environmental Impact Report be certified as adequate and accurate.

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Planning Associate Woodward introduced the City's consultants as follows --

Mr. Keeton Kreitzer, Environmental Perspectives;

Messrs. Gary Hamrick and Michael Meyer, DKS Associates.

Individual Councilmembers then offered their observations and comments as indicated below.

Councilwoman Hardison advised that she had administratively appealed the Environmental Review Board's decision in this case, in order to allow the Council an opportunity to study the EIR and to publicly bring forth any comments or questions regarding the report. Mrs. Hardison, while stating that she personally finds no fault with the EIR, expressed frustrations and a "philosophical concern" regarding traffic levels in the City of Torrance.

It was the request of Councilwoman Hardison that a Planning study of commercial and industrial parking which was previously initiated, be forwarded to the Planning Commission at the time of that Body's consideration of the subject project.

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Referencing Page 38 of the EIR, Councilman Wirth indicated his disappointment that there are not more far-reaching traffic impact mitigation measures listed. Judged by Mr. Wirth as worthy of consideration were the Light Rail Corridor, and also the concept of trip generation fees. He requested that, as this project moves forward, staff provide feedback on the potential for using the trip generation fee concept to create funds which could be used to mitigate traffic impacts in the City, the traffic analysis to include the manner of calculating these fees and potential use of fees generated.

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Following Councilman Wirth's comments, Mayor Geissert requested that staff transmit to the Council an expansion on the information currently available regarding trip generation fees. Noting that this concept has been discussed and, in the past, found to be controversial, Mrs. Geissert indicated her personal reluctance to single out one project at this stage in the City's development for implementing that concept. The Mayor requested that staff study the matter in an effort to determine more equitable ways of addressing the City's traffic problems -- financing options should be considered, including the use of current resources and outside funding.

Further concerns voiced by Mayor Geissert at this time included the fact that traffic mitigation measures specified in the EIR are confined to an area in the immediate vicinity of the project, rather than encompassing a broader field. The Mayor also expressed her strong opposition to any contemplated pay parking arrangement for this development which would, in her opinion, unduly impact the Fashion Square development.

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Councilman Walker deemed it difficult at this point in the final development stages of this City, to impose on one or two developers the cost of attempting to solve the traffic problems of the entire community. Mr. Walker recommended that, as this project progresses, the emphasis lie in expanded mitigation measures such as appropriate ingress and egress controls, traffic lane design, etc. Firm opposition to the question of pay parking was also expressed by Councilman Walker.

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Councilman Applegate questioned the City's requirements with regard to pay parking, and requested that staff check into the rulings established.

Mr. Applegate also expressed serious concerns regarding the negative effect on the existing mall use should pay-type parking restrictions be considered for the Oxford development.

Continuing, Councilman Applegate expressed his opinion that there is a need for particular consideration of traffic circulation during peak periods related to the shopping center, and it was his recommendation that this matter be addressed.

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Audience comments were then invited by Mayor Geissert.

First to speak was Mr. James Jones, #3 Del Amo Fashion Center, representing the Torrance Company (owner of Del Amo Fashion Center) and the merchants located therein.

Mr. Jones read a prepared statement into the record -- that statement is substantially reflected below.

On September 20, 1986, we were provided with a copy of the Environmental Impact Report prepared by Environmental Perspectives in connection with the Oxford office project. By general observations, we notice that the scope of the Oxford EIR was far less comprehensive than EIR's prepared in connection with other major projects in Torrance, including most notably the Park Del Amo development and the expansion of Del Amo Fashion Center.

My associate, Mr. James Krasne, appeared before the Environmental Review Board and made certain comments about the Draft EIR, included among which were the observations that in preparation of the Park Del Amo EIR the EIR consultants took into consideration all planned and prospective future developments which could have an impact on traffic.

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For example, in preparation of the Park Del Amo EIR, a full office development on the Oxford site was assumed as was a full office development on the former Treasury site now occupied by Mervyns and other stores. Of course, neither of these developments has occurred to date, yet the Park Del Amo developer was required to undertake numerous traffic improvements at a very substantial expense with the anticipation of these other projects coming on line.

In contrast, the Oxford EIR takes into consideration only those projects for which formal application has been made to the City. The City does not wish to consider in connection with the Oxford EIR any projects of which the City may be aware, but which have not been formally applied for.

For example, Del Amo Fashion Center has had several discussions over the past couple of years with the City Manager and City Attorney regarding the development of one or two additional major department stores on the north side of Del Amo Fashion Center, as well as the development of a major public transportation center.

The City Manager and City Attorney have encouraged us to proceed with negotiations in the hope that we can bring such a project to completion.

However, the traffic impacts of further expansion of Del Amo Fashion Center were not considered in connection with this EIR. This inconsistency in the policies being applied toward the EIR for different projects by the City staff was pointed out by Mr. Krasne at the Environmental Review Board hearing.

In response, the Assistant City Attorney, Mr. Quale, advised Mr. Krasne that the city had changed its policy and no longer required an EIR to consider projects for which no formal applications had been made. We were not aware that the City Council had directed such a change in policy or had even considered the matter.

I would like to now focus specifically on certain problems created by the Oxford project which we feel have not been adequately identified or described in the Environmental Impact Report. Our comments fall mainly within the area of traffic and parking.

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We have asked the Traffic Engineering firm of Donald Frischer & Associates to review the Draft EIR and specifically the traffic analysis contained therein. On October 7, 1986, Donald Frischer & Associates replied by letter to us setting forth their principle concerns about the traffic analysis. By subsequent letter of October 31, 1986, I transmitted the comments from Donald Frischer to the Environmental Review Board along with other comments from our organization.

At the time of the Environmental Review Board hearing on December 3, while responses had been made to some of the comments set forth in my letter, there had been no response to the comments from Donald Frischer & Associates. The Environmental Review Board advised Mr. Krasne that the EIR consultants would respond in writing to the comments by Mr. Frischer and that those responses would be included in the complete Environmental Impact Report file.

We received the responses to Mr. Frischer's comments on Friday, January 2, and immediately submitted them to Mr. Frischer and asked him to evaluate them to see if they satisfied his concerns.

I received Mr. Frischer's reply today and, rather than reading that reply into the record, I will hand a copy of that reply to the City. (SO SUBMITTED BY MR. JONES AT THIS TIME).

Certain additional comments and observations should be noted.

The attitude reflected in the response by the Environmental Report consultants to the comments of both Mr. Krasne and Mr. Frischer seem to be: "Let's not get bogged down in details."

We have learned over the years that the only way projects are successful is when proper attention is given to details.

For example, I would like to call your attention to the response on Page 46 of the package provided to you by your staff this evening. This response is in reply to Donald Frischer's comment No. 3.

In his comment, Mr. Frischer suggested some various measures by which vehicle trips could be mitigated. In the

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consultant's response it is acknowledged that trip reduction measures effectively reduce vehicle trip making at many major developments and may prove to be an effective mitigation technique for this project.

But it goes on to say because no accurate prediction of the magnitude of such reduction could be made, the mitigation suggestions were not included in the Environmental Impact Report.

It seems to us that the purpose of an Environmental Impact Report is to identify any mitigation measures which come to mind and which may be productive to the planning bodies of the City so they will have this information before them when they consider the merits of a project.

In this case, the Environmental consultants have taken it upon themselves to deprive the decision makers from having before them what are potentially successful mitigation suggestions.

We are completely puzzled by the response to Comment No. 4, appearing on Page 47 of your package. Mr. Frischer's comment No. 4 observes that if Oxford were to charge fees for the parking of cars, there would be a substantial incentive for encroachment by visitors and employees of the Oxford complex upon the shopping center parking facilities.

The response given by the Environmental Impact Report consultants to this comment is that we should refer to Responses 5 and 7. Neither 5 nor 7 has anything to do with the issue raised in No. 4. We would like a response to the issues presented in Mr. Frischer's comment No. 4.

Currently access to and from the Oxford site is available at Hawthorne Boulevard. The proposed plan for the project was designed in such a manner as to eliminate all access from Hawthorne Boulevard, thereby forcing traffic on side streets in order to get back to Hawthorne Boulevard. We are concerned with the effect the elimination of access from Hawthorne Boulevard will have on the private roadway known as Fashion Way.

At the Environmental Review Board hearing on December 3, Mr. Krasne advised the Environmental Review Board that we had retained the firm of Donald Frischer & Associates to prepare a traffic report which was more comprehensive in addressing the issues of concern to us than the work that was done in the EIR.

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Preliminary findings by traffic engineers relayed to us by telephone today indicate that the intersection at Fashion Way and Hawthorne Boulevard which is not addressed in the Environmental Impact Report will not be able to handle the traffic that the Oxford project will generate into Fashion Way.

Unless a widening of Fashion Way is permitted -- unless access to the Oxford project from Hawthorne Boulevard is maintained, there will be a tremendous burden imposed on the shopping center.

We stated at the Environmental Review Board's hearing that it is not our intention to delay the processing of the Oxford project. We do not oppose the project. On the contrary, we welcome orderly, well planned and well executed development within the City of Torrance.

With some changes, the Oxford project has a potential of being very positive and being a good addition to the City of Torrance. We feel it is important that our concerns be addressed and strongly recommend that the Council direct the Environmental Review Board to accept the forthcoming report from Donald Frischer & Associates as a Supplement to the Environmental Impact Report including all mitigation suggestions which may be available.

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Upon the conclusion of Mr. Jones' above statement Mayor Geissert then inquired of the City Attorney as to the feasibility of the Council complying with Mr. Jones' request.

City Attorney Remelmeyer requested that the Council declare a brief recess at this time.

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At 6:47 p.m., a recess was called by the Mayor. The Council reconvened at 6:48 p.m.

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After due consideration, City Attorney Remelmeyer recommended that the report of Donald Frischer & Associates prepared for the Del Amo Fashion Center, along with mitigation measures as proposed, NOT be made part of the official Environmental Impact Report.

Mr. Remelmeyer suggested the following two options as available to the Council at this time --

- (1) Direct that Mr. Frischer's report be, in effect, received and filed at the Planning Commission prior to their action on the subject application;
- (2) Continue the matter for a period of time to allow for an opportunity to consider the consultant's findings and mitigation measures.

A lengthy discussion ensued involving the critical timing surrounding this consideration, and the various factors contributing to the Council's decision regarding the subject EIR. A chronological sequence of the proceedings involved to date was related by staff.

It was Councilman Applegate's recommendation that the matter be returned at this point to the Environmental Review Board.

Discussion continued with the options available to the Council reviewed at great length.

Returning to the podium, Mr. Jones explained that their key concern, and one that they felt was not addressed in the Environmental Impact Report, was the peak traffic period which occurs between Thanksgiving and Christmas every year -- that study has now been completed by Mr. Frischer and the data is presently being assembled, per this speaker. Mr. Jones stressed that it is not his desire to delay the Oxford project; however, he urged that the report, with suggested requirements, become part of the Environmental Impact Report.

Mayor Geissert pointed out that the information contained in the Frischer report could, as indicated by the City Attorney, be provided to the Planning Commission as supplementary material, but would not necessarily have to proceed as a part of the Environmental Impact Report itself.

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Mr. Keeton Kreitzer, principal with Environmental Perspectives, clarified his company's position with regard to the data provided in the report, and suggested that the report by Mr. Jones' consultant be incorporated into the record, that it be analyzed and any points of disagreement be identified.

Mr. Kreitzer also noted that a supplemental traffic study was done by DKS Associates which addressed the Marriott expansion, as well as responding to the comments received from Mr. Frischer (see comments in Mr. Jones' prepared statement).

Discussion continued regarding the critical time concerns involved.

Mr. Duke Runnels, 725 South Figueroa, Los Angeles, representing Oxford Properties, reviewed the substantial effort put forth toward the completion of the subject EIR, and advised of their intent to utilize all additional information submitted. Mr. Runnels encouraged the Council to certify the EIR at this time in order that the planning process for this development might move forward.

From the audience, Ms. Elaine McAloon, 4918 Paseo Del Pavan, referenced Page 45 of the Environmental Impact Report, No. 6, regarding traffic levels, etc. Ms. McAloon pointed out that the comment is acknowledged in the report, but is not answered.

Mr. Michael Meyer, DKS Associates, traffic consultants, responded by noting that the comment referenced by Ms. McAloon is basically an observation which sites traffic data provided and does not require a response.

Ms. McAloon then referenced a traffic study done by CalTrans approximately one year ago and inquired as to the consultant's use of the information regarding traffic counts at Hawthorne and Torrance Boulevards provided by that study. Mr. Meyer advised that new traffic counts for that location were obtained during the time of their study.

Councilman Wirth referenced Pages 30-31 of the report, and requested that Council be provided with additional information as to the identification of projects indicated on those pages. This request was so noted by staff.

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There being no one else in the audience who wished to address the Council on the subject consideration, Councilman Walker moved to close the hearing. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

MOTION: Councilman Wirth moved that the City Council find that the subject Final Environmental Impact Report is an adequate and accurate statement of the information required by Section 21100 of the Public Resources Code and conforms with the State Guidelines for Implementation of the California Environmental Quality Act of 1970. It is directed that the minutes of this hearing become part of the document and that the final report be forwarded to the decision-making body for consideration.

The motion was seconded by Councilman Mock.

Prior to roll call vote, Councilman Applegate indicated his contention that the the Environmental Impact Report should have included a peak season traffic study, a study which has now been done by Donald Frischer & Associates and should be forthcoming in a timely manner. The EIR is not, in Mr. Applegate's opinion, accurate and complete without the information contained in that report -- thus he will vote in opposition to the motion.

Councilman Walker noted past experience of the City in experiencing significant delays in the receipt and analysis of reports. Referencing the statement by Mr. Runnels of Oxford Properties that he favors all available information being submitted to the Planning Commission at the time of their consideration of the project, Mr. Walker indicated his support of the above motion. The EIR, this Councilman reminded those present, is an informational tool and the project itself must be judged in light of what is best for the City.

Commenting that there is likely no such thing as an absolutely adequate and absolutely complete EIR, Mayor Geissert underlined the need to incorporate the comments and requests for further information that have come forward tonight. It was regretted by the Mayor that Mr. Frischer was not present during this hearing as his comments and the benefit of his expertise would then have been included in these minutes and would travel as part of the record.

Mrs. Geissert requested that specific requests made by the Council be pursued by staff and made part of the record (the concept of trip generation fees; alternative financing mechanisms for significant street improvement projects; etc.)

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The request to incorporate a document which is not, at this point, ready for viewing, was not favored by the Mayor.

The motion to certify the EIR CARRIED by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

\* \* \*

The hour being 8:15 p.m., a brief recess was called. The regular Council agenda order was resumed at 8:35 p.m.

\* \* \*

15b. REPORT OF THE COUNCIL COMMUNITY PLANNING AND DESIGN  
COMMITTEE'S STUDY OF 40-FOOT WIDE R-2 LOTS:

Mayor Geissert announced that this was the time and place for the public hearing regarding a report of the City Council's Community Planning and Design Committee study of 40-foot wide R-2 lots.

Proof of publication was provided by the City Clerk and was filed, without objection.

A brief introduction and summary of the Committee's findings was provided by Planning Associate Woodward, and the following COMMITTEE RECOMMENDATION was noted:

A Planning Commission Review (PCR) would be required for development proposals on R-2 lots that are less than code required size when:

1. Substantial demolition is involved;
2. Building is greater than .5 to 1.0 FAR;
3. Less than a 3-car garage with one open space is provided; or,
4. There would be a front curb cut.

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Ms. Woodward advised that Planning Staff concurs with the above recommendation of the Committee.

Committee members Hardison and Mock offered comments by way of background to the Committee's consideration of the problems associated with these lots in the Downtown area.

Councilman Walker, Chairman of the Community Planning and Design Committee, reviewed various approaches discussed during the Committee's deliberations, and expressed his opinion that any question of imposing these development guidelines on a City-wide basis should be returned to the Committee for further consideration and recommendation.

Audience input was then invited by Mayor Geissert.

Mr. Andrew Howe, 1743 Andreo, voiced his concerns regarding traffic circulation problems on the narrow streets of Andreo and Gramercy, and suggested that one-way traffic on those two streets might be considered. Mr. Howe also pointed out the presence of possibly unwarranted truck traffic on Andreo, a matter which will be investigated by the Police Department, per Mayor Geissert's request.

Next to speak was Mr. Charlie Tibbets, 2020 Gramercy, requested and received clarification regarding the guidelines as recommended, and also reported that a private school-type bus traverses Gramercy on a regular basis, adding to the traffic problems of the area. Director of Transportation Horkay advised that he will investigate that concern.

Problems involving large vehicles parking on these narrow streets overnight were related by Mr. John Hall, 2008 Gramercy. It was the suggestion of Police Chief Nash that this matter be forwarded to the Traffic Commission for consideration.

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 Walker, and roll call vote was unanimously favorable.

A brief Council discussion ensued.

Councilman Wirth recommended that the Committee also address the R-3 lots in the Downtown area.

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MOTION: Councilman Walker moved to concur with the Community Planning and Design Committee's recommendation and development guidelines, as stated. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, Councilwoman Hardison indicated her desire that the Committee next address the R-3 situation in the Downtown area, that study area to include a small section zoned R-3 near Torrance High School heretofore not considered.

Following completion of the R-3 Downtown area study, it was Mrs. Hardison's wish that R-2 40-foot lots in other areas of the City next be studied.

Roll call on Councilman Walker's above motion was unanimously favorable.

Attention was next directed to the supplementary material on this agenda item submitted by the Department of Building and Safety wherein it was indicated that plans are presently in plan check for the property at 2203 Arlington Avenue (within the R-2 40-foot lot study area). Council action on that project was requested by the Director of Building and Safety.

MOTION: Councilman Walker moved that the Council stipulate that the construction project proposed for 2203 Arlington Avenue be allowed to proceed unless it falls under the provisions of a Waiver requirement.

The motion was seconded by Councilman Applegate and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. CHANGES IN BROWN ACT MEETING REQUIREMENTS:

RESOLUTION NO. 87-7

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE ESTABLISHING RULES OF  
ORDER FOR THE MEETINGS, GOVERNMENT, AND  
CONDUCT OF BUSINESS OF THE CITY COUNCIL

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-7. His motion was seconded by Councilwoman Hardison.

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Prior to roll call vote on the motion, City Attorney Remelmeyer provided clarification of the law as was requested by individual Councilmembers.

Roll call on the motion to adopt Resolution No. 87-7, was unanimously favorable.

(See Page 27, Item 22a, for further comment regarding this subject matter).

17b. COMPLETION AND FINAL PAYMENT FOR THE TORRANCE TRANSIT FACILITY:

RECOMMENDATION:

It is the recommendation of the City Manager that the work be accepted and final payment be made to the General Contractor, Sharley Bros., Inc.

MOTION: Councilman Applegate moved to concur with the recommendation of the City Manager on Agenda Item 17b. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17c. EXECUTIVE SESSION:

WITHDRAWN.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3180:

ORDINANCE NO. 3180

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE SETTING FORTH THE WAGES, HOURS, AND  
WORKING CONDITIONS FOR DEPUTY CITY ATTORNEYS

City Attorney Remelmeyer referenced a memorandum from his office dated January 6, 1987, providing needed clarification to the language of the above ordinance.

MOTION: Councilman Nakano moved to adopt Ordinance No. 3180 (as amended) at its second and final reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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18b. ORDINANCE NO. 3181:ORDINANCE NO. 3181

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ESTABLISHING CERTAIN LIMITATIONS WITH RESPECT TO THE REDEVELOPMENT PLAN FOR THE MEADOW PARK REDEVELOPMENT PROJECT

MOTION: Councilman Nakano moved for the adoption of Ordinance No. 3181 at its second and final reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

18c. ORDINANCE NO. 3182:ORDINANCE NO. 3182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE MADRONA MARSH DISTRICT AND ESTABLISHING CERTAIN PROCEDURES FOR CONSIDERING THE USE, SALE, LEASE OR RENTAL OF ALL OR ANY PORTION THEREOF

MOTION: Councilman Nakano moved to adopt Ordinance No. 3182 at its second and final reading. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT - Re: Purchase of one (1) Hersey Model MFM II-MHR Fire Line/Master (10" x 6") Water Meter as a reimbursable purchase.  
Expenditure: \$11,911.22 including tax.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

Since this expenditure is fully reimbursable and Harpers, Inc. has already deposited the necessary funds to purchase this meter with the City, it is recommended that Council award a contract to the Sole Source Supplier, the manufacturer, Hersey Products, Inc. of Los Angeles, California in the total amount of \$11,911.22, including tax.

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MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20a. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

\* \* \*

At 9:42 p.m., the City Council convened as the Redevelopment Agency of the City of Torrance, adjourning as the Agency and returning to the regular Council order of business at 9:43 p.m.

\* \* \*

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted his opinion that changes in the Brown Act (see Item 17a, Page 25) will bear close monitoring by all affected organizations.

22b. Councilman Applegate requested staff follow-up on the matter of red signs posted illegally throughout the City (this matter was first referenced by Mr. Applegate at the Council meeting of December 9, 1986).

22c. It was the request of Councilman Applegate that the status of staff's investigation into service station provisions of air, water and restroom facilities, and also the matter of newspaper vending machines, be provided to the Council.

22d. Councilwoman Hardison referenced supplemental material from the Department of Building and Safety on Agenda Item 15b, which was considered earlier in this meeting -- Mrs. Hardison indicated her concerns regarding the R-3 zoned projects listed as currently in plan check.

City Manager Jackson advised that in order to deal with these concerns, the matter would have to be brought back as a formal agenda item with an explanation of the individual cases and an analysis of possible future City action. The solutions, per Mr. Jackson, should the Council wish further deferment, remain the same as those dealt with in the broader problem as some type of moratorium action.

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It was Mrs. Hardison's request that this matter be returned to the Council in two weeks (January 20, 1987, a 5:30 p.m. meeting).

22e. Councilman Mock requested that consideration be given to extending the process of appointments to the Planning Commission, in light of recently received information that Dr. Mars will not seek reappointment to that Commission. Staff will follow up and advise in this regard.

22f. Councilman Nakano commented on his observation of flooding this date on Crenshaw Boulevard near Toledo Street, and on Hawthorne Boulevard near Fashion Circle.

22g. Councilman Walker expressed sincere appreciation to members of the Rose Float Association and to all who assisted in this year's trophy win for the City of Torrance.

\* \* \*

At 10:00 p.m., the meeting was formally adjourned to Tuesday, January 13, 1987, at 7:00 p.m.

Adjournment was dedicated to the memory of Ms. Jean Covelli Ford.

# # # # #

  
 Mayor of the City of Torrance

  
 Clerk of the City of Torrance

Peggy Laverty  
 Minute Secretary

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