

I N D E X

Torrance City Council - December 1, 1987

| <u>SUBJECT:</u> | <u>PAGE:</u> |
|---|--------------|
| <u>OPENING CEREMONIES:</u> | |
| 1. Call to Order | 1 |
| 2. Roll Call | 1 |
| 3. Flag Salute/Invocation | 1 |
| 4. Approval of Minutes/Motion re Further Reading | 1- 2 |
| 5. Motion re Posting of Agenda | 2 |
| 6. Withdrawn or Deferred Items | 2 |
| 7. Council Committee Meetings | 2 |
| <u>8. COMMUNITY MATTERS:</u> | |
| 8a. Service Award to Paul W. DeMello | 2 |
| 8b. Proclamation re "Christmas Can Tree Week" | 2 |
| <u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u> | |
| 9a. Holiday Schedule for the Library | 3 |
| <u>11. POLICE AND FIRE MATTERS:</u> | |
| 11a. Police Department Computer Service Agreement | 3 |
| <u>15. HEARINGS:</u> | |
| 15a. Adoption of the 1985 Uniform Fire Code | 3- 4 |
| 15b. PP 87-33, W 87-26: Jesse Negrete | 5- 7 |
| 15c. R-3 Multi-Family Residential Land Use Study Report and Recommendation | 7-17 |
| <u>17. ADMINISTRATIVE MATTERS:</u> | |
| 17a. Executive Session | 21 |
| 17b. TME0 Supplemental | 18 |
| 17c. Selection of County Representative to SCAQMD | 18 |
| <u>18. SECOND READING ORDINANCES:</u> | |
| 18a. Ordinance No. 3210 | 19 |
| <u>22. ORAL COMMUNICATIONS:</u> | |
| 22a. Councilman Applegate re El Camino College football team | 19 |
| 22b. Councilman Applegate re congratulations to Management Assistant Rick Pickering on new position | 19 |
| 22c. Councilman Applegate re success of Turkey Trot Run | 19 |
| 22d. Councilwoman Hardison re possible view impairment, southbound Ocean Avenue at Carson Street | 19 |
| 22e. Councilwoman Hardison re trimming of shrubs on Plaza del Amo near Madrona | 20 |
| 22f. Councilman Mock re Seaside Christmas light display | 20 |
| 22g. Councilman Nakano re commendation to safety personnel, Fire and Police Chiefs on Mobil Oil fire efforts | 20 |
| 22h. Councilman Nakano re investigation of Mobil refinery incidents | 20 |
| 22i. Councilman Walker re commendation to City staff and request for in-depth update on Mobil site | 20 |
| 22j. Councilman Wirth re request for investigation pertain- ing to Mobil Oil | 20 |

City Council
December 1, 1987

| | | |
|------|--|----|
| 22k. | Councilman Wirth re parking restrictions on Date and Elm and request for sign removal on Elm Street | 20 |
| 221. | Councilman Wirth re illegally posted signs Downtown | 20 |
| 22m. | Mayor Geissert re night lighting at Victor School site | 20 |
| 23. | <u>ADJOURNMENT:</u> 11:39 p.m. | 21 |

#

Peggy Lavery
Minute Secretary

City Council
December 1, 1987

December 1, 1987

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, December 1, 1987, at 5:36 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/INVOCATION:

At the request of Mayor Geissert, Mr. Joe O'Brien led in the flag salute.

The invocation for the meeting was provided by Cadet Paul Ricken of the Salvation Army.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of November 3, 1987, as recorded. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Nakano ABSTAINED as he was not present on November 3).

City Council
December 1, 1987

MOTION: 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, seconded by Councilman Mock, was unanimously approved by roll call vote.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion was seconded by Councilwoman Hardison, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. SERVICE AWARDS:

Mayor Geissert presented an award in recognition of twenty-five years of service to the City to Paul W. DeMello, Fire Captain. There was grateful acceptance by Captain DeMello.

8b. PROCLAMATION proclaiming December 1 through 8, 1987, as "Christmas Can Tree Week."

SO PROCLAIMED by Mayor Geissert.

Present to accept this proclamation was Salvation Army Cadet Paul Ricken, who was accompanied to the podium by Mr. Mike Grabowski, representing the Torrance City Employees Association. Mr. Grabowski encouraged participation in the Christmas Can Tree drive.

City Council
December 1, 1987

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. HOLIDAY SCHEDULE FOR THE LIBRARY:

RECOMMENDATION:

The City Librarian recommends that the Library be closed December 24th through December 27, 1987 and January 1st through 3rd, 1988.

MOTION: Councilman Wirth moved to concur with the above noted recommendation of the City Librarian. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

11. POLICE AND FIRE MATTERS:

11a. COMPUTER SERVICE AGREEMENT - POLICE DEPARTMENT:

RESOLUTION NO. 87-267

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE COUNTY OF LOS ANGELES TO PROVIDE CITY ACCESS TO THE COUNTY WARRANT SYSTEM

MOTION: Councilman Nakano moved to adopt Resolution No. 87-267. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

15. HEARINGS:

15a. ADOPTION OF THE 1985 UNIFORM FIRE CODE:

Mayor Geissert announced that this was the time and place for City Council consideration of the recommendation of the Fire Chief and Fire Marshal that the 1985 Uniform Fire Code be adopted.

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

City Council
December 1, 1987

The following RECOMMENDATION was noted:

It is the recommendation of the Fire Chief and Fire Marshal that your Honorable Body adopt the ordinance repealing Articles 1 and 2 of Chapter 5 of Division 8 of the Torrance Municipal Code, enacting new Articles 1 and 2, which adopt by reference the 1985 Edition of the Uniform Fire Code, with Appendix, and the 1985 Edition of the Uniform Fire Code Standards and making certain amendments to those codes and standards at tonight's public hearing.

Mayor Geissert invited audience input. There being no response, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

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

ORDINANCE 3213

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLES 1 AND 2 OF CHAPTER 5 OF DIVISION 8, OF THE TORRANCE MUNICIPAL CODE, ENACTING NEW ARTICLES 1 AND 2, WHICH ADOPT BY REFERENCE THE 1985 EDITION OF THE UNIFORM FIRE CODE, WITH APPENDIX, AND THE 1985 EDITION OF THE UNIFORM FIRE CODE STANDARDS AND MAKING CERTAIN AMENDMENTS TO THOSE CODES AND STANDARDS

MOTION: Councilman Nakano moved to approve Ordinance No. 3213 at its first reading. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote on the motion, City Attorney Remelmeyer noted for the record that "clean" copies of the above ordinance have been distributed to Councilmembers, said copies consisting of the Code sections in their final form.

Councilman Nakano affirmed that his above motion pertains to the ordinance copies above referenced by the City Attorney.

Roll call vote on the motion was unanimously favorable.

City Council
December 1, 1987

15b. PP 87-33, W 87-26: JESSE NEGRETE:

Mayor Geissert announced that this was the time and place for City Council consideration of a neighbor appeal of a Planning Commission approval of a Precise Plan of Development and a Waiver to allow the construction of a one- and two-story addition to an existing single-family residence in the Hillside Overlay District at 4810 Bindewald Road. PP 87-33, W 87-26: JESSE NEGRETE.

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

Principal Planner Gibson provided the staff report on this agenda item per the written material of record, noting that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the request.

Individual Councilmembers' requests for clarification regarding setbacks were addressed by Mr. Gibson, following which Mayor Geissert invited the proponent to speak.

Mr. Jesse Negrete, architect, 4231 181st Street, briefly addressed the design concept proposed and noted, in response to an inquiry by Councilman Nakano, that a single-story extension out into the back yard, rather than the two-story addition proposed, would bring the structure too close to the edge of the hillside; would use too much of the rear lot; and would not provide the most practical internal design.

The appellant in this case, Ms. Evelyn Burkhalter, 4814 Bindewald Road [immediately west of the subject site], advised that she did not review her neighbor's building plans in the early planning stages -- her objections were registered when the silhouette was erected. This speaker affirmed that the greatest impact on her property will be to the light available to her kitchen/dining area, and she recommended that her neighbors consider an addition toward the rear of their lot.

Mr. David Smith, owner of the subject property at 4810 Bindewald Road, noted that he was unsuccessful in his earlier attempts to contact Ms. Burkhalter for purposes of reviewing his construction plans with her. It was Mr. Smith's opinion that moving the structure to the rear of the lot, as suggested by Ms. Burkhalter, would block even more light to her residence.

City Council
December 1, 1987

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 Mock, and roll call vote was unanimously favorable.

During the ensuing Council review of the matter, Principal Planner Gibson advised that the current plans represent a 175% increase over the present dwelling unit on that site.

It was Councilwoman Hardison's opinion that the two neighbors have not made sufficient attempts to reach an agreement on the issue. She recommended that the matter be continued to allow a compromise to be worked out.

Councilman Nakano concurred, pointing out that most second-story additions in the neighborhood are on a much smaller scale and, in his opinion, there is sufficient room in the back yard to extend a single story in that direction.

MOTION: Councilman Nakano moved to continue Agenda Item 15b (PP 87-33, W 87-26, Jesse Negrete) to January 5, 1988, at 5:30 p.m. to allow the neighbors to meet with City staff in order to try to reach a compromise. His motion was seconded by Councilwoman Hardison.

The matter was addressed briefly by Councilman Wirth, who commented that the issue in this case is not one of view, but, rather, one of sunlight blockage. Mr. Wirth pointed out the philosophical aspects involving sun/shade issues throughout the City.

The unique design of this tract of homes wherein a significant side yard setback on one side and a very small setback on the other was utilized, was pointed out by Mayor Geissert as being representative of a greater light/air impact in this case. It was Mrs. Geissert's suggestion that modification of the plans to bring the proposed addition back to the original building line be considered as a possible option. A staggered second-story setback on the side next to the Burkhalter property was also recommended by the Mayor for consideration.

It was requested by Mayor Geissert that staff prepare for future Council consideration, possible height limit modification in the R-1 zone.

Roll call vote on the above motion to continue the matter to January 5, 1988, at 5:30 p.m., carried by unanimous roll call vote.

City Council
December 1, 1987

Mayor Geissert directed that staff schedule a meeting with the applicant, the appellant, and staff for purposes of arriving at an acceptable compromise.

15c. R-3 MULTI-FAMILY RESIDENTIAL LAND USE STUDY REPORT AND RECOMMENDATIONS:

Mayor Geissert announced that this was the time and place for a public hearing on the R-3 Multi-Family Residential land use study report and recommendations.

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

Staff presentation per staff material of written record was provided by Planning Associate Pryor, and the following recommendations were noted.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends amending the existing R3 Multi-family Residential Development Standards as follows:

- o Amend the floor area ratio from 0.5 to 0.6 floor area to 1.0 land area
- o Require approval of a Conditional Use Permit to allow the FAR to exceed 0.6 to 1.0
- o Require approval of a Conditional Use Permit to allow development higher than two stories or 27' above existing grade.

Approval of these recommendations provides for public review of the issues of height and intensity of use for individual proposals on a site-by-site basis and would allow for the design flexibility desired for the larger projects.

The Planning Commission also recommends that the parking requirement minimum be increased as follows:

- o Minimum parking - two spaces per unit
- o 3 or more bedrooms - one additional space required for each additional bedroom

The Planning Commission recommends that the remaining provisions of the existing R3 development standards remain unchanged.

City Council
December 1, 1987

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends amending the existing R3 Multi-family Residential Development Standards as follows:

- o Amend the floor area ratio from 0.5 to 0.6 floor area to 1.0 land area
- o Require approval of Conditional Use Permit to allow the FAR to exceed 0.6 to 1.0
- o Require approval of a Conditional Use Permit to allow development higher than two stories or 27' above existing grade
- o That the minimum dimension of the yard requirement be amended from 15' x 15' to 10' x 15'

Approval of these recommendations provide public review of the issues of height and intensity of use for individual proposals on a site-by-site basis and would allow for the design flexibility desired for larger projects. However, those projects that meet the criteria are processed through normal permit requirements.

The Planning Department concurs with the Planning Commission to retain the remaining provisions of the existing R3 development standards unchanged. (Summary of R3 Development standards to remain unchanged by the recommendations under consideration is included as an attachment to this report).

In response to Council questions, Planning Associate Pryor provided clarification with regard to specific ordinance provisions, following which Mayor Geissert invited comments from the audience.

Mr. George P. Schwartz, owner of R-3 property at 25538 January Drive, noted his disagreement with the requirement of a garage for every bedroom. Mr. Schwartz also questioned a change in building height to only 27 feet from ground plane, when 35 feet is allowed in the R-1 zone. Mrs. Pryor clarified that the 35-foot maximum height remains in the Code -- the 27 feet from existing grade would trigger a Conditional Use Permit requirement.

*

City Council
December 1, 1987

Mr. Ron Halfacre, 2849 Sunnyglen Road, owner of a four-unit building on 235th Street, questioned the density which was allowed in the Park Del Amo project, and was advised by staff that a maximum density in any given phase is 22 units per acre [27 units per acres being allowed by Code].

*

Mr. Emil Britt, 3626 Blair Way, stated that he is involved in several large complexes in the area, and expressed his concerns regarding the proposed ordinance disallowing him the right, in the event of a disaster, to rebuild to the project's present density. Related financial considerations were also discussed by Mr. Britt.

Clarification of the provisions of the proposed ordinance and the history of change in residential standards over the years were explained by Mayor Geissert. City Attorney Remelmeyer also clarified for Mr. Britt's benefit that in 1972 the City Council reduced density from 42 units per acre to the present 27 units per acre -- a reduction of units per acre IS NOT proposed under the subject consideration.

*

Mr. R. S. Collins, 352 Paseo de la Playa, owner of apartments at 23818 Audrey Avenue, expressed concerns regarding his insurance company's involvement in reconstruction standards. City Attorney Remelmeyer stressed that the CURRENT ZONING ORDINANCE would be such that units constructed prior to 1972 would be considered non-conforming and would require review prior to reconstruction.

Concerns regarding density and the recycling of school sites were also noted by Mr. Collins.

*

Ms. Mary Ann Reese, Engracia Avenue, requested and received information pertaining to reconstruction standards.

*

City Council
December 1, 1987

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Ms. Lola Unger, 3903 Bluff Street, President of the League of Women Voters of Torrance, read aloud a statement [of official record] urging the City Council to accept the recommendation of the Planning Commission [see Page 7 of these minutes].

*

Mr. Gene Burke, Director of Legal Affairs for the Apartment Association of Greater Los Angeles, 1039 Crenshaw Boulevard, expressed his opinion that zoning changes, such as those now being considered by the Council, are not necessarily the best means of implementing needed changes. The cumulative effect of the proposal would be, in Mr. Burke's opinion, to obtain some short-term benefits at the risk of putting off long-term needs of the community.

Continuing, Mr. Burke deemed downzoning another form of taking by governmental bodies, either in terms of what owners can do with their properties or in limiting future options that are available to owners. The long-term effect from his agency's perspective, Mr. Burke noted, is that with housing development impaired there will be a long-term stagnation of housing development in the community which will have an obvious impact in driving rents up. With increased rents, this speaker maintained that the Council will be faced with other very difficult choices in terms of either regulating the rents or reconsidering and allowing developments to progress.

In conjunction with the desire for economic and job development, Mr. Burke continued, there will have to be housing development without undue restrictions or undue burdens imposed. The proposed regulations will, in his opinion, have a long-term detrimental effect on the quality of housing stock in the City of Torrance.

At this point, Councilman Mock requested clarification from staff in response to Mr. Burke's references to "downzoning". Planning Associate Pryor advised that the subject proposal is not downzoning -- downzoning would imply, per Mrs. Pryor, either a change to the the base zone of the property to permit less development or it might refer to changing the overall density in a category. Councilman Mock then offered his opinion that what the City is doing in this case is establishing more standards in terms of the development of each individual lot.

City Council
December 1, 1987

Reiterating his point, Mr. Burke stated that the cumulative effect perceived legally and by the apartment owners is, in essence, much the same as downzoning even if it is not legally so defined.

Councilman Walker recalled this City's history of clear and concrete opposition to rent control, and noted his strong opinion that there is no relationship between rent control and the issues of parking space standards, building heights, etc., which are being considered tonight.

Mr. Burke held firmly to his stand that the long-term consequences of impairing the development of housing can directly and politically be the implementation of rent controls.

* * *

The hour being 7:31 p.m., Mayor Geissert called a brief recess. The Council returned at 7:50 p.m., to continue with this agenda item.

* * *

Ms. Janet Haysom, owner of property at 2965 West 235th Street, related her concern regarding the proposed requirement for garage space [one garage per bedroom] in the subject ordinance.

The recommendation as set forth [Pages 7 and 8 of these minutes] was clarified by the Mayor, with added expansion provided by Planning Associate Pryor.

*

Mr. Norris Pan, owner of property at 2727 and 2733 Cabrillo Avenue, related his concerns with regard to the effect of the proposed standards on property values. This speaker expressed his opinion that reduced density and restricted building conditions are tantamount to downzoning.

City Council
December 1, 1987

At this time, Councilman Wirth inquired regarding any event in this City's history wherein a multiple dwelling unit was more than 50% destroyed as the result of a fire or other major catastrophe [an expressed concern of many speakers this evening].

Fire Chief Adams confirmed that, to his knowledge, no such event has taken place in the City of Torrance within the past 25-30 years.

*

Ms. Juanita Smith, 23037 Samuel Street, voiced her concerns regarding proposed parking standards, noting the tendency of many people to use garage space for other than vehicular parking.

*

Mr. Al Avoian, 4812 Del Amo Boulevard, owner of a five-unit apartment, strongly recommended that existing units be "grandfathered in" with respect to the Code standards adopted in 1972 [pertaining to reconstruction in the event of more than 50% of value destroyed by a catastrophe].

Building and Safety Director Grippo clarified the method of establishing property valuation, per Code, for the benefit of Mr. Avoian.

*

Mr. Tony Kriss, member of the Torrance/Lomita/Carson Board of Realtors at Arlington and Sepulveda, and Chairman of their Housing Government Advisory Committee, addressed his concerns relative to the legal non-conforming status of properties resulting from the Municipal Code amendment in 1972.

City Attorney Remelmeyer advised, in response to Mr. Kriss' observations, that there is a provision in the Land Use Ordinance which states that for non-conforming uses there are certain periods of time beyond which the non-conforming use cannot extend [30 years for apartments]; however, Mr. Remelmeyer

City Council
December 1, 1987

advised that a Variance from this provision can be applied for. The City Attorney further observed that, to his knowledge, no building has ever been abated by reason of this provision.

Continuing his presentation, Mr. Kriss addressed his concept of the negative long- and short-range consequences of the proposed ordinance as they relate to financing and insurance.

It was further maintained by Mr. Kriss that, per the State Housing and Community Development Office, the City of Torrance has an invalid General Plan with a Housing Element which has been in non-compliance since 1984. Responding, City Manager Jackson advised that the City of Torrance has a current active Housing Element recently approved by the State.

Urging that the issue of legal non-conforming uses be dealt with, Mr. Kriss requested that the City Council abandon the subject ordinance completely and "start fresh", taking into consideration the concerns of the citizens.

*

Mr. Paul Novak, Building Industry Association, 71 Beverly Boulevard, Los Angeles, submitted copies of a proposal [of official record], encompassing his suggestions regarding the subject ordinance. Mr. Novak offered his opinion that the problems to be dealt with are height and parking. Consideration of compatibility with adjoining uses was urged by this speaker, who offered to assist staff in working out an acceptable compromise which would not "overcorrect the perceived problem", as the proposed ordinance, in his opinion, does.

*

Mr. James Pattinson, owner of an apartment building at 3922 178th Street, expressed his concerns regarding his ability to reconstruct to his present density in the case of more than 50% loss of his building in a disaster.

City Council
December 1, 1987

City Attorney Remelmeyer once again addressed the matter of reconstruction in such an eventuality, noting that the apartment house owner would have to reconstruct according to the Code at the time of the fire, which is normal with zoning ordinances throughout the country.

Further expansion was provided by Councilman Applegate who stated, in essence, that the Council is currently considering a modification of the 1972 ordinance -- the right to rebuild a property to its previous configuration (a concern being voiced by many speakers at this meeting) was removed in 1972.

*

Mr. George Reese, owner of property at 3507 West 171st Street, expressed concerns regarding the possible financial impact represented by the proposed ordinance.

*

Ms. Paula Dalton, 667 Border Avenue, inquired regarding adding a bathroom to their single-family residence and was advised that the subject ordinance would not impact such a request.

*

Mr. Bob Good, 2445 West 230th Street, recommended larger units and two-car garages for each unit regardless of the number of bedrooms in that unit.

*

Ms. Babalich, 2516 Cabrillo, advised that she is living in a single-family home on an R-3 lot, with a large multi-unit structure on either side of her lot. This speaker registered opposition to the proposed ordinance.

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City Council
December 1, 1987

Mr. Bob Capari, 2842 Windmill Road, owner of property at 1215 and 1217 Portola Avenue, recommended flexibility in the floor area ratio to encourage construction of larger units.

*

Mr. Bob Schwartz, 2616 Sonoma Street, requested and received clarification regarding the City's Conditional Use Permit process. It was the recommendation of this speaker that the Council consider the impact represented by the subject ordinance on smaller lots.

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.

Council discussion ensued.

Councilman Applegate addressed the subject from the standpoint of lending institutions, and strongly recommended a grandfather clause which would allow for the right to rebuild to 1972 standards in the event of a catastrophe.

Councilman Walker agreed with the standards proposed for small lots [12,000 square feet] and concurred with a review of the large projects, as well as the Conditional Use Permit process for projects of unique design and higher standards.

Mr. Walker recommended, as did Mr. Applegate, that reconstruction policies in the event of a major catastrophe be addressed by the City's legal staff.

It was suggested by City Attorney Remelmeyer that "small lots" as above referenced by Councilman Walker be designated 14,000 square feet or less, rather than 12,000 square feet. Councilman Walker concurred.

Rather than desiring a specified lot-size cutoff, Councilwoman Hardison stated that her basic concerns evolve around retaining the integrity of neighborhoods which, although zoned R-3 have been developed R-1.

City Council
December 1, 1987

Mrs. Hardison also noted her opinion that subterranean construction should count as at least a partial story in order to trigger the Conditional Use Permit process.

The accessibility of guest parking spaces which should be of standard size; accessibility of garage spaces; and the use of garages for automobiles, rather than storage space, were all deemed important considerations by Councilwoman Hardison. Regarding the garage spaces, Mrs. Hardison suggested that the third required space might be open, rather than covered, and could eventually serve as a guest space.

Continuing discussion ultimately resulted in the following motion.

MOTION: Councilman Wirth moved that staff be directed to present the City Council with a DRAFT ORDINANCE which would concur with the Planning Commission's recommendations excluding the bedroom/parking place recommendation (that subject to concur with the Planning Staff recommendation instead). Further, the ordinance should include requirements for accessible parking spaces; Councilwoman Hardison's remarks regarding subterranean; turning radius; and whether the third garage should be open or closed. Staff feedback should also be provided regarding different lot sizes.

The above motion was seconded by Councilman Mock.

Councilman Applegate requested that staff also return with cause and effect information regarding turning radii and how that would affect the number of units and density.

At this time a SUBSTITUTE MOTION was offered by Councilman Walker to accept staff's recommendations to be included on lots of a size to be determined by staff (approximately 14,000 square feet) and that above the 14,000 square feet on R-3 zoned properties a Conditional Use Permit be imposed to replace the 100-unit Conditional Use Permit that is presently in the ordinance -- further that the off-street parking requirements called out in staff's recommendation travel with the larger lots.

The substitute motion DIED FOR LACK OF A SECOND.

City Council
December 1, 1987

Councilman Wirth's motion then carried by way of the following roll call vote.

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

NOES: COUNCILMEMBERS: Applegate and Walker.

Principal Planner Woodward advised that staff will anticipate returning to Council with this matter on Tuesday, January 12, 1988, a 7:00 p.m. meeting.

MOTION: Councilman Wirth moved that staff be instructed to provide the Council with some supplemental information per Councilman Walker's request as to lot size limitation. His motion was seconded by Councilwoman Hardison, and there being no objection it was so ordered.

It was also confirmed that staff is requested to provide information as requested by Councilman Applegate regarding turning radii, and the City Attorney is requested to investigate procedures to be recommended in the event of a major catastrophe, this latter request to encompass all properties, not only R-3.

* * *

At 10:25 p.m., Mayor Geissert called a brief recess. The Council returned at 10:40 p.m. to continue with its regular agenda order.

* * *

17. ADMINISTRATIVE MATTERS:

17a. EXECUTIVE SESSION:

See Page 21.

City Council
December 1, 1987

17b. TMEO SUPPLEMENTAL:

RESOLUTION NO. 87-268

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH HOURS,
WAGES AND WORKING CONDITIONS FOR EMPLOYEES
REPRESENTED BY THE TORRANCE MANAGEMENT
EMPLOYEES ORGANIZATION AMENDING
RESOLUTION NO. 87-165

MOTION: Councilman Nakano moved to adopt Resolution No. 87-268. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17c. SELECTION OF COUNTY REPRESENTATIVE TO SCAQMD:

RECOMMENDATION OF CITY MANAGER:

It is recommended that your Honorable Body either offer a new candidate or support one of the two candidates who have sought Torrance's support [Marvin Braude and Thomas Heinsheimer].

MOTION: Councilman Wirth moved to favor Marvin Braude as the Los Angeles County representative to the South Coast Air Quality Management District Board of Directors. His motion was seconded by Councilman Mock.

A SUBSTITUTE MOTION was offered by Councilman Walker to support Thomas Heinsheimer for the above post. His motion was seconded by Councilman Applegate, but FAILED TO CARRY by way of the following roll call vote:

AYES: COUNCILMEMBERS: Applegate and Walker.

NOES: COUNCILMEMBERS: Hardison, Mock,
Nakano, Wirth and Mayor
Geissert.

The MAIN MOTION carried as is indicated below.

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

NOES: COUNCILMEMBERS: Applegate and Walker.

City Council
December 1, 1987

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3210:

ORDINANCE NO. 3210

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA ADDING
ARTICLE 15 TO CHAPTER 5 OF DIVISION 4
OF THE TORRANCE MUNICIPAL CODE REGULATING
SMOKING IN DESIGNATED ENCLOSED PUBLIC
PLACES AND WORKPLACES

MOTION: Councilman Nakano moved to adopt Ordinance No. 3210 at its second and final reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

* * *

At 10:55 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 10:56 p.m., and the Council resumed its regular agenda order.

* * *

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate requested that the City afford appropriate recognition to El Camino College's undefeated football team.

22b. Councilman Applegate congratulated Management Assistant Rick Pickering upon his new position with the City of Costa Mesa, and wished him well in his future endeavors.

22c. Councilman Applegate noted the success of this year's Turkey Trot Run.

22d. Councilwoman Hardison requested investigation regarding possible view impairment caused by trees for southbound traffic on Ocean Avenue at Carson Street. Staff will follow through.

City Council
December 1, 1987

22e. Councilwoman Hardison reported that shrubs are in need of trimming on Plaza Del Amo near Madrona. Staff will investigate.

22f. Councilman Mock applauded the Seaside area of the City for their Christmas light display.

22g. Councilman Nakano commended all safety personnel and the Fire and Police Chiefs for their splendid efforts in successfully containing the recent fire at Mobil Oil.

22h. Councilman Nakano requested that staff investigate the three major incidents that have occurred in the past at the Mobil refinery and determine the City's authority regarding safety measures.

22i. Councilman Walker commended City staff for their action in relation to the Mobil incident, and requested that staff provide an in-depth update regarding the entire Mobil site. City Manager to follow through.

22j. Councilman Wirth requested that staff investigate the specific state agencies are involved in the regulatory laws pertaining to Mobil Oil.

22k. Councilman Wirth requested that the matter of parking restrictions on Date and Elm be returned to the Traffic Commission for purposes of a joint hearing considering both locations. It was Mr. Wirth's further request that the signs now posted on Elm Street be removed pending the joint hearing.

22l. Councilman Wirth requested that staff follow through on illegally posted signs on City trees in the Downtown area.

22m. Mayor Geissert requested that the matter of night lighting the playing field at the Victor Elementary School be placed on the December 8 Council agenda. City Manager Jackson concurred.

City Council
December 1, 1987

The Council now returned to --

17a. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation for certain represented employee groups. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54957.6(a).

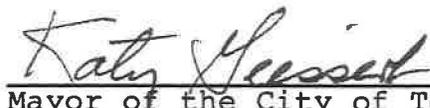
The Council will confer with the City Manager regarding the sale of City owned property at the corner of 237th Place and Cabrillo Avenue to Luis and Marta Covey. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

At 11:25 p.m., the City Council recessed to executive session, returning at 11:38 p.m. No action was required as a result of the executive session.

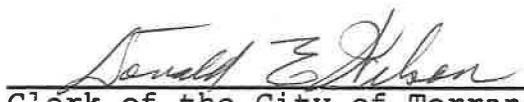
23. ADJOURNMENT:

At 11:39 p.m., the meeting was formally adjourned to Tuesday, December 8, 1987, 7:00 p.m.

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Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
December 1, 1987