

I N D E X

Torrance City Council - February 7, 1989

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#

Peggy Laverty
Minute Secretary

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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, February 7, 1989, at 5:40 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 Nelson, and Staff representatives.

* * *

It was with sadness that Mayor Geissert announced the recent passing of Ms. Thelma Brown, a long-time resident of downtown Torrance and one who had been active in the community for many years. The Mayor directed that this meeting be adjourned in memory of Ms. Brown.

* * *

3. FLAG SALUTE/INVOCATION:

Mr. Dennis Kikuno led in the salute to the flag.

The invocation for the meeting was provided by Father Jeff Paul, St. Andrew's Episcopal Church.

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of January 10, 1989, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, 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 roll call vote was unanimously favorable.

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, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Mayor Geissert announced that Item 15b [CUP 88-53, PP 88-30, D 88-27, GORDON F. SADKIN/HOME CLUB INC.] will be heard at the end of tonight's agenda per a request by the attorney for the appellant in this case. [See Page 12 of these minutes].

City Manager Jackson noted receipt of a request from the applicant on Agenda Item 15a [W 88-30, BENTON CONSTRUCTION COMPANY] for continuance to April 4, 1989 [see Page 7].

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Armed Forces Day Committee
Met this date.
A brief status report was provided by Councilman Applegate.

Finance and Governmental Operations Committee
February 21, 1989 - 4:30 p.m.
Subject: Midyear Review and Capital Budget.

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* * *

At this time Mayor Geissert announced that the Lord Mayor of Dublin is scheduled to visit the City of Torrance on Monday, February 27, 1989. There will be a ceremony involving an exchange of flags in front of City Hall at 11:30 a.m., per Mrs. Geissert, and all were invited to attend.

* * *

8. COMMUNITY MATTERS:

8a. RESOLUTION PROCLAIMING FEBRUARY 14, 1989 AS "KASHIWA DAY":

RESOLUTION NO. 89-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROCLAIMING FEBRUARY FOURTEENTH, 1989, AS KASHIWA DAY IN RECOGNITION OF THE SEVENTEENTH ANNIVERSARY OF OUR SISTER CITY RELATIONSHIP WITH KASHIWA CITY, JAPAN

MOTION: Councilman Nakano moved to adopt Resolution No. 89-24. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

Mayor Geissert noted that this resolution will be presented to a visiting Kashiwa delegation on February 14.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. FINAL ACCEPTANCE AND PAYMENT FOR WALTERIA PUMP STATION RETROFIT PROJECT:

RECOMMENDATION:

It is the recommendation of the Water Department that the Walteria Pump Station retrofit project formally be accepted and that the final payment be made to the contractor, Wolder Engineering, Engineers & Constructors.

MOTION: Councilman Wirth moved to concur with the above recommendation of the Water Department. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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12. PLANNING AND ZONING MATTERS:

12a. ORDINANCE TO REVISE R-1 BUILDING HEIGHT TO 27 FEET:

COMMUNITY PLANNING & DESIGN COMMITTEE RECOMMENDATION:

The Community Planning & Design Committee recommends to the City Council as a whole, that the maximum building height allowed for single-family residences be reduced from 35 to 27 feet and that the right to maintain, remodel and rebuild existing over-height dwellings be defined by adoption of the subject ordinance.

The Community Planning & Design Committee recommends that the City Council as a whole adopt the Ordinance amending Section 91.4.2 of the development standards of the R-1 Single-Family Residential District.

STAFF RECOMMENDATION:

The Department of Building & Safety and the Planning Department concur with the Community Planning & Design Committee to revise the R-1 height allowance consistent with that of the R-2 zone, as well as the method of measurement consistent with both the R-2 and the R-3 zones, and to clarify the right to repair, maintain and remodel existing over-height single-family residences by adoption of the Ordinance.

A brief report was provided by Councilman Walker, Chairman of the Council's Community Planning & Design Committee. Mr. Walker noted that, in addition to the provisions set forth in the subject ordinance, it was also the committee's intent to allow remodeling of a home which exceeds 27 feet to the height to which it is currently constructed.

Councilwoman Hardison, a member of the committee, referenced the "shopping list" of items [per agenda material of record] which the committee requested be addressed by the Planning Commission. Additionally, Councilwoman Hardison requested that setbacks and the percentage of second-story to first-story be reviewed as a means of alleviating a "very boxy", non-compatible appearance which has become apparent in certain areas.

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It was the further expressed desire of Mrs. Hardison that R-1 zoned properties City-wide not come under a CUP process similar to that existing for the Hillside Overlay District.

MOTION: Councilman Walker moved to concur with the recommendation of the Council's Community Planning & Design Committee, with a modification to Section 91.4.2 c), last two lines to read: ". . . or in addition to any such restoration which exceeds the original height." [rather than twenty-seven (27) feet as currently indicated.]

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

ORDINANCE NO. 3254

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 91.4.2
OF THE TORRANCE MUNICIPAL CODE RELATING
TO THE HEIGHT AND RESTRICTIONS ON
IMPROVEMENT WITHIN THE R-1 ZONE

MOTION: Councilman Nakano moved to approve Ordinance No. 3254 AS AMENDED at its first reading. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, the Mayor invited input from the audience.

Mr. Osmond Burleigh, 22317 Warmside Avenue, who identified himself as an architect by profession, expressed his opposition to a maximum height restriction of 27 feet in the R-1 zone. This speaker proceeded to describe plans to modify his own residence which, because of certain aspects of the design, will result in 9% of the house exceeding 27 feet in height.

Mr. Burleigh requested that the Council consider a modification of the ordinance for the hillside area to allow 20% of the footprint area to be maintained between 27 feet and 35 feet in height.

In response to a request for clarification from the Mayor, Planning Associate Pryor explained that there is a provision for a height waiver application as part of the Precise Plan process.

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Next to speak from the audience was Mr. Mike Mauno, 2825 Onrado Street, who encouraged the Council to adopt the ordinance as presented in the interest of realizing a balance in R-1 construction throughout the City.

Roll call vote on the motion to approve Ordinance 3254 as amended was unanimously favorable.

Discussion was then directed to optional methods for notifying the community of future Planning Commission and City Council meetings concerning single-family development issues. It was Councilwoman Hardison's suggestion that, in addition to posting of the agenda 72 hours prior to the scheduled consideration and utilization of a special notification list [per staff agenda material of record], a display ad be obtained.

Councilman Walker was of the opinion that a formal mailing should be directed to each R-1 property owner in the City when this matter is scheduled for final action by the City Council [estimated cost, \$14,000].

Noting her desire for early notification in order that citizen input might be forthcoming during consideration at the Planning Commission/Council Committee levels, Councilwoman Hardison recommended other means of notification -- Homeowner Associations, Torrance Council of PTA's newsletter, etc. Ms. Hardison suggested that another date [subsequent to the Planning Commission's February 22nd workshop] be so scheduled as to allow sufficient lead time for thorough notification to community groups. Use of Cable Channel 22 and the Recreation Reporter were also suggested by this Councilmember, who requested additional information as to the value of expending the funds needed for a mailing to individual property owners.

Utilization of an insert in the City's water/trash billings was recommended by Councilman Applegate.

It was Mayor Geissert's suggestion that the usual notification procedure encompassing the various interest groups within the City be followed at this time in an effort to obtain community input during early Planning Commission R-1 consideration.

Ms. Pam O'Brien, 5005 Sepulveda Boulevard, urged early notification to enable homeowner groups to get word to their members in their normal newsletter publications. At the request of Ms. O'Brien, the February 22, Planning Commission workshop [7:00 p.m.] was announced by Planning Associate Pryor.

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15. HEARINGS:

15a. W 88-30, BENTON CONSTRUCTION COMPANY:

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant appeal of a Planning Commission approval of a Waiver to allow an 8-foot high fence along the side property line within the front 40 feet of the lot, including the entire length of the fence, on property at 601 Paseo de la Playa, in the Hillside Overlay District. W 88-30: BENTON CONSTRUCTION COMPANY.

Proof of publication was filed without objection.

MOTION: Councilman Applegate moved to concur with the applicant's request to continue Agenda Item 15a, W 88-30, to Tuesday, April 4, 1989, 5:30 p.m. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

15b. CUP 88-53, PP 88-30, D 88-27 (EA 88-17), GORDON F. SADKIN/HOME CLUB INC.:

Considered later in the meeting - see Page 12.

17. ADMINISTRATIVE MATTERS:

17a. CONTINUATION OF THE AMAPOLA/COTA/PORTOLA MORATORIUM:

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

ORDINANCE NO. 3255

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE EXTENDING A MORATORIUM
ON DEVELOPMENT OF CERTAIN LAND WHICH IS
WITHIN DEFINED BOUNDARIES, AND DECLARING
THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3255 at its first and only reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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17b. ONE-DAY BUSINESS LICENSE FEES FOR FRIENDSHIP FESTIVAL:

RECOMMENDATION:

It is the recommendation of the City Manager and the Finance Director that your Honorable Body establish a fee structure that would gradually phase in the City's standard one day business license fee (to be collected by the Chamber for the City) upon non-licensed commercial booth participants of the Friendship Festival. The recommended fees would be \$10 per non-licensed participant for the 1989 Friendship Festival, \$15 for the 1990 Festival, and the full standard fee (currently \$20) for 1991.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17c. HOUSE OF REPRESENTATIVES RESOLUTION NO. 41:

RECOMMENDATION:

It is the recommendation of the City Manager that your Honorable Body concur in supporting House of Representatives Resolution No. 41 opposing excise tax increases to gasoline and deisel fuel to reduce the federal budget deficit and to direct the City Manager's office to send letters to the appropriate federal bodies.

MOTION: Councilman Wirth moved to concur with the above stated recommendation on Agenda Item 17c. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17d. COUNCIL SUPPORT OF AB 8 (FLOYD): MANDATORY HELMET LAW

RESOLUTION NO. 89-25

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SUPPORTING AB 8 (FLOYD)
MANDATORY HELMET LEGISLATION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-25. His motion was seconded by Councilman Wirth.

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Prior to roll call vote, City Attorney Nelson advised, in response to a question from the Mayor, that the legal department recommends support of AB 8, and noted that the wearing of a helmet has a bearing on the extent of injuries suffered in the case of an accident involving a motorcyclist, and thus can affect the amount of damages awarded in a lawsuit.

Deputy Police Chief Popp acknowledged the seriousness of this situation insofar as the Police Department is concerned.

From the audience, Mr. Paul Schneider, 18111 Amie Avenue, introduced the next speaker.

Mr. David Phillips, 10161 Plainview Street, Tujunga, representing a coalition of motorcycle groups throughout the State, requested that the Council consider support of AB 55, rather than AB 8. This speaker then proceeded to describe the provisions of AB 55, and distributed copies of a publication from ABATE [The American Brotherhood Aimed Towards Education] containing information regarding the proposed legislation.

In response to a direct question from Councilman Applegate, Mr. Phillips affirmed that AB 8 requires helmets for all motorcycle riders; AB 55, only for riders under the age of 21. Mr. Applegate advised that he agreed with all aspects of AB 55 with the exception of the age stipulation.

During the continuing discussion on this item Mr. Phillips maintained his support of an individual motorcyclist's right [21 years and over] to choose whether or not to wear a helmet.

Roll call vote on the motion to adopt the resolution in support of AB 8, proved unanimously favorable.

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18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3252:

ORDINANCE NO. 3252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE 1 OF CHAPTER 1 OF DIVISION 4, AND ENACTING A NEW ARTICLE 1 OF CHAPTER 1 OF DIVISION 4 OF THE TORRANCE MUNICIPAL CODE; AMENDING SECTIONS 41.8.1, 41.8.2, AND 41.8.3; ADDING NEW ARTICLES 10 AND 11 TO CHAPTER 1, DIVISION 4, AND REPEALING SECTION 45.6.26, AND ARTICLE 25 OF CHAPTER 2 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE, ALL DEALING WITH THE KEEPING OF ANIMALS WITHIN THE CITY

MOTION: Councilman Nakano moved to adopt Ordinance No. 3252 at its second and final reading. His motion was seconded by Councilman Walker, and roll call vote was as follows:

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

NOES: Councilman Mock.

18b. ORDINANCE NO. 3253:

ORDINANCE NO. 3253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 88.7.12 OF THE TORRANCE MUNICIPAL CODE DEALING WITH THE USE OF ENGLISH LANGUAGE, OR ROMAN LETTERS AND ARABIC NUMERALS ON SIGNS.

MOTION: Councilman Nakano moved to adopt Ordinance No. 3253 at its second and final reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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20. CONSENT CALENDAR:

20a. Considered separately - see below.

20b. COUNCIL AWARD OF CONTRACT: To provide all equipment, materials and labor required to completely remove City trees and/or stumps in incremental releases.
Ref: Bid No. B89-1
Anticipated Expenditure: \$53,800.00.

RECOMMENDATION:

The Purchasing Division recommends that Your Honorable Body authorize the award of a contract to provide all equipment, materials and labor required to completely remove City trees and/or tree stumps in incremental releases to the low responsible bidder, Steven's Tree Experts of Pasadena, California in the anticipated expenditure amount of \$53,800.00.

20c. COUNCIL AWARD OF CONTRACT: Re Purchase of one (1) Administrative Vehicle
Expenditure: \$20,609.89 including tax.

RECOMMENDATION:

The Purchasing Division recommends that Your Honorable Body authorize the purchase of one (1) new 1989 Chrysler New Yorker from South Bay Chrysler Plymouth in the amount of \$20,609.89.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20b and 20c. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

The Council returned to --

20a. COUNCIL AUTHORIZATION to exercise contract renewal option provision.
Re: Contract to furnish the City's annual requirements of various lubricating oils
Ref: Original Bid No. B87-72
Anticipated Expenditure: \$38,873.57 (including sales tax).

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RECOMMENDATION:

The Purchasing Division is recommending that Council authorize the one (1) year renewal of the existing contract with UNOCAL to furnish various lubricating oils. The annual expenditure of this renewal contract period will be \$38,873.57, including tax.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20a. This motion, seconded by Councilwoman Hardison, carried as is indicated below.

AYES: Councilmembers Applegate, Hardison, Mock, Nakano, Walker, and Wirth.

NOES: None.

ABSTAIN: Mayor Geissert [because of a conflict of interest involving stock]

* * *

At 6:59 p.m., the City Council recessed and reconvened in joint session with the Redevelopment Agency of the City of Torrance. At 7:01 p.m., the regular City Council agenda order was resumed, the Council/Agency remaining in joint session for purposes of a joint executive session to be held later in the meeting [see Page 21].

* * *

The Council now returned to --

15b. CUP 88-53, PP 88-30, D 88-27 (EA 88-17), GORDON SADKIN/HOME CLUB INC:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit, Precise Plan of Development and Division of Lot to allow the construction of a 104,208 square foot retail building with a 5,760 square foot nursery area and the consolidation of two existing parcels on property located in the C-3 and C-3(PP) Zones on the north side of 190th Street, east of Hawthorne Boulevard at 4343 West 190th Street. CUP 88-53, PP 88-30, D 88-27 (EA 88-17): GORDON F. SADKIN/HOME CLUB, INC.

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

During the staff presentation on this item, Principal Planner Gibson noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project.

Individual Councilmembers then requested and received clarification from Mr. Gibson regarding various aspects of the project -- building size, parcel coverage, building height and setbacks, etc.

Opposition to the proposed rooftop parking was voiced by members of the Council and possible alternative approaches were touched upon, such as utilization of the remainder of the parcel for surface parking and consideration of rating parking requirements on a combined retail/warehouse basis.

During the foregoing discussion, Councilman Applegate recommended that the block wall along the property line [Condition 21] be constructed of split-face block rather than a smooth material because of graffiti treatment considerations.

Mayor Geissert invited the proponent's representative to address the Council at this time.

Mr. William Beverly, Attorney, 21515 Hawthorne Boulevard, Suite 1030, indicated concurrence with all conditions with the exception of Condition 23, relative to elevator size. It was Mr. Beverly's request [per his understanding at the Planning Commission level], that this condition be modified to indicate that a standard size industrial elevator shall be required without the mention of any specific dimensions. Principal Planner Gibson concurred on behalf of staff.

Following a general review of the concept of the project by Attorney Beverly, discussion was directed to the parking design which presently locates 263 of the 555 total parking spaces provided on the roof of the building. Acknowledging the Council's expressed concerns with rooftop parking, Mr. Beverly indicated a willingness to explore utilization of the remaining surface parking, noting that the number of spaces that could be provided would then be approximately 393 spaces which, in their opinion, is in excess of the parking needed for this type of use.

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In order to assuage concerns related to a possible future change of use on this site, Mr. Beverly suggested replacing Condition 19, which establishes limitations for building use, with a condition requiring design of the building so as to allow for removal of a portion of the building in order to restore surface parking to Code if the subject use were no longer in operation. In response to Councilman Applegate, Mr. Beverly advised that he would accept a condition in that regard with language as specific as the City might desire.

In response to Councilman Mock, possible off-site traffic mitigation measures were reviewed by Traffic Manager Vance, and later set in the form of a condition [see Page 17 of these minutes].

The appellant's representative was then invited by the Mayor to address the Council.

Attorney for Major Paint Company, Mr. Owen Petersen, 21515 Hawthorne Boulevard, provided slides depicting aerial views of the subject site and surrounding areas.

Mr. Petersen submitted [for the record] charts providing carbon monoxide emission data as gathered from the Lennox monitoring station of the South Coast Air Quality Management District. Councilman Walker challenged the relevance to this project of information gathered from a location in Lennox.

Next to speak was Mr. Donald Frischer [Donald Frischer & Associates, Traffic and Transportation Engineers and Planners, 14431 Hamlin Street, Van Nuys] who advised that he was contracted by Major Paint Company to examine the subject project because of their concerns that the traffic study previously done for the City was too abbreviated, too narrow in its scope, and perhaps fell short of identifying the traffic impacts.

Mr. Frischer then proceeded to review his findings [per report of official record] regarding potential traffic impacts of this project in relationship to the adjacent major intersections of Hawthorne Boulevard and 190th Street, and Prairie Avenue and 190th Street.

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During his discourse, this speaker advised, in response to a direct question from Councilwoman Hardison, that implementation of mitigation measures at the intersections of 190th/Prairie and 190th/Hawthorne at a cost of approximately \$50,000, would make the level of service of these intersections better than they are today. Mr. Frischer stressed, however, that his report was only concerned with the subject development and not any possible future developments in the area.

* * *

At this point in the proceedings [8:00 p.m.], Mayor Geissert called a recess. The Council returned at 8:25 p.m.

* * *

Public input was then invited by the Mayor.

The following individuals spoke in OPPOSITION to the proposed project.

- Mr. Fred Casstevens, 18919 Felbar [submitted petition of opposition containing 24 signatures];
- Mr. Frank Garcia, 4726 Carmelynn [petition of opposition with 20 signatures];
- Mr. Bill Largent, 18832 Felbar [business address, 3703 190th Street] representing a Homeowners Association in North Torrance;
- Mr. Fred Bradley, 18307 Patronella;
- Mr. John Whitebrook, 18823 Patronella;
- Ms. Melanie Dreike, 4602 Carmelynn;
- Mr. Mark Resnick, 4106 West 183rd Street;
- Ms. Betty King, 20029 Talisman;
- Mr. Chris Dreike, 4602 Carmelynn.

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The principal reason voiced for the opposing stance taken by the above speakers was traffic. There was also mention of the availability of similar facilities in the area; "undesirables" associated with a store like the Home Club [statement made by Ms. Dreike]; and parking concerns.

Comments were made by several of the above speakers regarding inadequate notification of the various hearings on this proposal. It was verified by staff later in the meeting that the appropriate notification procedure was followed including homeowner associations and, specifically, Mr. Largent.

There being no response to Mayor Geissert's invitation for further audience input, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Wirth.

Prior to a vote on the motion, Mr. Casstevens came forward to inquire about a possible continuance. He also clarified at Councilwoman Hardison's question, that he had printed the petition submitted by Mr. Garcia tonight; however, Mr. Garcia had gathered those signatures.

Mr. Frischer, 14431 Hamlin Street, Van Nuys, returned to further clarify his position in providing the Traffic Impact Study as requested by the Major Paint Company and the scope of that investigation.

Roll call vote on the motion to close the hearing was unanimously favorable.

Councilwoman Hardison asked, if the balance of the vacant land could be acquired for parking, what size building could be constructed to provide Code required all surface parking at a 1-200 ratio [retail commercial use]. Planning Associate Gibson surmised that a 90,000 square foot structure would be accommodated.

In further response to Ms. Hardison, Mr. Gibson affirmed that staff concurs with the circulation pattern presently proposed by the applicant, and Traffic Engineering Associate Vance discussed the traffic intensity represented by various uses which could conceivably be developed on this site.

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Councilman Wirth noted that he has a number of concerns regarding this project including -- design restrictions represented by the shape of the lot; the future of this building should the subject business not continue; and the impact on the residential neighborhood represented by the proposed relocation of the Mazda dealership. The need for intersection improvements as previously discussed was pointed out by Mr. Wirth, whether or not this development is approved.

Councilman Wirth also commented on the fact that the main opposition to this project is from Standard Brands [Major Paints], an entity that causes on-going problems by employee use of the City's parking lot at Columbia Park.

Strong sentiments in opposition to roof-top parking were expressed by Councilman Applegate, who proposed that: the additional available land be acquired for surface parking [thus precluding additional development on that parcel]; there be no parking on the roof; and the height of the building be reduced accordingly.

At Mr. Applegate's request, Traffic Manager Vance set forth the following as a suggested condition of approval for the project.

That the proponent shall design and install modifications to the traffic signal at Prairie and 190th St., with associated signing and striping east and west of the intersection to provide dual left turns and three through travel lanes to the satisfaction of the Director of Transportation. Three through lanes in each direction plus a two-way left-turn lane shall be continued west of the intersection on 190th Street to join existing channelization east of Hawthorne Boulevard.

The following motion was offered at this time but later withdrawn.

MOTION: Councilman Applegate moved to deny the appeal and approve the project, but to require the additional acquisition of the land for the balance of the parcel; that all surface parking be brought forth on the property [eliminating any rooftop parking and lowering the overall height of the building]; that there be a condition created to the satisfaction of the City Attorney that would require that if there is any change in use of

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the building from the Home Club [or any exactly similar use] that the proponent is acknowledging that the City may require the demolition of a portion of the property and the creation of additional parking to bring it into conformance with existing codes.

Further, Mr. Applegate requested that all employee parking be directed to the west end of the property and that there be a requirement for traffic improvements as outlined by Mr. Vance [See Page 17].

The motion was seconded by Councilman Walker.

Mayor Geissert suggested that the matter might better be continued to allow preparation of plans in conformance with the Council's direction. Councilmen Applegate and Walker were receptive to this suggestion, and subsequently withdrew the above motion in favor of that action [see Page 19].

Discussion resumed.

The applicant's representative, Mr. Beverly, requested and received permission to speak to the motion now on the floor. This speaker indicated that the motion is acceptable to the applicant with the understanding that acquisition of the remainder of the parcel shall be in a manner acceptable to the City Attorney. Mr. Beverly advised that they can return in two weeks with plans.

Councilman Nakano voiced his disapproval of the postal card sent by Major Paint Company to area residents, deeming this a "tacky method."

Joining his colleagues in their disapproval of rooftop parking, Mr. Nakano pointed out the precedent-setting aspects represented thereby, and stated his desire for all surface parking if possible. A continuance of the item was preferred by this Councilmember.

Councilwoman Hardison preferred a continuance and set forth her strong disfavor of rooftop parking. She also expressed her desire that the applicant return with a proposal the size of which, with a long-term lease of the remaining land, would meet current Code parking.

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Councilwoman Hardison urged that the Home Club utilize the intervening time period to meet with concerned neighbors.

At this time Councilman Applegate WITHDREW his motion; Councilman Walker withdrew his second.

MOTION: Councilman Applegate moved to hold CUP 88-53, PP 88-30, and D 88-27, [Gordon F. Sadkin/Home Club, Inc.] to the City Council meeting of February 21, 1989, 5:30 p.m. This motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, Councilman Wirth stated his preference for denial of the project, stressing that he is not convinced the project can be redesigned to answer all of his concerns.

Noting her desire that the applicant be provided with direction from the Council, Mayor Geissert indicated her concurrence with Councilman Applegate's comments regarding all surface parking.

In response to a question from the Mayor, Mr. Applegate affirmed his suggestion regarding removal of a portion of the building to meet parking standards should the use change at some time in the future. Councilman Applegate also indicated that consideration of the overall size of the structure [as suggested by Councilwoman Hardison] would be an acceptable alternative.

Councilwoman Hardison supported continuing the matter for two weeks; however, she clarified that, while she is willing to evaluate the proposal when it is returned, she cannot guarantee her support. Her preference, she explained, is for a structure meeting surface parking requirements to the current Code.

Mayor Geissert was firm stating that she will not vote for roof parking -- she would favor a project with all surface parking; no caveats.

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Roll call vote on the motion to continue this agenda item was unanimously favorable with the exception of a negative vote from Councilman Wirth.

Councilman Walker requested that staff return with a complete study of the problem represented by Standard Brands employees using the Columbia Park parking lot, with recommendations for Council consideration.

The possibility of a median fence on 190th Street was suggested by Councilman Applegate as an alternative mitigating measure.

Councilman Wirth requested that an ordinance dealing with traffic concerns as they relate to developers be returned to the Council in the near future.

No objections were voiced to the above Councilmanic requests.

The regular Council agenda order was now resumed.

22. ORAL COMMUNICATIONS:

22a. City Clerk Bramhall requested that an agenda item be returned to Council considering fees for large research projects requested of the City Clerk's office. There were no objections, and it was so ordered.

22b. Mayor Geissert requested that reruns of City Council meetings on Cable TV be monitored for continuity of broadcast. Councilman Applegate agreed, adding that interrupted broadcasting or rebroadcasting of Council meetings is, in his opinion, in violation of the City's policy in that regard.

City Manager Jackson advised that he will look into the matter.

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22c. Councilman Applegate noted receipt of correspondence relative to a possible future request for rezoning of the Columbia School site to R-3. Noting that this consideration may be by way of a joint venture with the School District/County of Los Angeles, Mr. Applegate voiced the following concerns.

- Who would own the units;
- Who would control the use;
- If the County were involved, would this require inclusion of low and moderate income housing.

The City Manager was requested to return to the Council with pertinent information.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

The City Council and Redevelopment Agency having remained in joint session [see Page 12] Mayor Geissert now read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney on the following subjects:

Salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain other personnel matters;

Potential litigation with Mobil Oil Corporation concerning the Torrance Refinery;

Acting as the Redevelopment Agency Board, the Council will confer with Agency Counsel regarding current condemnation litigation entitled Redevelopment Agency of the City of Torrance vs. Rollin R. Smith, et al., Los Angeles Superior Court Case No. C 544897.

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957 & 54957.6 (a); 54956.9 (b) (1) & 54956.9 (c); and, 54956.9 (a).

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At 9:35 p.m., the City Council/Redevelopment Agency of the City of Torrance recessed to joint executive session, returning at 9:57 p.m.

No action was required as a result of the executive session.

24. ADJOURNMENT:

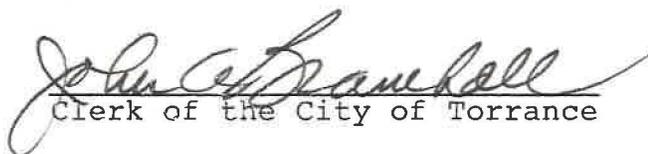
At 9:57 p.m., the City Council/Redevelopment Agency formally adjourned to Tuesday, February 14, 1989, 7:00 p.m.

Adjournment was dedicated to the memory of

Ms. Thelma Brown

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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