

I N D E X

Torrance City Council - April 25, 1989

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1,2
2. Roll Call	1,2
3. Flag Salute/Invocation	2
4. Approval of Minutes/Motion re Further Reading	2
5. Motion re Posting of Agenda	3
6. Withdrawn or Deferred Items	3
7. Council Committee Meetings	3
<u>8. COMMUNITY MATTERS:</u>	
8a. Resolution Honoring California State University Dominguez Hills President	3
8b. Recognition of AYSO Girl's Division Five Champions	4
8c. Proclamation re "CountDown USA Day"	5
8d. Proclamation re "Older Americans Recognition Month"	5
<u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u>	
9a. DISABLED Advisory Committee Survey	5
9b. Request of South Bay Jewish Community Center for Grant Extension	6
9c. Commissioner Attendance at State Conference	6
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Award of Contract - Purchase of Two Buses	6,7
10b. Summary Vacation Portion Torrance Boulevard	7
10c. Award of Contract - Bus Purchase	7
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Section 8 Housing - Annual Contributions Contract	8
12b. Section 8 Housing - Certificate Program	8
12c. Findings re D 88-37, Gary Wells	8
12d. Demolition Moratorium 1000 Block Amapola	9,10
12e. Comparable Lot Ordinance	10,11
12f. Moratorium on Single-Family Dwelling Demolitions	11,12-21
<u>15. HEARINGS:</u>	
15a. PP 88-36, Patrice Malinbaum	11,12,21
15b. 1989 Weed Abatement Program	21,22
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Award of Contract - 1989 Weed Abatement Program	22
17b. AB 1795 (Moore) - Utility Users Tax	22,23
17c. SB 552 (Russell) - Franchise Fees	23
17d. Torrance Beach Parking Lot	3,23
<u>20. CONSENT CALENDAR:</u>	
20a. Award of Contract - Bartlett Center chairs and cart	23,24

City Council
April 25, 1989

<u>SUBJECT:</u>	<u>PAGE</u>
	<u>20. CONSENT CALENDAR (Continued):</u>
20b. Award of Contract - Police secure area	24
	<u>22. ORAL COMMUNICATIONS:</u>
22a. Councilman Applegate re Armed Forces Day	24
22b. Mayor Geissert re Bunka-Sai and Friendship Festival	24
22c. Mr. John Napoli re construction project	25
22d. Mr. Tom Porterhouse re Cable production	25
	<u>23. EXECUTIVE SESSION:</u>
23a. Executive Session Matters	25
	<u>24. ADJOURNMENT:</u>
Adjournment was at 1:50 a.m. to Tuesday, May 2, 1989, 5:30 p.m.	

#

Peggy Laverty
Minute Secretary

City Council
April 25, 1989

April 25, 1989

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 at 5:30 p.m., on Tuesday, April 25, 1989, 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, City Clerk Bramhall, and Staff representatives.

* * *

Mayor Geissert announced that the Council had convened at this 5:30 p.m. hour for purposes of meeting in an open forum with members of the Torrance Youth Council in honor of Youth in Government Day. At 5:31 p.m., the Council recessed to the West Annex meeting room to meet with the young people present.

The regular City Council meeting was scheduled for 7:00 p.m., the proceedings of which are recorded on the subsequent pages of these minutes.

* * *

City Council
April 25, 1989

April 25, 1989

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, April 25, 1989, at 7:07 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

See Page 1.

3. FLAG SALUTE/INVOCATION:

Mr. Jon Maxey led in the salute to the flag.

The invocation for the meeting was provided by the City's Fire Chief Scott Adams.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of March 28, 1989, as recorded. His motion was seconded by Councilman Mock, 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.

City Council
April 25, 1989

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:

17d. TORRANCE BEACH PARKING LOT: Request for continuance, per City Manager Jackson - see Page 23.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee
Meeting previously scheduled for April 25
rescheduled to --
May 9, 1989 - 6:00 p.m.
Subject: Capital Budget

Budget Workshops:
May 8, 11, and 18, 1989 - 5:00 p.m.

Budget Hearings:
May 23, 1989 - 7:00 p.m.
June 6, 1989 - 5:30 p.m.

8. COMMUNITY MATTERS:

8a. RESOLUTION HONORING CALIFORNIA STATE UNIVERSITY
DOMINGUEZ HILLS PRESIDENT:

RESOLUTION NO. 89-74

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING RETIRING
CALIFORNIA STATE UNIVERSITY DOMINGUEZ
HILLS PRESIDENT DR. JOHN A. BROWNELL

MOTION: Councilman Nakano moved to adopt Resolution No. 89-74. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

[This resolution is to be presented at a later date.]

City Council
April 25, 1989

8b. RECOGNITION OF AYSO GIRL'S DIVISION FIVE CHAMPIONS:

Mayor Geissert recognized the accomplishments of the following Central Torrance AYSO Girl's Division Five Teams for winning the Southern California American Youth Soccer organizations championships.

Team plaques and individual letters of recognition were presented as follows.

ALL-STARS

Letters presented to All-Stars:

Coach Hal Pope	Kelly Kyes
Coach Jon Maxey	Jaime Lopez
Coach Paul Watson	Katie Maxey
Lisa Chew	Kristine Pattern
Denise Davis	Kimberly Pope
Danielle Graham	Melissa Rivera
Marisa Herrera	Shannon Seever
Kelli Kottre	Nicole Watson

LEPRECHAUNS

Letters presented to Leprechauns:

Coach Jon Maxey	Lisa Chew
Coach Dan Graham	Desiree Renee Fox
Coach Arnold Artavia	Stephanie Frank
Coach Jim Chew	Danielle Graham
Michelle Artavia	Katie Maxey
Brooke Bauer	Colleen Paolozzi
Laura Bedell	Jennifer Steiger
Rebecca Brown	Marianne Sutton
Meghan Burnett	

City Council
April 25, 1989

8c. PROCLAMATION naming Wednesday, April 26, 1989, as "CountDown USA Day" in the City of Torrance:

SO PROCLAIMED by Mayor Geissert.

This proclamation was received by Dr. Benjamin Rosin, Cardiology Physician Chairperson for CountDown USA Day at Torrance Memorial Hospital.

8d. PROCLAMATION proclaiming the month of May as "Older Americans Recognition Month":

SO PROCLAIMED by Mayor Geissert and accepted by Mr. Ursel "Russ" Nolte of the City's Senior Citizen Council.

On behalf of the South Bay Senior Services Corporation, Mr. Nolte presented a check for \$2,000 to the City for use for the further acquisition of furniture at the Bartlett Center.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. DISABLED ADVISORY COMMITTEE SURVEY:

RECOMMENDATION:

The Human Resources Commission recommends that the City Council allow the Commission's DISABLED Advisory Committee to assemble a complete listing of all services to accommodate people with disabilities offered by all City of Torrance departments. The purpose of this project is to give the Committee the information needed to prepare an information booklet which would be distributed to the disabled population in the City.

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

City Council
April 25, 1989

9b. REQUEST OF SOUTH BAY JEWISH COMMUNITY CENTER FOR GRANT EXTENSION:

RECOMMENDATION:

The Parks and Recreation Director and the Human Resources Commission recommend the City Council grant the one-year extension until February 28, 1990 for the South Bay Jewish Community Center to complete their project expending the \$2,700 grant.

MOTION:

Councilman Applegate moved to concur with the above stated recommendation on Agenda Item 9b. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

9c. COMMISSIONER ATTENDANCE AT STATE CONFERENCES:

RECOMMENDATION:

The Library Commission and the City Librarian recommend that Your Honorable Body authorize Library Commissioner Patricia McIntyre's attendance at Library Legislative Day on May 10, 1989, in Sacramento.

MOTION: Councilman Wirth moved to concur with the above recommendation on Agenda Item 9c. This motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AWARD OF CONTRACT - PURCHASE OF TWO BUSES:

RESOLUTION NO. 89-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AWARD OF A CONTRACT TO GILLIG CORPORATION FOR THE PURCHASE OF TWO BUSES TO PROVIDE 20-MINUTE PEAK HOUR SERVICE ON TORRANCE TRANSIT LINE #8

MOTION: Councilman Nakano moved to adopt Resolution No. 89-75. His motion was seconded by Councilman Mock.

City Council
April 25, 1989

Prior to roll call vote, Transit Manager Schmidt provided clarification, as requested by Councilwoman Hardison, relative to contractual provisions and safeguards.

Senior Administrative Analyst Hildebrand advised, also in response to Councilwoman Hardison, that he is personally pursuing with appropriate staff the possibility of obtaining support from the Cities of Redondo Beach and El Segundo.

Roll call vote on the motion to adopt Resolution No. 89-75 proved unanimously favorable.

10b. SUMMARY VACATION OF A PORTION OF TORRANCE BOULEVARD:

RESOLUTION NO. 89-76

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE SUMMARY
VACATION OF A PORTION OF TORRANCE BOULEVARD,
WEST OF AMIE AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-76. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

10c. AWARD OF CONTRACT - BUS PURCHASE:

RESOLUTION NO. 89-77

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AWARD OF
A CONTRACT TO GILLIG CORPORATION FOR 21
BUSES TO BE USED IN IMPLEMENTATION OF
THE SOUTH BAY COMMUTER BUS PROGRAM

MOTION: Councilman Nakano moved to adopt Resolution No. 89-77. This motion, seconded by Councilman Walker, carried unanimously by roll call vote.

City Council
April 25, 1989

12. PLANNING AND ZONING MATTERS:

12a. ANNUAL CONTRIBUTIONS CONTRACT NO. SF-549 (V) FOR
CONTRACT AUTHORITY UNDER SECTION 8 EXISTING HOUSING
VOUCHER PROGRAM:

RESOLUTION NO. 89-78

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING SUPERSEDING
PART I OF SECTION 8 HOUSING VOUCHER
PROGRAM ANNUAL CONTRIBUTIONS CONTRACT
NO. SF-549 (V) AND AUTHORIZING EXECUTION

MOTION: Councilman Nakano moved to adopt Resolution
No. 89-78. This motion was seconded by Councilman Walker and
roll call vote was unanimously favorable.

12b. APPLICATION FOR AN ADDITIONAL INCREMENT OF CERTIFICATES
UNDER SECTION 8 EXISTING HOUSING CERTIFICATE PROGRAM:

RESOLUTION NO. 89-79

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, AUTHORIZING
AND DIRECTING THE CITY MANAGER TO SUBMIT
AN APPLICATION FOR ADDITIONAL CERTIFICATES
UNDER THE SECTION 8 EXISTING HOUSING PROGRAM

MOTION: Councilman Nakano moved to adopt Resolution
No. 89-79. His motion, seconded by Councilman Mock, carried
unanimously by roll call vote.

12c. FINDINGS RE D 88-37, GARY WELLS:

RESOLUTION NO. 89-80

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE DENYING THE APPEAL, AND
DENYING THE SUBDIVISION APPLICATION OF
GARY WELLS, D 88-37

MOTION: Councilman Nakano moved to adopt Resolution
No. 89-80. The motion was seconded by Councilwoman Hardison and
carried by unanimous roll call vote.

City Council
April 25, 1989

12d. DEMOLITION MORATORIUM ON THE 1000 BLOCK OF AMAPOLA AVENUE:

Planning Director Ferren noted that the current moratorium on the subject area will be lifted on May 4, and Council directed at its April 18 meeting that staff proceed with a Precise Plan Overlay for this block. The subject demolition moratorium, Mr. Ferren advised, is submitted at this time to cover the interim period necessary for the processing of a Precise Plan Overlay.

EMERGENCY ORDINANCE

ORDINANCE NO. 3268

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE SUBDIVISION OR DIVISION OF CERTAIN LOTS IN THE CITY WHICH ARE WITHIN CERTAIN DEFINED BOUNDARIES; AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3268 at its first and only reading. His motion was seconded by Councilwoman Hardison and carried by way of the following roll call vote:

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

NOES: Councilmen Applegate and Walker.

Councilman Applegate recalled that the recent downzoning from R-3 to R-2 in the area which included the subject block was accomplishing, in his opinion, what the residents of the 1000 block of Amapola desired. Noting that this area has been under a moratorium for the past eight months, he expressed his sentiment that an additional 120-day moratorium is unreasonable.

In response to a question by the Mayor, City Attorney Nelson explained that the moratorium is for demolition only -- it does not prohibit construction or rebuilding.

City Council
April 25, 1989

Councilwoman Hardison expressed her concurrence with the above action, noting that 75% of the property owners on this block requested that a Precise Plan Overlay be instituted and the additional time indicated [for a moratorium] is for this block only.

12e. COMPARABLE LOT ORDINANCE:

Planning Director Ferren read the following statement into the record:

At the direction of the City Council, the Planning Commission reviewed methods that would require newly-created lots to be comparable with those in the immediately surrounding area.

Ordinances were prepared after a survey found that the City of Glendale is currently using such a formula to determine the comparable size of proposed lots.

Five meetings were held before the Planning Commission to discuss a method that would apply on a city-wide basis. The Planning Commission recommendation reviewed by Your Honorable Body on April 4, uses the Glendale concept to determine an average lot size.

The City Attorney has modified that ordinance as suggested by the Council to include a comparable lot frontage formula as well. This truly makes it a Torrance ordinance.

The ordinance as revised by the City Attorney provides answers to the large lot concerns that were raised originally by the Seaside Ranchos, as well as providing comparable size and frontage determinations for lot splits and tract map approvals on a city-wide basis.

The ordinance would allow the Planning Commission flexibility if hardship or unusual circumstances were found.

It is the recommendation that the ordinance be re-introduced, approved and read for the first time tonight.

At the request of Councilwoman Hardison, City Attorney Nelson provided clarification regarding the requirement for a variance application where flag lots are being considered.

City Council
April 25, 1989

ORDINANCE NO. 3256

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING SECTION 92.29.31
TO THE TORRANCE MUNICIPAL CODE AND AMENDING
SECTION 91.4.3 PERTAINING TO THE CALCULATION
OF PARCEL SIZES FOR PARCEL MAPS

MOTION: Councilman Nakano moved to approve Ordinance No. 3256 at its first reading. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

12f. MORATORIUM ON SINGLE-FAMILY DWELLING DEMOLITIONS:

Held - see Page 12.

15. HEARINGS:

15a. PP 88-36: PATRICE MALINBAUM:

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant's appeal of a Planning Commission denial of a Precise Plan of Development to allow a first- and second-story addition to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 23228 Robert Road. PP 88-36: PATRICE MALINBAUM.

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

Mayor Geissert noted her understanding that the controversy in this case has been generally settled. Principal Planner Gibson pointed out the following modification to Condition #5 [per supplementary material of record]:

5. That the addition shall not exceed a height of 23 feet from finished grade to the top of the highest point, 19 feet 6 inches to the top of the east/west running ridge and 21 feet to the top of the remaining ridges.

The proponent, Mr. Patrice Malinbaum, 23228 Robert Road, was present and indicated that he had nothing to add.

City Council
April 25, 1989

There being no one else who wished to address the Council on this matter, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

RESOLUTION NO. 89-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A FIRST- AND SECOND-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT
23228 ROBERT ROAD
PP 88-36: PATRICE MALINBAUM

MOTION: Councilman Nakano moved to adopt Resolution No. 89-81 AS AMENDED [Condition #5]. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

The Council now returned to consideration of --

12f. MORATORIUM ON SINGLE-FAMILY DWELLING DEMOLITIONS:

Building and Safety Director Grippo announced that this item is before the Council in order that the impact of total or major demolition of single-family residences may be considered pending the adoption of R-1 construction standards [a matter presently under study].

During his presentation, Mr. Grippo addressed the matter of projects currently in the plan check process and outlined the various alternatives available to the Council in determining action to be taken relative to these projects.

The significant aspects of the four emergency ordinances presently before the Council for consideration and action were explained by the Building and Safety Director and are briefly outlined per the following agenda material --

- 1) ORDINANCE "A" - Provides for a moratorium on the total demolition of single family dwellings anywhere in the City. Since the moratorium is on single family dwellings, it does not matter what zone they may be in.

City Council
April 25, 1989

2) ORDINANCE "B" - Provides for a moratorium on the total demolition of single family dwellings anywhere in the City, provided that it shall not apply to those areas of the City where the replacement dwelling would be subject to Planning Commission Review for a C.U.P., Planning Commission Review or Precise Plan. This would eliminate any moratorium in the hillside area, and in any commercial zones which permit residential use by C.U.P. or in the Small Lot, Low Medium Overlay Zone, should a single family dwelling be proposed, and which did not meet the development standards. The C.U.P., P.C.R. or Precise Plan must have been approved by the City, however.

3) ORDINANCE "C" - Provides for a moratorium on the total demolition of single family dwellings anywhere in the City, and imposes a moratorium on partial demolition, if the partial demolition would be larger than 500 square feet, or more than 75% of the square feet of the entire structure, whichever is the larger. That would also include removal of all or a portion of the roof.

4) ORDINANCE "D" - Provides for a moratorium on the total demolition of single family dwellings anywhere in the City, and imposes a moratorium on the partial demolition of a dwelling, if the partial demolition is necessary for, or facilitates an addition of more than 500 square feet to the existing dwelling. Partial demolition includes roof area.

Concluding his presentation, Mr. Grippo set forth the following --

RECOMMENDATION:

It is recommended that Your Honorable Body select the appropriate ordinance after deliberation; establish a time limit for the moratorium; provide appropriate direction to staff on regulations for the proposed demolition ordinance; and take appropriate action on current projects in progress.

Staff provided clarification as requested by individual members of the Council, following which Mayor Geissert instructed staff to confer with the Planning Commission regarding an

City Council
April 25, 1989

escalation of their workshop meeting schedule in order that recommendations regarding new R-1 standards might be submitted to the Council at the earliest possible time.

Audience input was then invited by the Mayor.

The following speakers indicated OPPOSITION to a moratorium on demolition of single-family structures.

- Mr. Bob Basen, 21738 Anza Avenue [2 plans in plan check at this time]
- Mr. Brian Burrescia, 20816 Henrietta Avenue
- Mr. Kenneth Creole, 23018 Greenwood Avenue
- Mr. Tom May, 3406 West 226th Street
- Mr. James Turner, 2300 Maple Avenue #186
[referenced letter of record on file]
- Ms. Judy Buckaway, 1028 Kornblum
[submitted petition containing some 80 signatures of those in opposition to moratorium]
- Ms. Jackie Shelhart, 23204 Falena Avenue
- Mr. Clark Ashton, 2615 West 231st Street
- Mr. Al Cloutier, 23005 Carlow Road
- Mr. Bob Gavola, 200 Via Colusa
- Mr. Tom Yuge, 4535 Darien Street [petition submitted requesting building standards not be changed.]
- Mr. Steve Nash, 2708 Carson Street
[submitted petition against moratorium and against change in R-1 zoning standards]
- Mr. Sam Burrescia, 2619 West 232nd Street
- Mr. Justin Bell, 1812 Cabrillo Avenue

City Council
April 25, 1989

- Ms. Gina Peckham, 1926 West 232nd Street
[read aloud letter dated 4-24-89 - part of
official record on this item]
- Ms. Valerie Quinlivan, 20110 Saltee
- Mr. Mike Abram, owner (with brother) of property
at 1816, 1820 and 1824 Andreo Avenue
- Mr. Ron Daley, 4713 Deelane Street
- Ms. Eliza Dixon, 18903 Yukon Avenue
- Ms. Gwen Parker, 3920 Paseo de las Tortugas
- Mr. Dick Learman, 2054 Kathy Way
- Ms. Peggy Johnson, 4504 Del Amo Boulevard
- Mr. Bruce Ashford, 4314 West 176th Street
- Mr. John Johnson, 2268 Sonoma Avenue
- Mr. Robert Garstein, 1842 West 243rd Place
- Mr. Dale Kuester, 1923 Arlington Avenue
- Mr. Steve Cummins, 17625 Crenshaw Boulevard
- Mr. Timothy Yuge, 2443 West 239th Street
- Mr. Bob Schwartz, 2616 Sonoma Avenue
- Mr. Rick Gaunt, Jr., 2812 West 232nd Street
- Mr. Rick Gaunt, 2812 West 232nd Street
- Mr. Tracy Cramer, 1504 Date Avenue
- Ms. Helen Provine, 905 Patronella
- Mr. Mike Baker, in escrow on property at
1620 Hickory Avenue
- Mr. Mark Michalka, 21305 Ocean Avenue [requested
he be specifically notified of changes to
take place]

City Council
April 25, 1989

Reasons indicated for the stand taken by the above speakers included the resultant financial hardship for builders, their employees and all support businesses; a negative impact on property values; and an unnecessary imposition on individual rights.

Various speakers expressed dissatisfaction with the notification procedure for this agenda item -- the efforts put forth in this regard by the City were thoroughly explained by staff.

There were concerns voiced by individuals currently in plan check and with projects in various stages of preparation, and the options open to Council in dealing with these problems were related by staff. There was also a general indication by the builders in the audience of a willingness to provide input to the Planning Commission and to City staff in an effort to reach an amenable solution.

The required substantiation of an emergency situation to support the need for a moratorium was also discussed.

* * *

Speakers FAVORING a moratorium were:

- Ms. Jeanne Carrier, 4613 Reese Road [read aloud statement submitted for record]
- Mr. Ronald Forestal, 22632 Gaycrest Avenue [submitted documentation signed by supporters]
- Mr. Robert Thompson, Madrona Homeowners Association [no address given]
- Mr. Al Haverman, 3430 West 225th Street
- Mr. James Clark, 19510 Tomlee
- Ms. Cynthia Logan, 2849 Onrado
- Mr. Bob Billett, 5510 Lurette Street, representative of the executive board of the Southwood Homeowners Association
- Ms. Pam O'Brien, 5005 Sepulveda Boulevard

City Council
April 25, 1989

- Mr. Joe Carrier, 5613 Reese Road

Reasons given for favoring the moratorium included concerns regarding height and bulk impact; loss of view, sunlight, and privacy; decrease in property values; incompatibility with surrounding areas.

The need for the City to take a long-range view and to allow sufficient time for a thorough study were noted.

* * *

The following speakers offered comments but did not specifically address remarks to the moratorium itself.

- Ms. Joan George, a resident on Calle Mayor [described her home as being in serious disrepair].
- Ms. Tria Deedle, purchasing a home at 3210 Torrance Boulevard [described needed improvements for this property and noted dissatisfaction regarding notification].
- Mr. John Eubanks, 21617 Ladeene Avenue [requested that any changes to R-1 standards be definitive and understandable].
- Mr. Dale Poppy, 4507 Darien [requested consideration of individuals needing substantial demolition].
- Mr. Philip Biega, 454 Calle de Aragon [stressed dissatisfaction with notification procedure].
- Mr. William Deluca, 3411 West 227th Place [requested his project on Falena be grandfathered].
- Mr. Mike Williams, 21821 Paul Avenue [requested grandfathering of his project on Scannel].

City Council
April 25, 1989

- Ms. Cindy Wells, 23718 Pennsylvania Avenue [described problems with need to demolish two illegal residences on property just purchased].
- Mr. Ed Liebersbach, 2330 West 230th Place, president of Southeast Torrance Homeowners Association [requested changes to R-1 standards so that surrounding neighbors are not negatively impacted].
- Mr. Jim Hamilton, 5024 Avenue B [volunteered to assist in formulating building standard modifications.
- Mr. Jack Walen, 4710 Avenue B [noted plans submitted in March and urged that his project not be delayed further].
- Mr. William Champlain, 4603 Darien street [spoke in opposition to two-story structures].
- Ms. Barbara Maddox, 852 Calle de Arboles [requested her project be grandfathered].
- Ms. Ellen McCune, 1207 Teri Avenue [stated that a large house adjacent to her property is incompatible with the area].

* * *

Recesses were called by Mayor Geissert twice during the foregoing testimony (from 9:00 p.m. to 9:25 p.m. and from 11:20 p.m. to 11:40 p.m.)

* * *

Council discussion ensued.

Councilwoman Hardison expressed concern regarding a moratorium noting her opinion that a consensus on R-1 standards may not be reached for several months. She had recalled earlier in the meeting the procedure initiated by the Council during study of the R-3 standards wherein an emergency ordinance which established interim controls, rather than a moratorium, was initiated pending completion of the necessary study of that zone.

City Council
April 25, 1989

Councilman Walker expressed his opinion that the number of demolitions and homes built over this past year do not justify the declaration of an emergency and imposition of a moratorium. It was the suggestion of this Councilmember that the City proceed in a reasonable manner, accept input from developers, and establish needed guidelines and rules for R-1 development.

Indicating his acceptance of the moratorium concept, Councilman Wirth stressed the need for a mechanism which would allow projects already in the process to be grandfathered. He also favored a Precise Plan process [as suggested in supplementary staff material] whereby new projects can be reviewed during the moratorium period. Councilman Wirth urged that the R-1 study be expedited.

Councilman Applegate addressed the severe impact of a moratorium on the building industry as well as on residents wishing to enlarge their homes. Mr. Applegate strongly recommended that, rather than the institution of a moratorium, it would be more acceptable to establish a temporary R-1 Floor Area Ratio to be in effect until such time as modified R-1 standards can be adopted.

Councilwoman Hardison concurred with this concept as she had earlier mentioned in connection with the R-3 studies; stressing her opinion that an interim FAR must be established at this time rather than relying on present R-1 standards during the study period.

As the discussion continued, Planning Director Ferren expressed some concern as to the details of dealing with those projects which exceed the interim FAR that is established.

Mayor Geissert suggested that the Council take action instructing the Building Department to proceed with the necessary permits for projects that have already gone through the Planning process [Hillside Overlay District, etc.]. The option of a public review process for those that exceed the FAR was also supported by the Mayor.

Councilwoman Hardison voiced her opinion that any project that has already been subject to a Precise Plan, Planning Commission Review or Waiver process should be released. She also

City Council
April 25, 1989

suggested that anyone "on the room addition list" between 500 and 1000 square feet be grandfathered. Councilwoman Hardison SO MOVED. Her motion was seconded by Councilman Applegate.

Prior to roll call vote, Planning Director Ferren advised that there are some applicants who intend to file for a Precise Plan and go through the hearing process. Councilwoman Hardison clarified that her motion also includes any projects that are going into the public hearing process.

Roll call vote on the above motion was unanimously favorable.

Mr. John Napoli, 2125 West 230th Place, approached the podium and described the circumstances unique to his project [per correspondence of official record], and requested that every effort be extended to save him from any unnecessary time delay.

As discussion continued, Councilwoman Hardison requested that staff explore the option of allowing applicants who find themselves "caught in the middle" to obtain approval signatures from neighbors prior to requesting review by the Planning Director.

Mr. Rick Gaunt, 2812 West 232nd Street, returned to urge that construction work be allowed to proceed and to urge the City to accept input, on an informal basis, from builders.

Mr. Tom Yuge, 4535 Darien Street, also returned to the microphone to request a clarification as to whether or not the FAR established will include the garage area. City Manager Jackson indicated that this specific point had not as yet been established. Mr. Yuge then expressed his opinion that .5 FAR would be a minimum acceptable standard.

It was the general consensus that this item should be returned to Council next week with a reasonable interim FAR proposed by staff. Councilwoman Hardison requested that those in urgent need of a decision, such as Mr. Williams on Scannel [who is currently under construction] be returned next week for action.

Ms. Susan Napoli, 2125 West 230th Place, described their project as one that does not fit into any of the general categories discussed and requested that they be "handled in good

City Council
April 25, 1989

faith" by the City according to the requirements in effect at the time the project was submitted. The Mayor explained the various options proposed for consideration.

The following action was ultimately taken.

MOTION: Councilman Walker moved to request that this item be continued to next week with direction to staff to return with an interim emergency ordinance establishing a floor area ratio. The motion was seconded by Councilman Applegate.

Prior to roll call vote, Planning Director Ferren advised that staff will also pursue the possibility of an administrative review process. The option of a Precise Plan review was also requested by the Mayor.

Roll call vote on the above motion was unanimously favorable.

Mayor Geissert requested that lot sizes as related to house sizes be incorporated in the consideration of an appropriate FAR.

15a. PP 88-36: PATRICE MALINBAUM:

Considered earlier - see Pages 11 and 12.

15b. 1989 WEED ABATEMENT PROGRAM:

Mayor Geissert announced that this was the time and place for the hearing on resolution of intention declaring parcels described in said resolution to be a public nuisance and providing for the abatement thereof.

In response to the Mayor's question, City Engineer Burtt advised that no parcels are to be excepted from the resolution.

City Clerk Bramhall noted possession of the affidavit of mailing. Councilman Applegate MOVED to receive and file said affidavit. Seconded by Councilman Mock, the motion carried by unanimous roll call vote.

City Council
April 25, 1989

There was no response from the Mayor's invitation for audience comments, whereupon Councilman Applegate MOVED to close the public hearing. This motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

RESOLUTION NO. 89-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE ABATEMENT OF THE NUISANCE LOCATED ON OR IN FRONT OF PROPERTIES IN THE CITY OF TORRANCE AS DESCRIBED IN RESOLUTION NO. 89-66

MOTION: Councilman Nakano moved to adopt Resolution No. 89-82. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. AWARD OF CONTRACT - 1989 WEED ABATEMENT PROGRAM (B89-25):

RESOLUTION NO. 89-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AWARDING A CONTRACT TO ARSAKA RESEARCH CO., INC. FOR THE 1989 WEED ABATEMENT PROGRAM AND AUTHORIZING ITS EXECUTION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-83. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

17b. AB 1795 (MOORE); UTILITY USERS TAX PROHIBITION OF TAX ON TELEPHONE SERVICE:

RECOMMENDATION:

The City Manager recommends the City Council adopt a position of opposition to AB 1795 and further recommends that the City Council direct the City Manager's office to draft letters for the Mayor's signature opposing AB 1795 to the appropriate state legislators.

City Council
April 25, 1989

MOTION: Councilman Wirth moved to concur with the City Manager's recommendation on Agenda Item 17b. His motion, seconded by Councilwoman Hardison, carried unanimously with the exception of a negative vote cast by Councilman Applegate.

17c. SENATE BILL 552 (RUSSELL); FRANCHISE FEES:

RECOMMENDATION:

The City Manager recommends the City Council adopt a position opposing SB 552 (Russell) and further recommends that the City Council direct the City Manager to draft letters for the Mayor's signature to the appropriate state legislators.

MOTION: Councilman Wirth moved to concur with the above stated City Manager's recommendation. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17d. TORRANCE BEACH PARKING LOT:

WITHDRAWN for a period of 30 days - see Page 3.

Mayor Geissert requested that the property owners along Paseo de la Playa at the south end of the parking lot, as well as the Riviera Homeowners Association, be notified of the date this matter is to be considered by the Council. So noted by staff.

20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT: To provide stacking Chairs and Two-Wheel Cart for the Bartlett Center
Expenditure: \$19,842.44 (includes tax).

RECOMMENDATION:

The Purchasing Division and Parks and Recreation Department recommend that Your Honorable Body award the contract for the two hundred (200) stacking chairs and two-wheel cart to the lowest responsible bidder, A & J Office Products of Harbor City, for a total amount of \$19,842.44.

City Council
April 25, 1989

20b. COUNCIL AWARD OF CONTRACT: Construction of a special secure area - Police Station
Expenditure: \$14,890.00.

RECOMMENDATION:

It is recommended that Council authorize the award of a contract to the low bidder, **The Modern Iron Works Company** of Los Angeles, CA, to perform the special work to provide a secure area within the Police Department in the total amount of \$14,890.00.

It is further recommended that Council appropriate:

- o \$12,500 plus tax (\$12,890) to cover the special work required; and
- o \$2,000 to cover special security hardware required.

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

* * *

At 1:36 a.m. (Wednesday, April 26) the City Council recessed and reconvened for the April 25 meeting of the Redevelopment Agency of the City of Torrance.

At 1:38 a.m., the regular City Council agenda order was resumed, the Agency/Council remaining in joint session for purposes of a joint executive session to be held later in the meeting - see Page 25.

* * *

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate requested that information regarding the upcoming Armed Forces Day celebrations be placed on the City Council agenda covers and also that it be appropriately advertised on Cable television.

22b. Mayor Geissert congratulated all individuals involved with the recent Bunka-Sai Celebration and Friendship Festival.

City Council
April 25, 1989

22c. Mr. John Napoli, 2125 West 230th Place, voiced scheduling concerns regarding his pending R-1 construction project. Clarification of the Council action taken tonight [Agenda Item 12f, Page 12] was provided by the Mayor.

22d. Mr. Tom Porterhouse, 1414 Cravens Avenue, advised that he is producer of the show "Tea with Michael Raye" and indicated his displeasure and concern regarding incidents surrounding the cancellation of this show and denial of grant funds. It was his request that this matter be scheduled for consideration by the Council as a regular agenda item in the near future.

A report will be forthcoming to the Council, per City Manager Jackson.

23. EXECUTIVE SESSION:

23a. The City Council/Redevelopment Agency having remained in joint session [see Page 24], Mayor/Chairwoman Geissert read the following statement into the record.

The City Council acting as the Redevelopment Agency will now recess to closed session to confer with the Agency Executive Director and/or the Agency Counsel on the following matter:

- Pending litigation entitled Harbor Animal Hospital, Inc., vs. Redevelopment Agency of the City of Torrance, Los Angeles Superior Court Case No. C 709569.

Authority to hold an executive session for this purpose is contained in Government Code Sections 54957 & 54957.6 (a); 54956.9 (a).

At 1:45 a.m., the City Council/Redevelopment Agency recessed to joint executive session, returning at 1:50 a.m. No action was required as a result of the executive session.

24. ADJOURNMENT:

At 1:55 a.m. (Wednesday, April 26, 1989) both City Council and Redevelopment Agency were formally adjourned to Tuesday, May 2, 1989, 5:30 p.m.

#

Peggy Laverty
Minute Secretary

City Council
April 25, 1989

Sally Gussert
Mayor of the City of Torrance

John Bramhall
Clerk of the City of Torrance

Peggy Lavery
Minute Secretary

City Council
April 25, 1989