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Torrance City Council - May 2, 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, May 2, 1989, at 5:35 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, City Clerk Bramhall, and Staff representatives.

3. FLAG SALUTE/INVOCATION:

Ms. Lynn Cauble led in the salute to the flag.

The invocation for the meeting was provided by Reverend Jim Park, Seventh Day Adventist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of April 4, 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 Council-

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member the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilman Wirth 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 Councilman Mock, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 17d, APPOINTMENT OF RELOCATION APPEALS BOARD: withdrawn -- to be returned May 9, per City Manager Jackson.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee
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 - 7:00 p.m.
June 6, 1989 - 5:30 p.m.

Armed Forces Day Parade
May 20, 1989 - 1:00 p.m.
5K and 10K Runs - 8:00 a.m.

8. COMMUNITY MATTERS:

8a. PRESENTATION BY SISTER CITY ASSOCIATION:

Ms. Mikko Henson and Ms. Lynn Cauble of the Torrance Sister City Association presented an art form bonsai pomegranate tree from the recent Bunka-Sai Tokyo Art Exhibit. This unique creation, Ms. Henson explained, represents a symbol of friendship between Japan and the United States.

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Mayor Geissert accepted this unusual and beautiful gift on behalf of the City with sincere appreciation.

- 8b. PROCLAMATION proclaiming May 1 through May 7 as
"Torrance City Employees Recognition Week."

SO PROCLAIMED by Mayor Geissert.

This proclamation was accepted by the following City of Torrance employee association representatives.

- Linda Lewis - TCEA
- Bill Becker - ENGINEERS
- J. D. Lord - TCAA
- Lamont Frederick - TME-AFSCME
- Mack Oetting - TFFA
- Beth L'Argent - TLEA
- Joe D'Agostino - TPSA
- Jackie Abraham - TFEA
- Jeff Gibson - TME0
- Harold Maestri - TPOA
- John Jones - TPPRE0
- Carol Ruffoni - TRRE0
- Carl Duncan - CROSSING GUARDS.

- 8c. PROCLAMATION declaring May 1 through May 7 as "State-wide Water Awareness Week."

SO PROCLAIMED by Mayor Geissert and presented to Acting Water Director Bill Heisner.

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- 8d. PROCLAMATION naming the month of May as "Better Hearing and Speech Month."

SO PROCLAIMED by Mayor Geissert and accepted, with appreciation by Ms. Maureen Johnston from Speech Pathology Services.

- 8e. PROCLAMATION proclaiming the week of May 21 through May 27, 1989, as "Child Passenger Safety Week."

SO PROCLAIMED by Mayor Geissert. This proclamation was accepted by Police Lieutenant Maestri.

- 8f. PROCLAMATION naming Thursday, May 5, 1989, as "National Day of Prayer" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert. No one was present to receive this proclamation.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. SUMMARY VACATION OF ALLEY IN THE MONETA GARDENS CONDOMINIUM

RESOLUTION NO. 89-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE SUMMARY VACATION OF THE ALLEY IN THE MONETA GARDENS CONDOMINIUM LOCATED AT THE SOUTHWEST CORNER OF 182ND STREET AND VAN NESS AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-84. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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- 10b. STORM DRAIN IN VAN NESS AVENUE BETWEEN 177TH STREET AND 180TH PLACE:

RESOLUTION NO. 89-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, TO APPROVE THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF A STORM DRAIN IN VAN NESS AVENUE (TORNESS DRAIN) AND AUTHORIZE THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS TO COMMENCE CONSTRUCTION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-85. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

- 10c. AMENDMENTS TO BUS SHELTER AGREEMENTS AND APPROVAL OF ADDITIONAL SITES:

RESOLUTION NO. 89-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT I AND AMENDMENT II TO THE AGREEMENTS WITH TARGET MEDIA, A GENERAL PARTNERSHIP, FOR THE PROVISION OF BUS PASSENGER WAITING SHELTERS

MOTION: Councilman Nakano moved to adopt Resolution No. 89-86. This motion was seconded by Councilwoman Hardison.

Prior to roll call vote Director of Transportation Horkay announced that the above action will bring to a total of 42, the number of bus shelters provided. Mr. Horkay also noted that it is proposed that telephones will be installed in approximately ten of these shelters.

Roll call vote on the above motion was unanimously favorable [Councilman Wirth ABSTAINED].

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10d. EASEMENT AND RAILROAD AGREEMENT RELEVANT TO TRACT MAP NO. 43077

Subdivider: Reynolds Metals
Location: 2315 Dominguez Street

RESOLUTION NO. 89-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A STREET EASEMENT AND STORM DRAIN EASEMENT AND AGREEMENT WITH THE SOUTHERN PACIFIC RAILROAD DEDICATING A PORTION OF DOMINGUEZ STREET AND AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN SAID AGREEMENT

MOTION: Councilman Nakano moved to adopt Resolution No. 89-88. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

10e. AWARD OF CONTRACT - CONSTRUCTION OF LANDSCAPE INSTALLATION AT VIA CORONA/VISTA LARGO HILLSIDE (B89-22):

RESOLUTION NO. 89-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, TO AWARD A CONTRACT TO RYCO CONSTRUCTION, INC. FOR THE CONSTRUCTION OF LANDSCAPE INSTALLATION AT VIA CORONA/VISTA LARGO HILLSIDE (B89-22), AND AUTHORIZING ITS EXECUTION

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

12. PLANNING AND ZONING MATTERS:

12a. FLOOR AREA RATIO FOR SINGLE FAMILY HOMES:

Mayor Geissert provided a brief background sketch of this agenda item, noting that the proposed emergency ordinance establishes a floor area ratio [.6 to 1] for single-family construction. The Mayor advised that this proposal resulted from a compromise approach offered at the April 25, City Council meeting and represents an interim control measure until new R-1 development standards are adopted.

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A brief overview of the staff report was provided by Planning Associate Pryor, who advised that the Planning Director and the City Attorney RECOMMEND approval of the interim 60% floor area limit by adoption of the emergency ordinance.

Audience input was invited by Mayor Geissert.

Ms. Julie Connell, a member of B & J Properties, 4614 Del Amo Boulevard, stated for the record that many of the builders present do not believe that an emergency truly exists, and offered her opinion that the interim standards proposed would penalize developers for building three-car garages.

Mr. Mike Mauno, 2845 Onrado Street, indicated his stand that an emergency does, in fact, exist and recommended a moderated position insofar as the FAR is concerned.

Representing the Torrance League of Women Voters, Ms. Lola Unger, 3903 Bluff Street, spoke in support of a .6 to 1 FAR excluding garages as appropriate for the R-1 zone.

Mr. Ellis Hern, 2918 Opal Street, described his personal experience in having lost privacy, air circulation, sunlight, etc. because of two-story homes surrounding his home.

Mr. Jonas Henry, 1309 Kornblum, indicated his approval of the larger homes in his area.

Ms. Cynthia Logan, 4829 Onrado Street, offered her opinion that a .55 FAR including all accessory buildings would be "more than sufficient," providing homes which fit the size of the lot.

Speaking in favor of the larger homes with appropriate garage space was Ms. Jackie Shelhart, 23204 Falena, who urged decisive and effective Council action, including approval of all projects previously submitted.

Mr. Bart Hoffman, 1308 Elm Avenue, spoke in opposition to undue building restrictions in the community.

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Mr. Tommy May, 3405 West 226th Street, noted the need for larger homes and three-car garages in today's society and cautioned against unreasonable restrictions. A .55 FAR would, according to this speaker, be destructive to everyone in this City.

Strong support for a three-car garage and larger homes was indicated by Mr. Rick Gaunt, 2812 West 232nd Street. Caution against overly restrictive laws was voiced by this speaker.

Ms. Fran Lyn Mauno, 2845 Onrado Street, noted her personal opinion that a .55 FAR including garage and any other structures on the lot would be appropriate. Ms. Mauno submitted a petition supporting a .55 FAR signed by some 100 homeowners in her area and also a packet of letters which were made part of the official record on this agenda item. Correspondence favoring a .55 FAR from Mary and Mike McLaughlin, 2901 Onrado, was read aloud by this speaker.

Mr. Michael Moore, 3208 Danaha, encouraged decisive action establishing reasonable parameters for R-1 construction.

Mr. Sam Burescia, 2619 West 232nd Street, suggested that allowance for a three-car garage be included in the proposed ordinance and recommended that the Planning Department or Commission meet with interested middle-size builders, as well as homeowners, in formulating R-1 building standards.

Approval of a moratorium concept while guidelines are being established was indicated by Ms. Judy Carrier, 4613 Reese Road [written statement submitted for the record].

Ms. Melanie MacMahan, 1323 Hickory Avenue, maintained that construction of adequate garage space to today's standards should be encouraged.

Mr. Tracy Cramer, 1504 Date Avenue, suggested that setbacks should be of primary concern.

A balance in construction requirements was urged by Mr. John Napoli, 2125 West 230th Place.

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Mr. John Rohweller, 4737 Towers Street, voiced his support of a .6 FAR, following which he received desired clarification to various inquiries regarding the proposal.

* * *

At 7:35 p.m., Mayor Geissert declared a recess. The Council reconvened at 8:00 p.m. and audience input continued.

* * *

Mr. Allen Maddox, 852 Calle de Arboles, requested that those presently in plan check [including his project] be allowed to proceed without delay.

Mr. Michael Lampi, 1220 Fonthill, urged greater setbacks and a sense of balance in neighborhoods.

Next to speak was Ms. Sylvia Yuge, 4535 Darien Street, who described plans for enlarging her home and the need for a three-car garage.

Mr. Tom Yuge, 4535 Darien Street, suggested that the FAR be established between .6 and .65 with an allowance for a three-car garage to be in concert with today's lifestyle.

Mr. Ed Liebersbach, 2330 West 230th Place, president of the Southeast Torrance Homeowners Association, recommended .6 FAR or lower as a reasonable compromise, allowing a three-car garage as an exclusion.

It was recommended by Mr. Al Haverman, 3430 West 225th Street, that a .55 FAR including the garage be adopted and he strongly suggested that setbacks be tied to the FAR.

Mr. Ronald Forestal, 22632 Gaycrest Avenue, expressed concerns regarding construction on non-level lots. The Mayor and Planning Director explained the Precise Plan review requirements of the Hillside Overlay which would pre-empt the ordinance under consideration.

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Mr. David Boyd, 2409 Grand Summit Road, noted his support of .6 or .65 FAR, and suggested a sliding scale be instituted with a larger FAR for smaller lots; a smaller FAR for larger lots. This speaker also recommended that garages be excluded from the calculations with a three-car garage allowed.

Ms. Ilene Hawkins, 1303 Date Avenue, related personal experiences regarding home ownership and addressed her remarks to the rights of all individuals along these lines.

The importance of a complete study was stressed by Mr. Brian Burescia, 20816 Henrietta Street.

Mr. Lawrence Lepore, 22601 Iris Avenue, spoke in favor of the three-car garage concept.

Mr. Lanny Crandall, 20913 Avis Avenue, supported a .65 FAR with a three-car garage which would be exempt from the FAR.

Recommended for consideration by Mr. Bob Halbert, 4566 Narrott Street were: four-car garages; basements excluded from square-foot calculations; .6 FAR for single story; and .5 FAR for two stories.

Mr. Ed Greene, 3205 Onrado Street, representing members of Madrona Homeowners Association, submitted a "handout" to members of the Council and Planning Department. Mr. Greene used calculations set forth on Page 2 of his submittal to illustrate what he described as discrepancies in the staff material [because of staff's exclusion of garage area]. Page 3 of his handout was used by this speaker to describe a sliding-scale method of determining an equitable FAR. Mr. Greene urged that the Council consider the "number of feet under the roof" when establishing an FAR, rather than excluding the garage from the calculations.

Mr. Mark Warnecke, 3412 West 186th Street, encouraged the City to impose the least number of restrictions possible.

Mr. William Deluca, 3411 West 227th Place, suggested that the new standard include a three-car garage excluded from the FAR; favored a .6 or .65 FAR; and requested approval of all pending projects.

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Mr. Raol Matute, 20933 Tomlee Avenue, recommended consideration of roof lines and setbacks as guides in addition to floor area ratios.

Mr. Mark Michalka, 21305 Ocean Avenue, deemed .6 FAR a reasonable temporary compromise with a 600 square foot garage exempt from the FAR. This speaker also requested that all projects currently in plan check be grandfathered.

Mr. Tony Kriss, 18528 Gramercy Place, questioned the validity of the use of "emergency powers" in this matter and suggested that adoption of an emergency ordinance would represent a "breach of trust" and prevent due process. In the opinion of this speaker, affordable housing is the crisis that exists in this community and the existing traffic problem, to a great extent, is the result of young couples working in the community who are forced to live where housing is affordable.

In response to an allegation by Mr. Kriss that realtors were not notified, City Manager Jackson/City Clerk Bramhall affirmed that the Board of Realtors, by way of Mr. Ken Miller, receives the full agenda packet for City Council meetings.

In response to a direct question from Councilwoman Har-dison, Mr. Kriss noted his opinion that the larger the house, the more affordable it is.

Relative to Mr. Kriss' comments as to the legality of considering an emergency ordinance, City Attorney Nelson affirmed that there is clearly no legal problem with any of the procedures being followed by the Council this evening and the findings necessary are supported by the evidence considered.

Ms. Sandi Monda, 21506 Talisman Street, noted her opinion that the .6 FAR would be workable as an interim measure and urged that homeowners' rights concerning privacy, light, air, etc. be protected. This speaker recommended that the R-1 study be considered by Council at this time, rather than the Planning Commission.

Mr. Scott McCune, 24234 Los Codona, expressed concerns regarding undue building restrictions.

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Ms. Jill Rossberg, 24435 Winlock Drive, recommended that those plans already submitted be grandfathered.

* * * * *

Council discussion now ensued with Councilman Applegate addressing the goals of the Council in establishing a "middle ground" represented by a floor area ratio which will allow construction to proceed while new R-1 building standards are being considered. It was Mr. Applegate's recommendation that all plans previously submitted that do not fall within the FAR established be addressed in an expedient manner.

MOTION: Councilman Applegate moved to concur with the staff recommendation for a .6 floor area ratio as an interim measure. His motion was seconded by Councilman Mock.

Prior to roll call vote, Councilman Walker recommended that the ordinance be changed from the exclusion of 400 square feet of garage area to the exclusion of 560 square feet, thus encouraging construction of three-car garages.

Councilwoman Hardison expressed her concurrence with either a .6 FAR excluding 400 square feet for a garage or a .65 FAR including all garage areas, the net result of both, she pointed out, as being approximately the same. Setbacks as well as height were indicated by Mrs. Hardison as continuing concerns.

An urgent need to deal with those projects already submitted and "caught in the middle" was expressed by Councilman Wirth.

Councilman Nakano indicated his concurrence with the proposed .6 FAR, which he deemed to be a reasonable approach.

At this point City Attorney Nelson requested that an error in the wording of the proposed ordinance be corrected as follows: Section 91.4.11.b), Line 5, should read: ". . . feet, and [rather than or] any area"

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Mayor Geissert proposed that an agenda item be returned at the May 9, Council meeting setting forth options for a method of administrative relief for all projects presently in process ranging from a .6 FAR to .7 FAR. The desire for urgent action regarding the projects not covered under the proposed ordinance was acknowledged.

Referring to the list of pending projects provided by the Building and Safety Department [agenda material of record], Councilwoman Hardison requested that the Director of Building and Safety investigate the status of the project at 22314 Redbeam, it being her recollection that this project had been subject to the Precise Plan process.

Roll call vote on Councilman Applegate's motion to concur with the staff recommendation was unanimously favorable.

EMERGENCY ORDINANCE

ORDINANCE NO. 3269

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING SECTION 91.4.11
TO THE TORRANCE MUNICIPAL CODE REGULATING
THE FLOOR AREA RATIO OF SINGLE FAMILY
DWELLINGS AND DECLARING THE PRESENCE
OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3269 AS AMENDED [per City Attorney's request - Page 12] at its first and only reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

* * *

At 10:35 p.m., Mayor Geissert declared a recess. The Council returned at 11:00 p.m.

* * *

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15. HEARINGS:

15a. D 89-8: JOHN J. HARTLEY:

Mayor Geissert announced that this was the time and place for an appeal by the applicant of a Planning Commission denial of a two-lot subdivision on property located in the R-1 zone at 1621 Iris Avenue. D 89-8: JOHN J. HARTLEY.

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

The staff presentation was provided by Principal Planner Gibson who noted that the Planning Commission recommends denial of the appeal and denial of the project; the Planning Department recommends approval of the appeal and approval of the project.

The proponent, Mr. John Hartley, 3560 Del Amo Boulevard, compared his proposed lot split with others in the area pointing out that while his lots would be 49 feet wide [one foot less than the City's minimum requirement of 50 feet], they would be 150 feet deep, [thus exceeding the 6,000-foot minimum lot area requirement]. This speaker proposed that construction on these lots would be single story structures of 2400 square feet, with a height limitation of 17 feet, representing a .327 floor area ratio, and with 49 x 50-foot rear yards.

In response to a request by the Mayor, City Attorney Nelson provided the following information as to a legal device to limit the size of development on these lots. Mr. Nelson stated that in the past such restriction has been accomplished by requiring a covenant to be executed and recorded at the same time the lot split is recorded. That is accomplished because of the willingness of the property owner to execute that covenant which would then run with the land, per Mr. Nelson.

Although he indicated his concurrence with the restriction above outlined, Mr. Hartley inquired regarding the possibility of reconsideration some 15 to 20 years in the future. City Attorney Nelson advised that it might be possible to bring the matter back to some future City Council for consideration; however, it would require the full cooperation of the City to accomplish that. The possibility of attaching a covenant with an expiration date was also affirmed by the City Attorney.

Further audience comments were invited by the Mayor.

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Mr. Burt Belzer, 1610 Iris Avenue, [correspondence of record on file] submitted a map and spread sheet indicating the sentiment of the neighborhood with regard to the subject lot split. Mr. Belzer voiced strong opposition to the subject request citing concerns involving inconsistency with standards; over building; destruction of character of neighborhood; loss of light, privacy, air; increase in traffic congestion; etc.

Upon being questioned by Councilwoman Hardison regarding petitions submitted and the fact that certain individuals had signed both for and against the proposal, Mr. Belzer suggested the possibility of misrepresentation in this regard on the part of the proponent. Upon further Council questioning, this speaker indicated opposition, "in principle, to an undersized lot."

Mr. Hartley returned to the podium to refute Mr. Belzer's statements relative to his approach in contacting area residents regarding the proposed lot split.

Further opposition to the requested lot split was indicated by the following speakers, who generally reiterated points made by Mr. Belzer and added their strong concerns regarding the proposal. [Correspondence of record on file from Mr. and Mrs. Hawkins and Mr. and Mrs. Hahn].

- Mr. Paul Hawkins and Mrs. Barbara Hawkins,
2804 Sonoma Street
- Mr. Ambrose Hahn and Mrs. Nancy Hahn,
2810 Sonoma Street
- Mr. Wayne Hollenback,
1719 Iris Avenue.

*

Present to speak in firm support of the proponent was Mr. Scott Kasden, 1613 Acacia Avenue.

*

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

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Council discussion ensued.

It was pointed out by Councilman Applegate that, under the current laws of the City, the proponent could develop the lot as it presently exists with a very large structure which would overlook yards and represent precisely the negative effect that the neighbors voiced concerns about.

Councilman Nakano concurred in this observation and indicated his support, for that reason, of the lot split with appropriate restrictive conditions.

Noting that he cannot personally mandate the preservation of a 14,700 square foot lot when, with the exception of one lot, others in the area are almost half that size, Councilman Walker also voiced his support of the lot split with the covenant as recommended by the City Attorney and agreed to by the applicant.

Councilman Wirth observed that, after weighing all of the options, he would judge the restrictive methodology previously discussed to be the best guarantee of preserving the neighborhood; therefore, his support of the lot split with the condition of the covenant.

A different approach was voiced by Mayor Geissert, who pointed out that the "very nice house" currently on the property would, with the lot split, be replaced by two houses and the various impacts represented thereby -- she, therefore, indicated her opinion that the lot should be left as a single unit.

Approaching the problem from the "mechanical facts" of the case, Councilwoman Hardison pointed out that the lot split would not comply with the average lot widths in the area, nor would it result in the standard 50-foot width; therefore, she indicated her opposition to the request and offered the following.

MOTION: Councilwoman Hardison moved to deny the appeal and deny the project [D 89-8, JOHN J. HARTLEY] based on the fact that it does not meet the average lot width. Her motion was seconded by Councilman Mock.

A SUBSTITUTE MOTION was offered by Councilman Wirth to approve the appeal and approve D 89-8, JOHN J. HARTLEY, conditioned as follows:

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That the applicant execute a covenant running with the land limiting the size of the dwelling which may be developed on the parcels to single story and to a .4 floor area ratio including all structures, and that the covenant be recorded sequentially with the parcel map.

This substitute motion was seconded by Councilman Applegate and carried by way of the following roll call vote.

AYES: Councilmembers Applegate, Nakano, Walker and Wirth.

NOES: Councilmembers Hardison, Mock and Mayor Geissert.

17. ADMINISTRATIVE MATTERS:

17a. TRANSMITTAL OF CITY MANAGER'S PROPOSED BUDGET FOR 1989-91:

Budget documents received by Councilmembers. The established workshop and hearing schedule was reviewed by the Mayor.

17b. COMPLETION AND FINAL PAYMENT FOR BARTLETT SENIOR CITIZENS CENTER:

RECOMMENDATION:

It is the recommendation of the City Manager that the work be accepted, that a notice of completion be filed by the City Clerk, and the final payment of \$134,811.17 [be made.]

MOTION: Councilman Walker moved to concur with the recommendation of the City Manager on Agenda Item 17b. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

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17c.

RETENTION OF OUTSIDE COUNSEL AND APPROPRIATION OF FUNDS - MOBIL OIL LAWSUIT:

RECOMMENDATION:

The City Attorney recommends adoption of the resolutions providing for the retention of the named attorneys [agenda material of record], in accordance with the retainer agreements attached as exhibits to the Resolutions, and the appropriation of the necessary funds to cover this litigation.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation on Agenda Item 17c. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

RESOLUTION NO. 89-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT WITH RALPH H. NUTTER FOR LEGAL SERVICES AND MAKING AN APPROPRIATION THEREFOR

MOTION: Councilman Nakano moved to adopt Resolution No. 89-87. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

RESOLUTION NO. 89-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT WITH HEDGES, POWE & CALDWELL FOR LEGAL SERVICES AND MAKING AN APPROPRIATION THEREFOR

MOTION: Councilman Nakano moved to adopt Resolution No. 89-90. This motion, seconded by Councilman Walker, carried unanimously by roll call vote.

RESOLUTION NO. 89-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT WITH BARRY R. OGILBY FOR LEGAL SERVICES AND MAKING AN APPROPRIATION THEREFOR

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MOTION: Councilman Nakano moved to adopt Resolution No. 89-91. His motion was seconded by Councilman Mock and carried unanimously by roll call vote.

17d. APPOINTMENT OF RELOCATION APPEALS BOARD:

Held one week - see Page 2.

17e. ASSEMBLY BILL 2 (Chacon) - School Districts, Trustee Areas:

RECOMMENDATION:

The City Manager recommends the City Council adopt a position opposing AB 2, and further recommends that letters of opposition be drafted for the Mayor's signature and sent to the appropriate State legislators.

MOTION: Councilman Applegate moved to concur with the above recommendation of the City Manager. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3266:

ORDINANCE NO. 3266

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 OR LOT SIZES FOR PARCEL OR TRACT MAPS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3266 at its second and final reading. This motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT: To furnish and install lounge furniture for the new Bartlett Senior Citizens Center.

RECOMMENDATION:

The Purchasing Division and the Parks and Recreation Department recommend that Your Honorable Body approve the purchase of a Hayes lounge seating group with attached corner and end tables and eight (8) Hayes chairs with light oak arm caps from A. Johnson's Stationery and Supply. A. Johnson's is the lowest responsible bidder. Total expenditure is \$6,515.80.

20b. COUNCIL AWARD OF CONTRACT: For Sole Source purchase of fourteen (14) self-contained breathing apparatus and twenty-eight (28) additional composite bottles for the City's Fire Department as replacement items.

RECOMMENDATION:

The Purchasing Division and the Fire Department recommend that Your Honorable Body authorize the sole source purchase of fourteen (14) M.S.A. Self-Contained Breathing Apparatus and twenty-eight (28) 30-minute composite bottles from Santa Rosa Fire Equipment. Total expenditure is \$37,187.60.

20c. COUNCIL AWARD OF CONTRACT: To purchase folding tables for the Parks and Recreation Department.
Ref: Bid No. B89-27
Expenditure: \$6,710.82 (including tax).

RECOMMENDATION:

The Purchasing Division and the Parks and Recreation Department recommend that Your Honorable Body authorize the purchase of forth-five (45) folding tables from Western Corporate Images. Western Corporate Images is the lowest responsible bidder. Total expenditure is \$6,710.82.

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20d. CITY COUNCIL AWARD OF CONTRACT for Aerial Fireworks
Show for Fourth of July Celebration, 1989.
Expenditure: \$17,500.

RECOMMENDATION:

Inasmuch as the San Diego Fireworks company offered what staff judges is the best show for our proposed July 4th fireworks celebration for our \$17,500 target program cost, it is staff's recommendation that Council authorize the award of contract to them to provide the show.

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

Mayor Geissert referenced Item 20a, above, and requested that the dedication date for the Bartlett Senior Citizens Center be scheduled for the earliest possible date. The Mayor also requested that there be special recognition for the generous contribution of the late Carolina Ritsema.

* * *

At 12:35 a.m. [Wednesday, May 3, 1989] the Council recessed and reconvened for the May 2 meeting of the Redevelopment Agency. The meeting of the Redevelopment Agency was adjourned at 12:36 a.m.

* * *

22. ORAL COMMUNICATIONS:

22a. Due to the lateness of the hour it was conceded that the regularly scheduled executive session for the May 2, meeting would not be held.

Referencing one of the scheduled executive session matters, City Attorney Nelson recommended that the Council concur with the City Attorney's recommendation [per memo of record] in the case of DeVries, Clazena vs. City of Torrance, Los Angeles Superior Court Case No. SWC 86164.

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Councilman Applegate SO MOVED. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

22b. Councilman Applegate requested recognition, if appropriate, for the Central Torrance AYSO Boys' Teams.

22c. Councilman Wirth requested that staff report to the Council regarding certification of pipe fitters and status of the child care program in the City.

22d. Councilman Wirth expressed appreciation to Building and Safety Director Grippo for recent action concerning the abandoned service station property at Kent and Sepulveda.

22e. Mayor Geissert urgently requested action regarding Cable Channel 49, deeming their programming to be contrary to the City's original agreements with Group W Cable.

City Manager Jackson will schedule a meeting on this subject with Paragon Cable [the City's current carrier].

22f. Ms. Ilene Hawkins, 1303 Date Avenue, expressed concerns regarding a recent telephone survey apparently sponsored by Mobil Oil, and also noted her dismay regarding the graffiti problem in the City.

22g. Councilman Applegate requested a status report on the City's graffiti removal program.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

See Page 21, Item 22a, for action in the matter of DeVries, Clazena vs. City of Torrance, SWC 86164, litigation listed on the executive session agenda for this date.

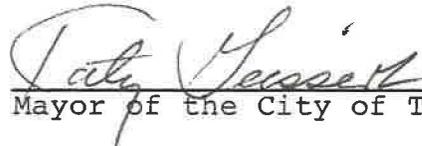
NOTE: No executive session was held because of the lateness of the hour.

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24. ADJOURNMENT:

At 12:48 a.m. [Wednesday, May 3, 1989] the May 2, meeting of the City Council was formally adjourned to Monday, May 8, 1989, 5:00 p.m. for the first scheduled Budget Workshop Session.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
May 2, 1989