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Torrance City Council - January 23, 1990

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# # # # #	

Peggy Laverty  
Minute Secretary

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MINUTES OF AN ADJOURNED  
REGULAR MEETING OF THE  
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting on Tuesday, January 23, 1990, at 5:36 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert. Councilman Applegate joined his colleagues at the inception of the executive session [5:39 p.m.]

Absent: None.

Also present: City Manager Jackson, City Attorney Nelson, City Clerk Bramhall, and Staff representatives.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert 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; pending and potential litigation; and lease negotiations.

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- Pending litigation entitled John Rastello, et al., vs. Rollo Green, et al., Los Angeles Superior Court Case No. SWC 74882;
- Pending litigation entitled People of the State of California vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953;
- Pending litigation entitled City of Torrance, a Municipal Corporation, v. Fred J. Smith, et al., Los Angeles Superior Court Case No. C 620563;
- Pending litigation entitled Qualified Investment Planners, Inc., et al. v. City of Torrance, Los Angeles Superior Court Case No. SWC 97607;
- Pending litigation entitled Art Ignacio, et al., v. City of Torrance, et al., Los Angeles Superior Court Case No. SWC 95398;
- Pending litigation entitled Constantine Deros and Beverly Deros v. City of Torrance, et al., Los Angeles Superior Court Case No. SWC 79400; and
- Negotiations for lease/purchase of Columbia School site with Torrance Board of Education.

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957.6(a); 54956.9(a); and 54956.8.

At 5:39 p.m., the Council recessed to executive session for the above stated purposes [Councilman Applegate joined his colleagues at the inception of the closed session].

The Council returned to Chambers at 7:15 p.m. for the regular portion of this meeting -- see succeeding pages of these minutes.

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council returned from the scheduled 5:30 p.m. executive session to convene in a regular meeting on Tuesday, January 23, 1990, at 7:15 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

All Councilmembers present [see Page 1].

3. FLAG SALUTE/INVOCATION:

Ms. Barbara Ziegler led in the salute to the flag.

The invocation for the meeting was provided by Pastor John Sanders, Pacific View Baptist Church.

\* \* \*

It was with sadness that Mayor Geissert announced the recent passing of Ms. Ruth Hayes, a long-time Torrance resident. The Mayor directed that this meeting be adjourned in memory of Ms. Hayes.

\* \* \*

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meetings of December 12, 1989, and December 19, 1989, as recorded. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

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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 Councilman Mock 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:

None.

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Legislative Committee

January 25, 1990, 4:30 p.m.

Subject: Airport Issues

Public Safety Committee

February 7, 1990, 4:30 p.m.

Subject: Permit Process of Acutely Hazardous Material

Finance Committee

February 27, 1990, 6:00 p.m.

Subject: Mid-Year Budget Review.

8. COMMUNITY MATTERS:

8a. JARED SIDNEY TORRANCE AWARDS OF MERIT:

It was with a great deal of pride that Mayor Geissert presented the prestigious Jared Sidney Torrance Award of Merit to the following individuals in recognition of their lifetime of leadership, commitment and dedication to the City of Torrance.

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Mr. Vernon Coil, who served as City Clerk for 16 years. Members of the Coil family were present as were members of Mr. Coil's former office staff.

Mr. Ken Miller, former Mayor, who dedicated over 18 years to public service in the City. Former Mayor Miller was joined at the podium by his wife, Judy.

Mr. J. Walker Owens, leader of the Torrance Area Chamber of Commerce for 24 years. Mr. Owens was joined by his wife Dori.

Each of the above individuals expressed sincere appreciation for this recognition.

\* \* \*

At 7:45 p.m., Mayor Geissert called a recess so that those present might participate in a reception honoring the above noted individuals. Council reconvened at 8:11 p.m.

\* \* \*

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AMENDMENT TO AGREEMENT WITH COMMUNITY TRANSIT SERVICES:

RESOLUTION NO. 90-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING EXECUTION OF AN AMENDMENT TO THE 1987 DIAL-A-LIFT AGREEMENT WITH COMMUNITY TRANSIT SERVICES, INC. FOR THREE ADDITIONAL YEARS

MOTION: Councilman Nakano moved to adopt Resolution No. 90-14. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilman Wirth expressed concerns regarding past problems with the Dial-A-Lift contractor and advised that he will monitor the situation to make sure those problems have been resolved.

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Councilwoman Hardison requested that staff provide comparison figures as to average rides, cost factors, etc. on the Dial-A-Lift program.

Roll call vote was unanimously favorable.

10b. ASSESSMENT SERVICES FOR STREET LIGHTING DISTRICT 17:

RESOLUTION NO. 90-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND PATRICK N. ROSSETTI FOR PROFESSIONAL SERVICES IN CONNECTION WITH STREET LIGHTING DISTRICT NO. 17 FOR THE YEARS 1990-91 AND 1991-92

MOTION: Councilman Nakano moved to adopt Resolution No. 90-15. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. EXEMPTION FROM REQUIRED DEDICATION OF LAND:

URGENCY ORDINANCE

ORDINANCE NO. 3292

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 74.3.8 TO PROVIDE FOR SHOWING A NEXUS BETWEEN DEVELOPMENTS AND THE NECESSITY FOR DEDICATION OF LAND, AND DECLARING IT TO BE AN URGENCY MEASURE

MOTION: Councilman Nakano moved to adopt Urgency Ordinance No. 3292 at its first and only reading. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

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14. PERSONNEL MATTERS:

14a. NEW CLASS SPECIFICATION FOR SENIOR ENVIRONMENTAL QUALITY OFFICER:

RECOMMENDATION:

The Personnel Department and the Civil Service Commission recommend that your Honorable Body approve the new class specification for Senior Environmental Quality Officer.

Mayor Geissert noted that a letter of protest had been delivered to members of Council this afternoon.

There was no response to the Mayor's invitation for audience comments.

MOTION: Councilman Wirth moved to concur with the above stated staff recommendation on Agenda Item 14a. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

14b. SUPPLEMENTAL RESOLUTION TO THE CERTAIN MANAGEMENT PAY RESOLUTION:

RESOLUTION NO. 90-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN MANAGEMENT EMPLOYEES

MOTION: Councilman Nakano moved to adopt Resolution No. 90-16 as amended [per supplementary agenda material of record]. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

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- 14c. REVISED AND RETITLED CLASS SPECIFICATIONS FOR PERSONNEL  
SPECIALIST AND PERSONNEL ANALYST AND APPROVAL OF  
SUPPLEMENTAL MEMORANDUM OF UNDERSTANDING:

RESOLUTION NO. 90-17

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH CERTAIN  
CHANGES REGARDING HOURS, WAGES, AND WORKING  
CONDITIONS FOR EMPLOYEES REPRESENTED BY THE  
TORRANCE PROFESSIONAL AND SUPERVISORY  
ASSOCIATION RESOLUTION NO. 89-155

MOTION: Councilman Nakano moved to adopt Resolution  
No. 90-17. His motion, seconded by Councilman Mock, carried by  
unanimous roll call vote.

15. HEARINGS:

- 15a. PP 89-41, W 89-25: STEVEN KAM:

Mayor Geissert announced that this was the time and  
place for City Council consideration of an appeal of a Planning  
Commission approval of a Precise Plan of Development and a Waiver  
to allow the construction of a second-story addition to an exist-  
ing two-story single family residence with less than the required  
twenty-foot average front yard setback on property located in the  
Hillside Overlay District in the R-1 zone at 4438 Vista Largo.  
PP 89-41, W 89-25; STEVEN KAM.

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

During his staff presentation on this agenda item,  
Senior Principal Planner Gibson noted that the Planning Commis-  
sion and the Planning Department recommend denial of the appeal  
and approval of the project.

Following staff clarification by Mr. Gibson in response  
to concerns and questions voiced by various members of the Coun-  
cil, the proponent was invited to present his case.

Mr. Steve Kam, Prats Coffee Architects, Inc., 3710  
South Robertson, Culver City, advised the Council that the exist-  
ing silhouette has been built some four feet beyond the actual  
massing of the building in order to include the deck area. Mr.  
Kam then responded to Council inquiries regarding design and ad-  
dressed specific concerns relative to the shade/shadow effect of  
the proposed construction on the adjacent property to the east.

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Ms. Gloria Leinbach, 4502 Vista Largo [property immediately to the west of the subject site] spoke in favor of the project deeming the design consistent with the rest of the area and anticipating an increase in property values as a result of the construction.

Next to approach the podium were David and Cruz Salamon, 4420 Vista Largo, who indicated opposition to the project because of an anticipated negative impact on the neighborhood.

Opposition was also voiced by Mr. John Calas, 4426 Vista Largo [adjacent property to the east], because of the adverse impact on view, light, air, privacy, etc. on his property. Photographs supporting this speaker's comments were submitted and made part of the official record on this case.

In response to a question from Councilman Wirth, Mr. Calas maintained that trees and bushes on his property are trimmed approximately every six months. He further suggested that there are other design options which can be pursued such as development in the rear yard or a subterranean garage.

Mr. Kam returned and explained that there is insufficient rear yard area to permit expansion in that direction.

Advising that although she does not see this as a case of view impact, Mayor Geissert pointed out an existing "damp" situation around the Calas residence and stressed her concern that a two-story structure within five feet of the Calas property line will only exacerbate that situation, further impacting their ability to enjoy their side yard.

The question of lowering the grade to place the garage access at street level was next addressed, but deemed an unacceptable alternative by Architect Kam. Photographs depicting existing trees and a shading device on the Calas property were submitted by Mr. Kam.

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

Councilmen Wirth and Applegate commented on the effect of the hillside itself in producing extensive shading on the Calas property -- the additional impact of the Calas' own trees and trellis/shading device was discussed by Councilman Applegate, who indicated his support of the project as submitted. The following was then offered.

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MOTION: Councilman Applegate moved to deny the appeal and grant the project on PP 89-41 and W 89-25, Steven Kam. His motion was seconded by Councilman Wirth.

Councilman Walker pointed out that the roofline with overhang will be approximately two feet from the Calas property line and their only usable open space. Alternatives should be explored, per Mr. Walker.

Councilman Mock advised that he appealed the Planning Commission's decision on this case because of an air and light problem to the Calas' side yard.

The above motion for approval of the project FAILED TO CARRY by way of the following roll call vote.

AYES: Councilmembers Applegate and Wirth.

NOES: Councilmembers Hardison, Mock, Nakano, Walker and Mayor Geissert.

MOTION: Councilman Walker moved to grant the appeal and deny the project without prejudice [PP 89-41 and W 89-25, Steven Kam]. This motion was seconded by Councilman Mock and carried by way of the following roll call vote [reconsidered later -- see below].

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

NOES: Councilmen Applegate and Wirth.

Council discussion revealed a general desire that a redesign be returned directly to the Council as soon as possible.

As a member of the prevailing side on the above motion, Councilwoman Hardison MOVED to reconsider the matter. Her motion, seconded by Councilman Nakano, carried by unanimous roll call vote.

MOTION: Councilman Applegate moved to continue PP 89-41, W 89-25, Steven Kam to the City Council meeting of February 27, 1990, 7:00 p.m. This motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

[Mr. Kam indicated concurrence with the date of February 27].

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Councilman Nakano suggested that expansion to the east above the garage may have to be reduced to some extent as a possible solution to the problem.

Councilwoman Hardison voiced concerns with the four-foot overhang and four-foot balcony beyond that, and indicated concurrence with Mr. Nakano's comments regarding a possible reduction in size of the addition over the garage.

It was the request of the Mayor that some shade studies be provided when the item is returned to Council.

Planning Director Ferren announced, for the record, that the case will not be readvertised inasmuch as continuance has been to a date certain.

15b. PP 89-32, W 89-17, STUART LICHTER:

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant appeal of a Planning Commission denial of a request for approval of a Precise Plan of Development and a Waiver to allow construction of a new two-story residence with less than the required front yard setback and a fence height waiver to allow the construction of a six-foot high fence within ten feet of the front property line at 631 Paseo de la Playa in the R-3 zone located in the Hillside Overlay District and Coastal Zone. PP 89-32, W 89-17, STUART LICHTER.

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

Staff presentation was provided by Senior Principal Planner Gibson, who advised that the Planning Commission and the Planning Department recommend denial of the appeal and denial of the project.

The proponent, Mr. Stuart Lichter, 112 Paseo de Suenos, described his project in depth as basically set forth in his correspondence dated January 14, 1990, and included in the agenda packet for this case.

Issues addressed by Mr. Lichter included view, privacy, light and air; precedent-setting questions; effect on the cliff side; setback and fence height; and impact on surrounding property values. During his presentation, the applicant submitted, for the record, various pictures, a map illustrating privacy to the Evans' property, and an aerial photograph of this area of the coastline -- all in concert with his comments.

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Mr. Lichter stated during his presentation that he remains ready to talk with his neighbors and evaluate points of concern.

At the conclusion of the proponent's remarks, Councilman Nakano inquired regarding the possible reorientation of the structure to the southerly portion of the property in order to lessen the impact on neighboring properties. Mr. Lichter advised of their desire to ultimately construct an in-ground swimming pool in that area.

Architect for the project, Mr. Larry Herres, 1200 Aviation Boulevard, Suite 201, Redondo Beach, provided clarification regarding setback which he stated averages 20 feet, a currently permissible alternative to the previously-required 20-foot straight setback. Addressing the matter of hedges on the Evans property, Mr. Herres advised that where the hedges were 16 feet high they are now only six feet high; therefore, the impact of the proposed construction appears to be greater.

Efforts to design the home to minimize the impact were noted by this speaker. The possibility of designing to a lesser front setback in order to minimize the impact to the northerly neighbor was suggested by Mr. Herres.

The applicant's attorney, Mr. Richard Knickerbocker, 10940 Wilshire Boulevard, 17th floor, Los Angeles, [legal opinion of record included with agenda packets] referenced the apparently "non-negotiable" position taken by the neighbor to the north of the subject site [Evans]. Should Council not elect to approve this application at this time, the possibility of continuing this matter in order to allow a meet and confer session between involved parties was suggested by this speaker.

Voicing strong opposition to the proposed construction was Mr. Arthur Evans, 627 Paseo de la Playa [neighbor to the north of the subject site]. Mr. Evans described the impact on his home represented by the proposed construction as negatively affecting air, light, view and privacy. He also addressed the question of incompatibility with the existing area, precedent-setting aspects, etc.

In response to a direct question from Councilwoman Hardison, Mr. Evans advised that he would be willing to discuss the matter with his neighbor.

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Others who spoke in opposition to the project were:

- Robert S. Bell, 639 Paseo de la Playa;
- James B. Joyce, 529 Paseo de la Playa;
- Nelson Rucker, 635 Paseo de la Playa.

Concerns noted included impact on views, possible erosion of the bluff and precedent-setting aspects. Mr. Rucker described the area as geologically very unstable, noting that approximately 2/3 of a home previously owned by him and located some 100 yards north of the subject site, was destroyed by land erosion in 1961.

Speaking in favor of the proposal was:

- Ed Dygert, 622 Paseo de la Playa [correspondence of record on file].

Ms. Maureen Hansen, Prudential Realty, 500 Silver Spur Road, Palos Verdes Peninsula, former resident of 609 Paseo de la Playa, advised that during the ten years from 1977 to 1987 the tall plantings at 627 Paseo de la Playa [Evans residence] were utilized for privacy rather than being trimmed for view.

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

Council discussion developed.

In response to an inquiry by Councilman Applegate, Planning Director Ferren described the process involved, including Coastal Commission consideration, and indicated his opinion that it would be very difficult to obtain approval for such a project. Mr. Applegate then stated his opinion that the proposed design would represent a major deviation from the existing building plan on the street.

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MOTION: Councilman Walker moved to concur with the Planning Commission and Planning Department recommendations for denial of the project without prejudice [PP 89-32, W 89-17, STUART LICHTER]. His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, Mayor Geissert discussed the earlier-referenced foliage on the Evans property, noting that the impact of the wall of a structure cannot be mitigated while shrubbery can. While the proposed project has been designed to capture the view in both directions and to afford total privacy for the proponents' swimming pool, the Mayor pointed out that such an arrangement is not considerate of their neighbor's needs and she would favor redesign.

Councilwoman Hardison concurred, expressing her dismay that the neighbors were not more accommodating to each other in this case.

Roll call vote on the above motion for denial without prejudice was unanimously favorable.

\* \* \*

At 10:25 p.m., the Mayor called a recess. The Council returned at 10:55 p.m., at which time they immediately recessed and convened as the Cable Television Public Access Foundation. That meeting was formally adjourned at 11:04 p.m., and the City Council reconvened to proceed in regular agenda order.

\* \* \*

15c. ZC 88-4, PD 88-2, CUP 88-62, GPA 88-4, TT 46300,  
(EA 88-21) WATT INDUSTRIES, INC:

Mayor Geissert announced that this was the time and place for continued City Council consideration of an applicant appeal of a Planning Commission denial of a request for approval of a Zone Change from CR (C3-PP) [Restricted Commercial District with a solely Commercial District Precise Plan of Development overlay] and R-1 (CR) [Single-Family Residential District with a Restricted Commercial District overlay] to PD [Planned Development District]; a General Plan Amendment from Low-Density Residential and Commercial Office to Low-Medium Residential; a Planned Development and a Conditional Use Permit to allow the construction of 90 detached condominium units; and a Tentative Tract to allow the subdivision of three lots into nine lots to

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create nine one-lot subdivisions for condominium purposes on property located at 5501 Torrance Boulevard. ZC 88-4, PD 88-2, CUP 88-62, GPA 88-4, TT 46300, (EA 88-21) WATT INDUSTRIES, INC:

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

Councilman Applegate announced that, for reasons of record, he would abstain from consideration of this matter. Mr. Applegate then exited the Council Chambers. It was noted that City Attorney Nelson also departed from the Chambers...Assistant City Attorney Quale sat in for Mr. Nelson during the hearing of this case.

Staff presentation was provided by Senior Principal Planner Gibson who noted that this case had been continued from the City Council meeting of December 5, 1989, to allow preparation of revised plans. Mr. Gibson advised that the Planning Department is still recommending denial of the project although the redesign now reflects a reduction in the overall total number of units by seven [to a present net total of 90 units] and enlargement of the perimeter lots to enhance compatibility with adjacent properties.

Principal Planner Gibson responded to Council inquiries explaining that while the applicants have met staff's concerns with relation to a condominium development, an R-1 development is still preferred by staff for this site.

Mr. Ray Keslake was present to represent Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, and with the aid of slides he described the proposed redesign and efforts of the applicant to address previously expressed Council concerns [associated changes are summarized in correspondence dated January 12, 1990, included in agenda packets].

During his presentation Mr. Keslake noted, for the record, that the proponents have offered to meet with adjoining property owners relative to the screening of the site perimeter.

In addressing certain engineering aspects of the design, this speaker indicated, for the record, that should the final alignment of drainage/sewer pipes conflict with the positioning of the houses on two of the lots, those houses will be made smaller to eliminate that conflict and the lot sizes will remain the same.

Concurrence with all conditions was indicated by Mr. Keslake.

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Further audience input was invited. Speakers are listed below with a brief synopsis of their comments/concerns.

o Mr. Sumner Power, 21014 Anrita Avenue: strongly objected to the project as proposed because of density, perimeter design, drainage and traffic concerns.

o Ms. Ellen Cross, 20836 Christine Avenue: addressed setback concerns.

o Mr. Dick Johnson, 23059A Nadine Circle, member of the Senior Citizens Council: urged modification to accommodate one- and two-bedroom interior units in order to reduce costs to a range more affordable to senior citizens and to effectuate a reduction in traffic.

o Ms. Pam O'Brien, 5005 Sepulveda Boulevard: expressed concerns regarding setbacks for Lots 3, 5, 7 and 8 and was provided clarification of the conditions governing same by Senior Principal Planner Gibson.

o Mr. Raoul Matute, 20933 Tomlee Avenue: spoke in favor of the project.

o Mr. Bob Pless, 2015 Plaza Del Amo: noted his major concern to evolve around the issue of affordability.

o Ms. Grace Madson, 20619 Wood Avenue: expressed concerns regarding the location of the entrance and resultant "compression" and congestion of traffic at the Henrietta/Torrance Boulevard intersection. Lower density on interior lots was also desired by this speaker.

o Mr. Glenn Singleton, 20702 Wood Avenue: spoke in favor of an R-1 development.

o Ms. Connie Church, 21001 Anrita Avenue: favored the present design over R-1.

o Ms. Eleanor Thrane, 21009 Anrita Avenue: expressed concerns regarding drainage [addressed by City Engineer Burt] and recommended a traffic signal at the entrance to the project.

o Mr. Bill Maher, 5552 Emerald Street: quoted from a recent Los Angeles Times article quoting Councilwoman Hardison which Ms. Hardison explained was taken out of context.

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There being no further audience comments, Councilman Wirth moved to close the hearing. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Applegate abstained].

A lengthy Council discussion ensued.

Staff provided input and expansion as desired regarding various aspects of the project which were of interest or concern to individual members of the Council, including the proposed driveway location; single vs. multi-access to the project; interior parking provisions; etc.

Noting that, as a condominium project, this proposal meets staff concerns as well as a majority of the concerns of residents of the adjoining properties, Councilman Walker deemed this an acceptable overall project, and he offered the following...

MOTION: Councilman Walker moved to grant the appeal and approve the project as conditioned [ZC 88-4, PD 88-2, CUP 88-62, GPA 88-4, TT 46300, WATT INDUSTRIES, INC.] His motion was seconded by Councilman Mock.

Discussion continued.

Mayor Geissert expressed her concerns regarding the loss of open space represented by the redesign and an increase in density [larger units on the perimeter lots as well as the additional two units in the interior of the project].

Councilwoman Hardison echoed the Mayor's concerns, indicating her disappointment that the redesign does not meet her particular concern that when units were eliminated from the perimeter, they not be added to the interior. Ms. Hardison voiced her desire that the interior actually reflect a diminishing density, rather than an increase of two units as proposed.

Expressing a basic dissatisfaction with the PD zone itself, Councilwoman Hardison nevertheless acknowledged that she is not suggesting that this site be developed as a traditional R-1 project...she did, however, indicate her desire that certain R-1 amenities be included. In conclusion, Ms. Hardison suggested that perhaps staff could find a better location for the driveway further to the west and that she would be more supportive of the project if the two additional interior units were removed and the open space represented thereby be gained.

The following was then offered...

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A SUBSTITUTE MOTION was offered by Councilwoman Hardison to deny the appeal and approve the project with a total of 88 units, the design to be to the satisfaction of the Planning Department. This motion, seconded by Mayor Geissert failed to carry by way of the following roll call vote:

AYES: Councilmember Hardison and Mayor Geissert.

NOES: Councilmembers Mock, Nakano, Walker and Wirth.

ABSTAIN: Councilman Applegate.

The MAIN MOTION carried as shown below.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilmember Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

RESOLUTION NO. 90-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION 74-194, TO REVISE THE DESIGNATION OF THE PROPERTY ON 5501 TORRANCE BOULEVARD FROM LOW-DENSITY RESIDENTIAL AND COMMERCIAL OFFICE DISTRICT TO LOW MEDIUM RESIDENTIAL  
GPA 88-4: WATT INDUSTRIES, INC.

MOTION: Councilman Nakano moved to adopt Resolution No. 90-18. His motion was seconded by Councilman Walker and roll call vote reflected the following:

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilmember Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

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ORDINANCE NO. 3293

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY AT 5501 TORRANCE BOULEVARD FROM CR (C3-PP) RESTRICTED COMMERCIAL DISTRICT WITH A SOLELY COMMERCIAL DISTRICT PRECISE PLAN OF DEVELOPMENT OVERLAY AND R-1 (CR) SINGLE-FAMILY RESIDENTIAL DISTRICT WITH A RESTRICTED COMMERCIAL DISTRICT OVERLAY TO PD, PLANNED DEVELOPMENT DISTRICT ZC 88-4, (EA 88-21): WATT INDUSTRIES, INC.

MOTION: Councilman Nakano moved to approve Ordinance No. 3293 at its first reading. His motion was seconded by Councilman Mock and carried by way of the following roll call vote.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilmember Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

RESOLUTION NO. 90-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNED DEVELOPMENT DISTRICT TO ALLOW THE CONSTRUCTION OF 90 PATIO HOMES ON PROPERTY LOCATED IN THE PD ZONE (PLANNED DEVELOPMENT DISTRICT) AT 5501 TORRANCE BOULEVARD  
PD 88-2: WATT INDUSTRIES, INC.

MOTION: Councilman Nakano moved to adopt Resolution No. 90-19 AS AMENDED [per supplementary agenda material of record modifying Condition 41]. His motion was seconded by Councilman Walker and carried as is shown below.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilmember Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

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RESOLUTION NO. 90-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF 90 PATIO HOMES ON PROPERTY LOCATED IN THE PD ZONE (PLANNED DEVELOPMENT DISTRICT) AT 5501 TORRANCE BOULEVARD CUP 88-62: WATT INDUSTRIES, INC.

MOTION: Councilman Nakano moved to adopt Resolution No. 90-20 AS AMENDED [per supplementary agenda material of record]. This motion, seconded by Councilman Mock, carried as follows:

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilmember Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

Councilman Applegate and City Attorney Nelson returned to Chambers at this time.

17. ADMINISTRATIVE MATTERS:

17a. AMENDMENTS TO THE P.E.R.S. CONTRACT:

ORDINANCE NO. 3294

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to approve Ordinance No. 3294 at its first reading. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

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18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3291:

ORDINANCE NO. 3291

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING SECTIONS  
91.2.82, 91.4.4, 91.4.8, 92.5.5 AND  
92.5.6 OF THE TORRANCE MUNICIPAL CODE  
ALL CONCERNED WITH THE DEVELOPMENT OF  
SINGLE FAMILY DWELLINGS, R-1 PROPERTY

MOTION: Councilman Nakano moved to adopt Ordinance No. 3291 at its second and final reading. This motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

\* \* \*

At 12:59 a.m. [Wednesday, January 24, 1990], the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was formally adjourned at 1:00 a.m., and the regular Council agenda order was resumed.

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22. ORAL COMMUNICATIONS:

22a. Councilwoman Hardison expressed personal frustrations regarding the Planned Development Zone and requested a guideline proposal from staff for future Council consideration.

22b. Councilman Nakano requested that staff investigate possibilities for regulation of the transportation of Hydrofluoric Acid through the City of Torrance. City Manager's staff to respond.

22c. Councilman Nakano expressed appreciation for the "get well" wishes received during his recent illness.

22d. Councilman Walker briefly addressed concerns regarding the transport of Hydrofluoric Acid through the City of Torrance vs. concerns relative to the storage and utilization of some 30,000 gal. of HF by Mobil Oil.

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22e. Councilman Wirth requested that staff do some projections regarding other areas which might be considered for Planned Development proposals [see Councilwoman Hardison's oral 22a, Page 21].

22f. Mayor Geissert requested that the City Attorney research the matter of a possible zone change for the bluff properties on Paseo de la Playa [see Agenda Item 15b, Pages 11-14 of these minutes].

22g. Mayor Geissert noted that a replica of an Okinawan dancer doll was recently received by the City of Torrance from the members of a visiting Okinawan dance group.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS [CONTINUED]:

Mayor Geissert announced that the Council would now recess to executive session to consider matters previously announced [see Pages 1 and 2 of these minutes] but not heretofore considered.

At 1:10 a.m. the City Council recessed for a continued executive session, returning at 1:25 a.m. No action was required as a result of the closed session.

24. ADJOURNMENT:

At 1:25 a.m. [Wednesday, January 24, 1990] the January 23, meeting of the City Council was formally adjourned to Tuesday, January 30, 1990, 5:30 p.m.

Adjournment was dedicated to the memory of

Ms. Ruth Hayes.

# # # # #

Peggy Laverty  
Minute Secretary

City Council  
January 23, 1990

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

City Council  
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