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Torrance City Council - January 30, 1990

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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, January 30, 1990, at 5:37 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.

* * *

It was with sadness that Mayor Geissert announced the recent passing of Ms. Gloria Balaz, who had worked for many years as a Senior Aide in the Records Center of the City Clerk's office. The Mayor directed that this meeting be adjourned in memory of Ms. Balaz.

* * *

3. FLAG SALUTE/INVOCATION:

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

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

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of January 2, 1990, as recorded. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA:

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

Mayor Geissert announced that the agenda cover for this meeting incorrectly listed the time of the meeting as 7:00 p.m., rather than 5:30 p.m. City Attorney Nelson advised that this error did not represent a problem in that ordinances and resolutions establish the times for regular Council meetings...further, public hearings scheduled for this date were noticed at the proper time of 5:30 p.m.

The above motion carried without objection.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Public Safety Committee

Meeting date to be established.

Subject: Permit Process of Acutely Hazardous Material.

Town Hall Meeting

February 8, 1990, 7:00 p.m.

Subject: Budget.

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Finance Committee

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

Subject: Mid-Year Budget Review.

8. COMMUNITY MATTERS:

8a. RETIREMENT PLAQUE - FIREFIGHTER BRUCE W. SMITH:

RESOLUTION NO. 90-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING FIREFIGHTER BRUCE W. SMITH FOR HIS DEDICATION, PROFESSIONALISM, AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS TWENTY-SIX YEARS OF SERVICE

MOTION: Councilman Nakano moved for the adoption of Resolution No. 90-12. His motion, seconded by Councilwoman Hardison, carried by unanimous roll call vote.

This resolution was presented by Mayor Geissert to Firefighter Bruce W. Smith.

8b. RESOLUTION HONORING LEAD WATER METER READER REPAIRER ALVIN N. THOMPSON:

RESOLUTION NO. 90-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING ALVIN NEAL THOMPSON FOR HIS DEDICATION, PROFESSIONALISM, AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS THIRTY-SEVEN YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 90-13. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

Present to accept this resolution with appreciation was Lead Water Meter Reader Repairer Alvin Thompson.

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8c. PRESENTATION OF TEN YEAR SERVICE AWARDS:

Ten year service awards were presented by Mayor Geissert to

- Jim Buckley, City Librarian
- Diane Pales, Juvenile Division Case Worker.

Both individuals accepted these awards with gratitude.

8d. PROCLAMATION declaring February 1990 as "Self-Esteem and Responsibility Month" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert.

This proclamation was accepted by Ms. Toni Sargent and Mr. Tom Rische, members of the Los Angeles County Task Force to Provide Self-Esteem and Personal and Social Responsibility.

8e. RESOLUTION OF COMMENDATION:

RESOLUTION NO. 90-7

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE THANKING TOYOTA MOTOR
SALES, USA, INC. FOR THEIR CONTRIBUTION
TO THE CITY'S THEATER AND CULTURAL ARTS
CENTER

MOTION: Councilman Nakano moved to adopt Resolution No. 90-7. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

This resolution will be presented at a later date.

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9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. LITTLE LEAGUE LEASE RENEWALS:

RESOLUTION NO. 90-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE CERTAIN LEASES BETWEEN THE CITY OF TORRANCE AND WEST TORRANCE LITTLE LEAGUE, RIVIERA LITTLE LEAGUE, AND TORRANCE AMERICAN BOYS' BASEBALL, FOR THE PURPOSE OF LEASING CERTAIN CITY-OWNED LAND TO THESE LITTLE LEAGUES FOR USE AS BALL FIELDS

MOTION: Councilman Nakano moved to adopt Resolution No. 90-21. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

9b. HUMAN RESOURCES COMMISSION 1988/89 ANNUAL REPORT:

MOTION: Councilman Walker moved to receive and file the 1988/89 Annual Report of the Human Resources Commission. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

9c. AWARD OF CONTRACT - CULTURAL ARTS CENTER CONSTRUCTION:

RECOMMENDATION:

The City Manager recommends that the City Council accept the low bid of \$12,229,500 and award a contract to Moran Construction Co. for construction of the Torrance Cultural Arts Center.

After announcing the date of February 1, 1990, for the ground breaking ceremonies for the City's Cultural Arts Center, Management Programs Administrator Tilden introduced Mr. Chuck Behling of Kitchell CEM, Project Manager.

Mr. Behling, business address 1707 East Highland, Phoenix, Arizona, outlined the results of their review of references provided in the bid documents of Moran Construction Company, noting a positive response in all areas of concern.

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MOTION: Councilwoman Hardison moved to concur with the recommendation of the City Manager on Agenda Item 9c. Her motion, seconded by Councilman Nakano, carried by unanimous roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. AMENDMENT TO PARK DEL AMO DEVELOPMENT AGREEMENT:

Held -- see Pages 11-24.

* * *

At 6:11 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. During that joint session, the following City Council Agenda Item was considered...

15a. REDEVELOPMENT AGENCY ANNUAL REPORT for Fiscal Year 1988-89, including the Independent Financial and Compliance Audit Reports.
[Companion to Agency Item 5a].

Mayor Geissert announced that this was the time and place for a public hearing of the City Council for consideration of the Redevelopment Agency Annual Report for Fiscal Year 1988-89, including the Independent Financial and Compliance Audit Reports.

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

Ms. Mary Perry, 1414 Cravens Avenue, requested consideration regarding her petition for low and moderate rehabilitation funding. The Mayor informed Ms. Perry that this subject is not properly before the Council at this time and directed that Senior Principal Planner Bihn of the Redevelopment Agency staff meet with this citizen regarding her concerns.

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

MOTION: Councilman Applegate moved to concur with the staff recommendation on Agenda Item 15a. His motion, seconded by Councilman Wirth, carried by unanimous roll call vote.

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At 6:17 p.m., the regular City Council agenda order was resumed, the Council/Agency remaining in joint session for purposes of a joint executive session scheduled for later in the meeting. NOTE: That joint executive session was later canceled because of the length of the meeting and lateness of the hour [see Page 28].

* * *

15. HEARINGS:

15a. REDEVELOPMENT AGENCY ANNUAL REPORT:

See Page 6.

15b. CUP 89-62, PP 89-49: MITSUOKA MOTORS AMERICA, INC.

Planning Director Ferren affirmed, at the Mayor's request, that all advertising for this hearing specified the correct hour of 5:30 p.m. for this Council meeting [see Page 2, Item 5, for earlier discussion regarding posting of the meeting time].

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal by the applicant of a Planning Commission denial of a Conditional Use Permit and a Precise Plan of Development to allow the operation of a new car dealership on property located in the C2-PP zone at 3614 Pacific Coast Highway. CUP 89-62, PP 89-49: MITSUOKA MOTORS AMERICA, INC.

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

During the staff presentation on this item, Senior Principal Planner Gibson noted that the Planning Commission recommends denial of the appeal and denial of the request; the Planning Department recommends approval of the appeal and approval of the request.

Following his formal presentation, Mr. Gibson responded to Council inquiries noting that staff would intend to work with the applicant regarding the specific parking layout for this oddly-shaped lot, it being staff's opinion that adequate on-site parking can be provided to serve the proposed use, with sufficient back-up area and proper accessibility to those spaces.

The proponent was then invited to present his case.

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Dr. Melvin White, 4733 Torrance Boulevard, owner of the subject property, introduced his agent, Mr. Craig Heimforth, Moore Investments, 2700 Pacific Coast Highway. Mr. Heimforth described their efforts to locate an appropriate use for this "difficult" building and noted their opinion that the subject use would appear to be the most compatible with the surrounding neighborhood.

Next to speak from the audience was Mr. Les Haddan, 24228 Ward Street. Parking problems on the subject site were described by Mr. Haddan and photographs illustrating this area of concern were submitted for the record. It was suggested by this speaker that the size of the building might be modified to "make it legal for parking."

As a matter of clarification regarding the proposed use, Senior Principal Planner Gibson advised that, although this is an application for a new car dealership, used "collector-type" cars will be sold.

Traffic/parking concerns were discussed by Mr. Mike Moore, 3208 Danaha, who also suggested removal of a portion of the front of the building to allow for parking.

Mr. Tom Gamble [no address given] reviewed the history of traffic problems in the area and read aloud a letter [of record] signed by Dagmar Beiler, 24243 Madison Street, registering opposition to the proposal.

Returning to the podium, Mr. Craig Heimforth discussed land uses in the area and specific features of the site itself.

The property owner, Dr. White, returned to advise that no traffic problems occurred at this site during the preceding three-year period when his wife operated a dress shop out of this building.

Mr. Tom Cincotta, representing Mitsuoka Motors, responded to questions from Councilmembers advising that there would be no more than two representatives of Mitsuoka Motors on site at any one time and these individuals would likely arrive in one vehicle; clientele would be met by appointment only; approximately eight cars would be displayed on site; parking to meet Code [four spaces] is available; test-driving of automobiles should not impact the alley or nearby residential streets; etc.

In response to a question from Councilman Walker, Mr. Cincotta concurred with a continuance of this case in order that a detailed parking and landscaping plan might be provided.

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Councilwoman Hardison inquired regarding the feasibility of the City requiring that a portion of the building be removed in order to provide more room on the lot for parking as had been suggested by audience speakers. City Attorney Nelson advised that this question would have to be researched.

Members of Planning staff addressed continuing Council questions regarding an appropriate utilization of this site. Senior Principal Planner Gibson pointed out that, while there are certain office uses that may be less traffic intensive, consideration must also encompass customer intensity and turn-over, etc. Mr. Gibson stated that, under the circumstances, staff deems the subject use an acceptable one for this location.

Mayor Geissert addressed the requirement for either an 18" high wall or three-foot deep planter adjacent to the sidewalk on Pacific Coast Highway [Condition #13]. Senior Principal Planner Gibson expanded on this concept as it relates to parking for the site.

Mr. Les Haddan returned to the podium to express concerns regarding the parking arrangement envisioned by staff, to suggest possible visibility problems associated with a low wall or planter as above described, and also to point out difficulties associated with removing cars from the showroom with customer cars parked in front.

Also returning to speak once again, Mr. Mike Moore concurred with Councilman Walker's recommendation that a parking plan be provided prior to a decision on the matter. Mr. Moore suggested that a rezoning of the property to residential might be appropriate.

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

Council discussion developed.

Councilman Walker spoke in firm opposition to any proposed residential use on this parcel and noted his opinion that the proposed use is likely one that will create the least amount of traffic.

Reiterating his position that a parking plan should be submitted prior to a decision by the Council, Councilman Walker MOVED to hold CUP 89-62, PP 89-49, MITSUOKA MOTORS AMERICA, INC. for two weeks. This motion DIED FOR LACK OF A SECOND.

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Councilman Applegate expressed concerns regarding a potential neighborhood traffic "nightmare" which the subject use could conceivably represent.

Difficulties represented by the small display area available for the automobiles; size and shape of the parking area; logistics involved in removing cars from the showroom; etc. were pointed out by Mayor Geissert, who offered her opinion that, as non-intensive as the proposed use is, it is too much for the subject parcel.

Stating his primary concern to be parking, Councilman Mock MOVED to deny the appeal and deny without prejudice CUP 89-62, PP 89-49, MITSUOKA MOTORS AMERICA, INC. His motion was seconded by Councilman Applegate.

Prior to roll call vote, Councilwoman Hardison suggested that there is a need for direction to be given to the property owner as to possible utilization of this property. Ms. Hardison indicated firm opposition to any thought of residential development on this site.

Councilman Walker indicated opposition to the above motion reiterating his preference for a continuation in order to allow submittal of a parking plan.

Roll call vote on the above motion was unanimously favorable with the exception of Councilman Walker's dissenting vote.

* * *

At 7:10 p.m., Mayor Geissert ordered a recess. The Council reconvened at 7:35 p.m.

* * *

Councilman Applegate announced that, for reasons of record previously stated, he is required by law to abstain from consideration of the matter to be next considered by the Council [Agenda Items 12a, 15c and 15d]. Mr. Applegate stated that he has absolutely no involvement whatsoever in the matter, but interpretation of the law is such that he is required to abstain...he then reluctantly departed from the Chambers.

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Councilman Nakano announced that, inasmuch as he lives across the street from the Park Del Amo project, within a 300-foot radius, he has been advised by the City Attorney that he should also abstain due to a possible conflict of interest. Mr. Nakano likewise left the Council Chambers at this time.

Considered jointly at this time...

12a. AMENDMENT TO PARK DEL AMO DEVELOPMENT AGREEMENT:

Mayor Geissert noted that Item 12a is a recommendation of the City Attorney and City Manager that an amendment to the Park Del Amo Development Agreement be considered which would convert two commercially zoned lots to residential, and reduce the amount of commercial uses which can be built.

15c. PD 89-1, GPA 89-2, TT 47700: WATT HOMES, INC.

Mayor Geissert announced that this was the time and place for Council consideration of an appeal by the applicant of a Planning Commission denial of a Planned Development to allow the construction of 166 condominium units, a General Plan Amendment from office commercial to medium density residential and a Tentative Tract to allow a five-lot subdivision for condominium purposes on property located in the PD zone on the north side of Sepulveda Boulevard approximately 1300' west of Crenshaw Boulevard at Hickory Avenue. PD 89-1, GPA 89-2, TT 47700: WATT HOMES, INC.

15d. PD 89-2, GPA 89-3, TT 47701: WATT HOMES INC.

The Mayor announced that this was the time and place for City Council consideration of an appeal by the applicant of a Planning Commission approval of a Planned Development to allow the construction of 52 detached patio homes, a General Plan Amendment from office commercial to low-density residential, and a Tentative Tract to allow a five-lot subdivision for condominium purposes on property located in the PD zone on the west side of Crenshaw Boulevard approximately 1000' north of Sepulveda Boulevard. PD 89-2, GPA 89-3, TT 47701: WATT HOMES, INC.

Proof of publication for Items 15c and 15d, provided by the City Clerk, was filed without comment.

Staff presentation on Agenda Item 12a was provided, per agenda material of record, by Senior Principal Planner Gibson, who explained that the applicants are proposing, by way of an amendment to the Development Agreement, to reduce the land area devoted to commercial construction and concomitantly reduce the

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total allowable square footage for commercial development...then to increase the land area devoted for residential construction but lower the total number of units.

Mr. Gibson advised that the proposed amendments do not in any way impact provisions relating to the Madrona Marsh, nor do they in any way impact provisions which control intersection modifications at Sepulveda and Hickory...they are provisions which address the square footage of the property; the number of units; specific references to lots, parcel maps and tract maps; and reference to the General Plan Amendments.

A general overview of the Development Agreement itself, as well as its history and purpose, were provided by staff at the direction of the Mayor.

Staff then responded to questions from individual Councilmembers, providing clarification and expansion primarily in the area of density which was of particular concern to Councilwoman Hardison

During the ensuing discussion, Mayor Geissert voiced her concerns regarding the issue of bulk and density as opposed to unit numbers. She noted that the proposed residential use on the 10-acre parcel on Sepulveda Boulevard would have substantially more square footage than would a commercial development on that site taking into consideration existing Development Agreement restrictions.

Also of concern to the Mayor was the substantial square footage of remaining commercial entitlement per the Development Agreement and the possibility of relying on development standards as control measures rather than specific numbers.

The matter of traffic movement controls at the Sepulveda/Hickory access to the site was also noted by the Mayor as an issue of major importance to residents in the area and one which should be addressed.

The proponent was invited to comment on the Development Agreement at this time.

Mr. Larry Schmidt, representing Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, described, with the aid of transparencies, their requested modifications to the Development Agreement in order to allow for residential development on the two remaining vacant commercially-designated lots. Correspon-

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dence directed to the City Council and hand delivered on Friday, January 26, 1990, was referenced by this speaker during his presentation.

Regarding the Mayor's suggested approach in establishing controls by way of standards, rather than numbers, Mr. Schmidt indicated no objection at this time.

Mr. Brian Weber, 1901 Avenue of the Stars, Suite 1555, Los Angeles, with GKJ Investment Corporation, stated that he was present tonight representing CGW&A Company of the Torrance Investment Company. Mr. Weber indicated concurrence in concept with the form of amendment described by Mayor Geissert wherein the square footage numbers would be eliminated altogether and the standards such as setback requirements, at-grade parking requirement, and the overall height limitation would be "emphasized."

Audience input was then invited.

Mr. Sam Suitt, 1745 Maple Avenue, voiced strong opposition to any reopening of the Development Agreement and urged the Council to reject the subject proposals.

Mr. Suitt stated, for the record, his belief that the scope of the project alterations and various associated changes demand that an Environmental Impact Report be prepared

Continuing, Mr. Suitt cited testimony before the Planning Commission from homeowners directly north of this project, who stated they received assurance at the time they purchased their homes that their views of the Palos Verdes hills were protected by the Development Agreement. Mr. Suitt indicated his support and encouragement of any lawsuit which might be brought by these affected homeowners as a result of a "breaching of that assurance".

In concluding his lengthy discourse, Mr. Suitt urged the Council to reject both proposals and require the developer to honor his commitment to the City and its citizens. Should the Council favorably consider the requests of the developer, this speaker requested that an EIR be required with its attendant opportunities for public participation and involvement.

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Mr. Paul Meyers, 20917 Amie Avenue, expressed dismay at certain of the previous speaker's allegations and remarks and voiced his personal support of residential developments as proposed on the commercially designated parcels.

*

Mr. Milfred Smith, 2594 Dorset Drive [South Bayport], spoke in favor of residential rather than commercial development because of a lower height limit, reduction in traffic and a more desirable neighbor to other residential properties.

*

Mr. Chuck Wilson, 2110 Atwood [South Bayport], favored construction of the patio homes, but expressed concerns regarding the height of the proposed townhouse structures with only a ten-foot setback.

*

Mr. Newton Young, 22637 Hickory Avenue, speaking on behalf of Southwood/Sunray Homeowners, referenced their correspondence [included in the agenda packets] wherein denial of a zone change from office/commercial to residential was urged. [An additional letter was also submitted to the Council].

Greater traffic generation and the significant impact on City services and infrastructure represented by a residential development, as well as the less imposing effect of commercial development due to setbacks and open space were cited by Mr. Young in support of Southwood/Sunray's position.

This speaker also strongly urged that access to the development be moved approximately 260 feet east of Hickory Avenue in accordance with the City's Department of Transportation recommendation.

In response to an inquiry by Councilman Mock, Director of Transportation Horkay contended that commercial development would generate more traffic than residential, especially Monday through Friday and during peak hours. This statement was argued by Mr. Young.

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Mr. Glen Musicer, 2628 Woodbury Drive, favored the zone change to residential and suggested establishing 1400 as the total number of residential units for Park Del Amo; limiting the commercial square footage to approximately 400,000; and establishing a setback of 50 feet from all internal developments.

*

Ms. Shirley Turner, 23216 Juniper Avenue, expressed concerns regarding parking, density and the overall quality of the development.

*

Mr. Carl Walther, 3714 Sara Drive, favored rezoning to residential as a means of increasing the housing stock in Torrance. This speaker opposed moving the Hickory Avenue intersection further to the east.

*

Mr. David Winkler, 2800 Plaza Del Amo, Unit 120 [Summerwind], spoke in favor of the gated community concept and of a change in zone to residential.

*

Mr. Bernard Levine, 2600 Woodbury Drive [South Bayport], requested that consideration be given to the views of residents along the southerly wall of South Bayport. In this speaker's opinion, the proposed setback for the residential development would "blot out the world" from his rear windows and he suggested the possibility of lowering the height of the new residential area nearest to South Bayport.

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Mr. Dave Cason, 1956 West 232nd Street, voiced concerns regarding the affordability of housing in the City of Torrance and favored the proposed change to residential use for that reason.

*

Mr. Bruce Eyerly, 2632 Woodbury Drive [South Bayport], stated that the setback established in the Development Agreement was misrepresented to him by the Watt Homes representative at the time he purchased his home. This speaker seriously questioned the true "affordability" of homes proposed for this development and expressed his opinion that privacy, separation and openness would be more favorable with a commercial, rather than residential, development.

* * *

At 9:40 p.m. the Mayor called a recess. The Council [with the exception of Councilmen Applegate and Nakano who were abstaining on this matter] reconvened at 10:05 p.m.

* * *

Mr. John P. Brady, 22616 Juniper Avenue, spoke in favor of the proposed change from commercial to residential.

*

Mr. Willivory Cherry, 2800 Plaza Del Amo, #454 [Summerwind], spoke highly of the quality of the Summerwind development and recommended approval of the proposed residential development.

*

Ms. Georgean Griswold, 244 Avenida Atezada, spoke in opposition to the addition of any more condominiums, townhouses or patio homes in the area because of density, and she also questioned the affordability of the homes proposed. Anticipating that Plaza Del Amo will become a major cross-town artery she recommended that the Development Agreement not be reopened.

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Ms. Carol Ann Meddles, 2993 Dorset [South Bayport], expressed grave concerns regarding the impact of the proposed residential development in terms of setbacks and height of the structures.

*

Mr. Ron Nastri, 2668 Woodbury Drive, urged that reasonableness prevail and suggested that major problems are associated with density, building height, lack of air space and the concentration of activity. It was his suggestion that there be a reduction in density and that, if possible, the development be moved closer to Sepulveda Boulevard. Patio homes were recommended by this speaker for both parcels.

*

Mr. Albert Bernardo, 2603 180th Street, spoke in favor of residential development.

*

Mr. Dennis Meddles, 2593 Dorset, suggested that most of those in attendance who favored the requested modification were present at the specific request of Watt Industries.

*

Mr. Albert Laurvig, 2660 Woodbury Drive [South Bayport], opposed a change in the development plan in order to maintain a balanced community.

*

Ms. Addie Davidson, 3734 West 227th Street, opted for affordable housing rather than commercial development.

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Ms. Norma Waters, 2660 Woodbury Drive, business address 3868 Carson Street, Suite 300-13, expressed concerns regarding a change in the balance of the community. Should a change to residential use be approved, Ms. Waters requested that the Council honor commitments previously established as to setbacks, etc.

*

Ms. Paula Janoski, 2116 Cambridge Way [South Bayport], employed by Watt Industries but speaking as a homeowner, noted her support of additional housing and expressed her opinion that a commercial parking lot adjacent to their perimeter wall would invite vandalism and security problems.

*

Mr. Newton Young, 22637 Hickory Avenue returned to further address the subject of access on Sepulveda Boulevard and stressed his desire that this driveway be offset from Hickory Avenue whether the site is developed for commercial or residential use.

*

Mr. Dick Roxburgh, 2648 Woodbury Drive, favored the original proposal for commercial development and requested that a setback of 50 - 100 feet be measured from their back wall.

*

Ms. Lucille Nastro, 2668 Woodbury Drive, stressed the need for reasonableness and consideration of a 50 - 100-foot setback from the rear wall of the South Bayport development as was represented to these homeowners.

*

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Mr. David Lam, 2571 Bayport Drive, stated that while he is not opposed to a change of zone to residential, he is concerned about density and traffic. A reduction in the number of units proposed was recommended by this speaker.

*

Ms. Greta Roxburgh, 2648 Woodbury Drive [South Bayport], recommended commercial development as originally planned and voiced concerns regarding density and the impact on residents of the Park Del Amo development.

*

Mr. Nicholas White, 4905 Escalon Avenue, Los Angeles, an employee of Watt Enterprises [associated with the builder of Eastgate at the northwest corner of Western and Carson Streets], urged that unforeseeable changes in the real estate marketplace be taken into consideration in contemplation of the highest and best use for the property.

*

Mr. Joshua Kim, 2140 Shelburne Way, maintained that traffic and density would be exacerbated by more housing in the area.

*

Mr. Hank Sirredge, 2603 Woodbury Drive, decried a loss of open space and atmosphere previously enjoyed in the City of Torrance.

*

Mr. John DeRago, 2800 Plaza Del Amo, #488 [Summerwind], favored residential development with one- or two-story units and urged a 50 to 100-foot setback to be developed as a green belt or small park.

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Ms. Carrie Yume, 2612 Woodbury Drive, agreed with residential usage providing there is sufficient open space.

* * *

Watt Homes' representative, Mr. Larry Schmidt, returned to the podium at this time to address some of the issues and objections raised.

Relative to setbacks, Mr. Schmidt indicated a willingness to consider moving the units away from the property line and a greenbelt/park concept in the setback area. While he indicated that a request for a setback greater than 15 feet would be reasonable, it was Mr. Schmidt's opinion that a 50-foot setback might be unreasonable. He further stated that the intended use of the greenbelt as well as those who would be benefited thereby would have to be established.

Mayor Geissert suggested that such an area might serve as a common recreation area for both adjoining residential developments for jogging, a linear park, putting greens, etc.

Referencing the line of view from South Bayport, Mr. Schmidt advised that they can construct their buildings so that they will not intrude within the view line that would exist between the top of the wall that exists today and a building that is 100 feet away and 45 feet high. Additionally he reported that, as proposed, there will be view corridors provided in the townhome project. A willingness to work with the City and the residents of South Bayport was indicated by this speaker.

Previously expressed concerns regarding density for the site facing Sepulveda Boulevard were reiterated by Councilwoman Hardison, who expressed her firm opinion that garages should be included in the square footage calculations for residential units and that the Development Agreement should only be opened if a cap is established for square footage [density to be established by square footage rather than number of units].

Councilman Wirth spoke in favor of residential units, but expressed his frustrations because of his concerns about density [desiring fewer units on larger pieces of land] and affor-

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dability [translating to more units on less land]. This Councilmember indicated his willingness to modify the Development Agreement to deal with the density issue on the parcel facing Sepulveda Boulevard.

It was suggested at this time by Mayor Geissert that the Council indicate by consensus their stand on the issues of whether or not the Development Agreement should be opened to change the two parcels of land under consideration from commercial to residential; commercial density; residential density; and the Hickory/Sepulveda intersection.

Opening of the Development Agreement...

Mayor Geissert recommended considering changes to the Development Agreement and seriously considering the developer's proposal to change the two parcels from commercial to residential because it would be in the City's best interest to bring the matter of density [units vs. bulk] to a close at this time.

MOTION: Councilman Mock moved that the Council change the designation of the two parcels under consideration from commercial to residential. His motion was seconded by Councilman Wirth and no objections were voiced.

Commercial Density...

Mayor Geissert suggested that the figures be deleted in the commercial portion and that development standards be allowed to govern the commercial density and intensity of development.

Existing development standards were called out as: 100-foot setback from Sepulveda or Crenshaw; 3-story, 45-foot maximum height limitation; surface parking only [no parking structures or subterranean parking]; 50-foot separation from any residential; and restrictions on uses.

It was suggested by Councilwoman Hardison that this might be left open and explored with the developer if deemed advisable by the City.

At this point the Mayor recapped the consensus of the Council to include, under certain circumstances, redesignation of the two commercial areas to residential and elimination of figures in the commercial section leaving the development standards in place.

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Residential Density [parcel facing Sepulveda]...

Councilwoman Hardison reiterated her suggestion that density be determined by square footage rather than number of units.

Councilman Walker stated his desire that the issue of view lines be addressed.

Councilman Wirth expressed concerns regarding the establishment of effective controls noting that when density is considered it is usually from the standpoint of appearance, setbacks, traffic, parking, etc....not square footage.

Mayor Geissert suggested a reduction of 35 units on the Sepulveda parcel to 131, with that reduction in units to be reflected in revised plans which would also address concerns expressed at this meeting, including the separation between projects by a common green area.

A willingness to explore this concept was indicated by Councilwoman Hardison, and it was confirmed by the Mayor that her suggestion relates to the parcel facing Sepulveda Boulevard only, the plans for the other commercial parcel under consideration being more acceptable insofar as density is concerned.

Hickory Intersection...

An extensive discussion developed on this subject, with a strong opinion expressed by Councilman Walker that the ingress/egress to this development from Sepulveda Boulevard should line up with Hickory Avenue rather than being relocated further to the east as recommended by the Department of Transportation.

Staff responded to Council questions and provided information relative to their proposal.

With regard to Council concerns voiced, Mayor Geissert requested that Provision #36 of the Development Standards be reviewed to see if it could be further "tightened" to prevent cut-through traffic from this development from proceeding south on Hickory Avenue. It was noted that the language of the Development Agreement very clearly specifies that cut-through traffic shall be prevented.

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Should a major problem develop at some point, City Manager Jackson indicated that the matter could be returned to Council and alternatives discussed.

* * *

Mr. Brian Weber returned to the podium at this time to affirm his agreement with the concept of development controls and specifications currently contained in the Development Agreement as limiting the commercial development, with any reference to a specific square-footage amount to be removed.

Mr. Larry Schmidt affirmed his understanding of the Council's desire that the total unit count on the parcel adjoining Sepulveda Boulevard be 131 and that a usable greenbelt area be provided as discussed, it being his opinion that 25 to 50 feet in width would seem appropriate.

Mayor Geissert requested that the developers address some of the concerns heard tonight, including the general concerns about density.

Councilwoman Hardison cautioned that units should not be made appreciably larger because of the reduction in numbers, to which Mr. Schmidt responded by advising of the resultant increase in price of these units. Although he advised that he will try to work with the City in this regard, Mr. Schmidt was firm in desiring that there be an understanding of the full impact involved in that reduction in unit numbers.

With roughly a 20% reduction in the number of units, Councilman Walker acceded to a reasonable adjustment to the product to suit the marketplace; however, he also cautioned that the size not be increased unreasonably.

As discussion continued, Mayor Geissert directed that both projects be returned to Council along with the Development Agreement, a time frame of three weeks having ultimately been agreed upon.

On behalf of the developer, Mr. Schmidt agreed to a continuation of these agenda items.

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MOTION: Councilman Wirth moved that staff be directed to bring back a modified ordinance following the guidelines and comments set forth by the Council tonight. His motion was seconded by Councilman Walker.

Prior to roll call vote, Mayor Geissert requested that requested modifications, as understood by the City Attorney's office, be enumerated. These were stipulated as follows by Assistant City Attorney Quale...

- o That the two commercial parcels be converted to residential uses;
- o That reference to an upper limit of square footage of development on the commercial parcels be removed;
- o That the parcels be segregated, with references to two different parcels...one northerly along Crenshaw and one southerly along Sepulveda;
- o That the parcel on Sepulveda Boulevard will be limited to 131 units [the other parcel has not changed];
- o That the Hickory intersection issue will be left as it is at the present time.

Prior to roll call vote on the motion, Ms. Shirley Turner requested a statement that everything else in the Development Agreement will remain the same. Mayor Geissert so noted.

Roll call vote on the above motion was unanimously favorable [Councilmen Applegate and Nakano ABSTAINED].

MOTION: Councilman Wirth moved to continue Agenda Items 12a, 15c and 15d to February 20, 1990, 5:30 p.m. The motion, seconded by Councilman Mock, carried by unanimous roll call vote [Councilmen Applegate and Nakano ABSTAINED].

Councilmen Applegate and Nakano returned to the Council Chambers at this time.

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17. ADMINISTRATIVE MATTERS:

17a. PROCEDURAL MATTERS - 1990 GENERAL MUNICIPAL ELECTION:

RESOLUTION NO. 90-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ESTABLISHING VOTING PRECINCTS AND POLLING PLACES, APPOINTING PRECINCT BOARD MEMBERS AND FIXING COMPENSATION FOR THE GENERAL MUNICIPAL ELECTION OF THE CITY ON TUESDAY, MARCH 6, 1990, CALLED BY RESOLUTION NO. 89-227 OF THE CITY COUNCIL

MOTION: Councilman Nakano moved to adopt Resolution No. 90-22. His motion, seconded by Councilman Mock, carried by unanimous roll call vote.

RESOLUTION NO. 90-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE CANVASS OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON THE 6TH DAY OF MARCH, 1990, TO BE MADE BY THE CITY CLERK OF THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 90-23. This motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

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18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3293:

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 adopt Ordinance No. 3293 at its second and final reading. His motion was seconded by Councilman Walker and carried by way of the following roll call vote.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilwoman Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

18b. ORDINANCE NO. 3294:

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 adopt Ordinance No. 3294 at its second and final reading. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

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20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT - To furnish the City of Torrance's annual requirements of asphalt mix and other related products/services
Ref: Bid No. B90-02
Anticipated Expenditure: \$705,945.76, including sales tax.

RECOMMENDATION:

The Purchasing Division and the Street Department request that your Honorable Body authorize the award of an annual contract for the purchase of asphalt and related street maintenance products from the lowest responsible bidder, Blue Diamond Materials of Long Beach, California in the amount of \$705,945.76, including tax.

20b. COUNCIL AWARD OF CONTRACT - To furnish annual requirements of Crushed Aggregate Base (per Standard Specifications for Public Works Construction)
Ref: Bid No. B90-03
Expenditure: \$179,468.10 including sales tax.

RECOMMENDATION:

The Purchasing Division and Street Department recommend that your Honorable Body award a contract to the lowest responsible bidder, Cal Mat Company of Los Angeles, California for the City's annual requirements of crushed aggregate base, in the anticipated amount of \$179,468.10 including tax.

20c. COUNCIL AUTHORIZATION To sell surplus Fire Department equipment to the highest bidder.

RECOMMENDATION:

Staff requests authorization to place an ad to sell two scope-defibrillator units and to sell these units to the highest bidder based on a response to the sales advertisement.

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MOTION: Councilman Applegate moved to concur with staff recommendations on agenda items 20a, 20b, and 20c above. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS;

22a. Councilman Nakano expressed appreciation for a report from the Department of Transportation regarding truck safety ramps and requested that the short-term recommendation contained within that report be explored. Mr. Nakano also requested that information regarding related accident history [including the severity of the accidents] be provided.

Director of Transportation Horkay indicated that his department will follow through.

22b. Councilman Wirth requested that staff return with an agenda item for a Council decision on reconsideration of a planning matter on Iris Avenue.

22c. Mayor Geissert congratulated Councilman Nakano on his recent appointment to the National League of Cities Committee on International Trade, as well as the League of California Cities' Environmental Committee.

22d. Ms. Mary Perry, 1414 Cravens Avenue, urgently requested assistance in obtaining Section 8 housing rehabilitation grant funding. Ms. Perry also requested that the City attempt to locate building blueprints for her property which she advised have been lost. Staff will pursue the matter.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Due to the lateness of the hour it was determined that the items on the executive session calendar for this date will be continued to a subsequent meeting.

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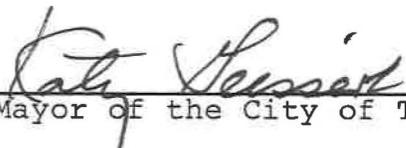
24. ADJOURNMENT:

At 12:25 a.m. [Wednesday, January 31, 1990] the January 30 meeting of the City Council/Redevelopment Agency of the City of Torrance was formally adjourned to Tuesday, February 6, 1990, 5:30 p.m.

Adjournment was dedicated to the memory of

Ms. Gloria Balaz.

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Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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