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23. EXECUTIVE SESSION MATTERS

23a. Executive Session Matters

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24. ADJOURNMENT

The meeting was formally adjourned at 12:01 AM to  
Tuesday, February 27, 1990, 7:00 PM

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Valerie Whippie  
Minute Secretary

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FEBRUARY 20, 1990

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES

1. CALL TO ORDER

The Torrance City Council convened in a regular meeting on Tuesday, February 20, 1990, at 5:37 PM in the Council Chambers of 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

Mr. Dick Etherington led in the salute to the Flag.

The invocation for the meeting was provided by Reverend Thomas Rothhaar, WALTERIA Methodist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of January 23, 1990, as recorded. The 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 Councilmem-

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ber the right to demand the reading of any such resolution or ordinance in regular order. The 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 with unanimous approval following roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS

The Council concurred unanimously with the recommendation of the City Manager that Agenda Item 10a, Los Angeles County Transportation Commission (LACTC) Half-Cent Sales Tax Proposal, be deferred one week [2-27-90].

...Considered out of order...

11. POLICE AND FIRE MATTERS

11a. SETTING A PUBLIC HEARING FOR THE ADOPTION OF THE 1988 UNIFORM FIRE CODE

RECOMMENDATION

It is the request of the Fire Chief and the Fire Marshal that Your Honorable Body conduct a public hearing for the adoption of the 1988 Uniform Fire Code on Tuesday, March 13, 1990, at 7:00 PM.

MOTION: Councilwoman Hardison moved to concur with the above stated recommendation of the Fire Chief and the Fire Marshal. The motion was seconded by Councilman Mock and carried, with roll call vote reflecting unanimous approval.

...Council returned to its regular agenda order...

7. COUNCIL COMMITTEE MEETINGS

Finance Committee

Date: February 27, 6:00 PM, West Wing  
Commission Meeting Room  
Subject: Mid-Year Budget Review

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Public Safety Committee

Date: March 21, 4:30 PM, Third Floor  
Assembly Room  
Subject: Permit Process of Acutely Hazardous  
Material

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. LOS ANGELES COUNTY TRANSPORTATION COMMISSION (LACTC)  
HALF-CENT SALES TAX PROPOSAL

Deferred to February 27, 1990; see Agenda Item 6.

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For reasons of record Councilman Applegate noted that he was required by law to abstain from consideration of Items 12a, 15a & 15b (considered simultaneously,) subsequent to which he exited the Chambers.

Councilman Nakano also for reasons of record, stated that he too would be abstaining from Items 12a, 15a & 15b, and he exited Council Chambers, as well.

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12. PLANNING AND ZONING MATTERS

12a. AMENDMENT TO DEVELOPMENT AGREEMENT - PARK DEL AMO

Mayor Geissert announced that Item 12a was a recommendation of the City Attorney and City Manager to approve the revised Amendment to the Park Del Amo Development Agreement and adopt the Ordinance implementing the Amendment.

The Mayor briefly summarized previous Council consideration of this matter [January 30, 1990]. It was noted that there had been a general consensus of agreement to amend the Park Del Amo Development Agreement to allow the conversion of two commercially zoned lots to residential uses; to remove any square foot "cap" on commercial development; to specifically identify the two new residential parcels, with the number of dwellings fixed at 52 units for the northerly parcel along Crenshaw Boulevard and 131 units for the southerly parcel along Sepulveda Boulevard.

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It was further noted that the issue of the Hickory Avenue/Sepulveda Boulevard intersection would be reviewed in more detail to determine if additional language was needed in the Amendment to Development Agreement.

Assistant City Attorney Quale summarized his interoffice communication of February 20, 1990, related to the commercial property at Park Del Amo. Cognizant staff members addressed inquiries, affirming that any modifications proposed for the commercial parcels would be subject to Planning Commission review. Also discussed was Planning Department interpretation of "surface parking" which, it was explained, could include 2-3 levels of parking above grade.

Mr. Peter Adams, President Trans Pacific Development Company, representing Torrance Investment Company, 2377 Crenshaw Boulevard, indicated TIC's acceptance of the Amendment to the Development Agreement, provided that it was understood that development of the commercial parcels would be considered as a whole, not as three separate parcels.

There being general agreement amongst Councilmembers in this regard, Assistant City Attorney Quale was asked by the Mayor to draft wording for two provisions; one dealing with considering commercial development as a whole -- the other precluding the building of any structure over on-grade parking [see final action.]

With no one else indicating they wished to be heard re the Amendment to the Development Agreement [Item 12A], Mayor Geissert called Agenda Items 15a & 15b, noting that action would be taken simultaneously on all Items, following the hearings.

...The following Items were considered at this time, along with Agenda Item 12a...

15.           HEARINGS

15a.           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

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the construction of a Condominium Project, 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.

15b. PD 89-2, GPA 89-3, TT 47701: 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 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.

Proof of publication for Items 15a & 15b, provided by the City Clerk, was filed without comment.

Senior Principal Planner Gibson's presentation included material illustrating fundamental changes to the Park Del Amo Development Agreement, brought about by the two newly proposed residential developments.

Responding to inquiries, Mr. Gibson provided information pertaining to the total square footage of the revised condominium project on Sepulveda Boulevard as well as the location of parking areas;

Representing Watt Industries, Mr. Larry Schmidt, 2716 Ocean Park Boulevard, Santa Monica, submitted a sketch depicting building height elevations of the proposed Sepulveda Boulevard development [La Terraza] in relation to the South Bayport development. Plans for a greenbelt area north of the Sepulveda Boulevard project (fitness course, putting green, etc.) were also discussed as were specifics of the revised plan, including square footage figures.

Conditions of approval were considered as follows, with cognizant staff members providing clarification throughout the discussion:

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Agenda Item 15a

Condition 8: The proponent requested that the condition be amended to delete the setback and landscaping requirement from the commercial area, in that it is felt the existing building setbacks within the commercial area are adequate. (This Condition was ultimately deleted; see final action.)

Condition 9: The proponent requested that the item be deleted in that solar heating systems in this climate have not proven to justify the cost of installation. (This Condition was first modified, making it subject to cost benefit analysis, however was ultimately deleted in consideration of Condition 10 [requirement for energy conservation plan]; see final action.)

Condition 17: The proponent requested that the hours currently in effect for construction and grading activities remain status quo. (This Condition was so modified; see final action.)

Conditions 26, 27 & 29: The proponent requested that these conditions, all relating to the driveway opposite Hickory Avenue on Sepulveda Boulevard, be given serious consideration. It was noted that Watt prefers the driveway in its present location. (These conditions were ultimately deleted, following extensive consideration; see final action.)

Condition 35: The proponent requested that the condition be modified to provide that an average of 300 square feet per unit be provided. (This condition was so modified with the concurrence of staff; see final action.)

Condition 37: The proponent requested that the condition be modified to read to "the satisfaction of the Engineering Department" rather than "the specifications of the Water Department." (This condition was left status quo after it was concluded that the responsibility for materials and methods of installation re internal/private water system, main lines, hydrants/services rests solely with the Water Department.)

Condition 39: The proponent requested that the condition be deleted in that it is felt that construction of a portion of the drill site access road was premature and would encourage

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parking. He stated that the existing access to the drill site [Sepulveda Boulevard,] is adequate and that an easement, required by Condition 38, would provide additional access at some point in the future, if needed. (This condition was ultimately deleted; see final action.)

Condition 50: The proponent requested that the requirement for a private security guard be deleted in that it is felt the responsibility for protecting the citizens rests with the Police Department. After a brief discussion and assurances from staff that the Police Department patrols gated communities as often as possible, there appeared to be a consensus toward leaving the issue to the discretion of the homeowners association. (This condition was ultimately deleted; see final action.)

Condition 51: The proponent stated that the common recreation area would not be relocated and requested that the condition be deleted. (This condition was ultimately deleted; see final action.)

Condition 53: The proponent requested that the condition be modified to reflect a 50' setback. (This condition was so modified; see final action.)

#### Agenda Item 15b

Condition 9: The proponent requested that the requirement for a private security guard be deleted -- see discussion above re Agenda Item 15a, Condition 50. (This condition was ultimately deleted; see final action.)

Condition 12: The proponent requested that the condition be modified to allow the construction of sidewalks, fences, gates and overhangs. (This condition was ultimately modified to allow sidewalks, fences, and gates; see final action.)

Condition 20: The proponent requested that the item be deleted in that solar heating systems in this climate have not proven to justify the cost of installation. (This Condition was first modified, making it subject to cost benefit analysis, however was ultimately deleted in consideration of Condition 17 [requirement for energy conservation plan]; see final action.)

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Condition 24: The proponent requested that the condition be modified to reflect a side slope requirement of 2 feet. (This condition was so modified with the concurrence of staff; see final action.)

Condition 33: The proponent requested that the hours currently in effect for construction and grading activities remain status quo. (This Condition was so modified; see final action.)

Condition 34: The proponent requested that the condition be modified to read "to the satisfaction of the Engineering Department" rather than "the specifications of the Water Department" (This condition was left status quo -- see discussion above re Agenda Item 15a, Condition 37.)

Condition 48e: The proponent requested that the condition be modified to exclude sidewalks, fences and gates -- ref. Condition 12, above. (This Condition was so modified; see final action.)

In response to previously expressed Council concerns about precluding cut-through traffic into the residential area south of the project, Traffic Manager Vance presented options of operation for the Sepulveda Boulevard driveway opposite Hickory Avenue [under the provisions of the existing Development Agreement.] Overheads were utilized to illustrate the following options of operation:

1. A three-phase intersection; phase 1 allowing all movements on Sepulveda Boulevard; phase 2 accommodating northbound Hickory Avenue traffic turning left or right with pedestrian movement across Sepulveda Boulevard; phase 3 limiting movements out of driveway to right turns, with left turns controlled by arrows and pavement markings.
2. Installation of a raised median limiting movements out of the Sepulveda Boulevard driveway to right turn only; allowing all movements from northbound Hickory Avenue and all movements on Sepulveda Boulevard -- operated as a two-phase intersection there being no conflict between southbound left turns and pedestrian movements.

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3. Installation of a full size barrier in the middle of the intersection which would also preclude left turns from northbound Hickory Avenue -- would continue to operate as a signalized intersection to accommodate pedestrian movements across the east leg.

Following a brief question and answer session, audience participation was invited.

Mr. Glen Musicer, 2628 Woodbury Drive [South Bayport], expressed support for both projects, requesting that restrictions be placed upon uses allowed in the greenbelt area. His concern about a small strip of land owned by South Bayport, south of its wall, was later addressed by the proponent. This speaker was against restricting Sepulveda Boulevard egress to right turn only and requested that hours of construction be restricted to 9:00 AM to 5:00 PM on Saturdays.

Mr. Dick Roxburgh, 2628 Woodbury Drive [South Bayport], supported the projects, echoing the previous speaker and commending all parties involved in arriving at resolutions to concerns. He indicated that he would prefer no construction be permitted on weekends.

Mr. Ron Nastri, 2628 Woodbury Drive [South Bayport], supported the projects, requesting detailed information [provided by staff] re the height elevations of various structures within the Sepulveda Boulevard development.

Ms. Carol Ann Meddles, 2993 Dorset [South Bayport], supported the projects but raised strong concerns about increased density. She requested and received clarification re various aspects of the Sepulveda Boulevard project.

Other supporters of the projects who commended the efforts of all parties involved in negotiations re this matter included:

Mr. Albert Laurvig, 2660 Woodbury Drive [South Bayport], who indicated that he would have no objection to Saturday construction.

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Ms. Greta Roxburgh, 2628 Woodbury Drive [South Bayport].

Ms. Norma Waters, 2660 Woodbury Drive [South Bayport].

Mr. Bruce Eyerly, 2632 Woodbury Drive [South Bayport], who stated that he would have no objection to Saturday construction.

Mr. David Winkler, 2800 Plaza Del Amo, #120 [Summerwind].

Strongly opposing the overall development was Mr. Newton Young, Southwood-Sunray Homeowners Association, 22637 Hickory Avenue. He objected to the change in zone from office/commercial to residential because of its increase in density and resultant negative impacts to congestion, traffic, performance of vital City services and the overall environment and quality of life in Torrance.

Mr. Young reported that residents to the south of the project are extremely concerned about the potential effect the project would have upon already heavy traffic conditions in and around the area of Hickory Avenue. He noted that if the project were to be approved, residents would support moving the Sepulveda Boulevard access in an easterly direction from Hickory Avenue. He further noted that if the driveway were to be located opposite Hickory Avenue, residents would prefer option 2, as set forth by Mr. Vance.

Noting that the last traffic study at Hickory and Sepulveda was performed 8-11-87, when school was not in session, Mr. Young urged that action on the driveway location be delayed pending an updated traffic study.

Other issues of concern to this speaker included future development of oil well sites and the potential for construction of structures over on-grade parking, the latter of which was addressed during final action.

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At 7:50 PM a recess was ordered by the Mayor. With the exception of Councilmen Applegate and Nakano, who abstained from consideration of this matter, Council reconvened at 8:25 PM.

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Audience input continued as follows:

Mr. John P. Brady, 22616 Juniper Avenue, expressed concern about his ability to access the Torrance National Bank, particularly with respect to consideration of the intersection of Hickory Avenue and Sepulveda Boulevard. He suggested installation of a standard traffic signal at that location, believing that any other application would encourage U-turn activity at the Bank.

Ms. Shirley Turner, 23216 Juniper Avenue, approached the Council and focused attention on the Madrona Marsh and her concerns about the accumulation of runoff water and its quality in the drainage sump. Her inquiries were addressed by the City Manager, subsequent to which Ms. Turner submitted a photograph depicting water accumulation at the Marsh.

Mr. Ron Nastri returned to the podium to address the three-story dwelling proposed for the northwesterly corner of the development, the height of which he maintained would preclude three homeowners in South Bayport from the benefit afforded others by the revised project.

Mr. Schmidt returned to address the small strip of land owned by South Bayport [addressed earlier by Mr. Musicer], over which he maintained a landscaping easement could be created and granted to the homeowners associations who would then assume responsibility for maintenance and irrigation.

Other matters reviewed by Mr. Schmidt included elevation of proposed structures in the La Terraza development; density; the need for housing in the City; and specifics about the northwest corner of La Terraza, which generated extensive discussion.

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It was moved by Councilman Wirth that the hearing be closed. This motion was seconded by Councilman Mock and roll call vote proved unanimously favorable.

Council discussion commenced with the Development Agreement, specifically, the driveway at Sepulveda Boulevard opposite Hickory Avenue. Traffic Manager Vance responded to a number of inquiries regarding vehicular movements were the driveway to be relocated in an easterly direction.

There appeared to be a general consensus against relocating the driveway opposite Hickory Avenue as well as the prospect of installing a median or barrier. Councilman Walker suggested a normal intersection, without restrictions, recommending the provision of some type of funding should a problem develop in the future.

Councilwoman Hardison received an affirmative nod from staff regarding her request that traffic counts along Hickory Avenue be updated, after which cognizant staff clarified that resources would be available in the event a problem arose. Subsequent to this, the following action took place:

MOTION: Councilman Wirth moved that the provision for Hickory Avenue [EXHIBIT G, #36] remain status quo. The motion was seconded by Councilman Mock and carried, with roll call vote reflecting unanimous approval (Councilmen Applegate & Nakano abstained.)

Councilman Wirth expressed concern about units at the northwest corner of the La Terraza development questioning staff about creative alternatives to that portion of the project. Mr. Schmidt indicated that he wished to be heard and the following was offered:

It was moved by Councilman Wirth that the hearing be reopened. This motion was seconded by Councilman Walker and voice vote proved unanimously favorable.

Mr. Schmidt reported that he had consulted with the engineer, and that Watt Homes would be agreeable to rotating the units in question, with a lowered sloping roof applied to the end

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unit. Stating that Watt would like to retain the cap of 131 units, he provided specifics about this latest modification, noting that one unit which would be lost in that area could be applied elsewhere in the project, without further sacrificing any guest parking. (Per staff report, the revised site plan reflects a reduction in guest parking spaces to 83.)

It was moved by Councilman Walker that the hearing be closed. This motion was seconded by Councilman Wirth and voice vote reflected unanimous approval.

It was concluded there were no further recommended changes to the Development Agreement, other than those discussed tonight and at the January 30, 1990 Council meeting (two commercial parcels to be converted to residential uses; reference to square foot "cap" on commercial development to be removed; parcels to be segregated with references to two different parcels...one northerly along Crenshaw and one southerly along Sepulveda; parcel on Sepulveda Boulevard to be limited to 131 units; provision for Hickory Avenue [EXHIBIT G, #36] to remain status quo.)

Mayor Geissert focused attention on Agenda Item 15A with general discussion centering on revisions made to the initial application [considered by the Council at its January 30, 1990 meeting.] Among those things discussed was the feasibility of a cap on square footage density, an issue raised by Councilwoman Hardison.

With respect to the square footage of various individual units, Mr. Schmidt asked to be heard again. It was subsequently moved by Councilman Walker that the hearing be reopened. This motion was seconded by Councilman Mock and carried, with voice vote reflecting unanimous approval.

Mr. Schmidt provided detailed specifics about the project, including various lot sizes, for the benefit of Councilwoman Hardison. He stated that Watt has accepted 326,600 sq. ft. as a solid upper limit of square footage per dwelling unit and indicated he would have no objection to an added condition to this effect.

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It was moved by Councilman Wirth that the hearing be closed. This motion was seconded by Councilman Walker and voice vote reflected unanimous approval.

Conditions of approval for Agenda Item 15a were considered and discussed at length, with cognizant staff members responding to pertinent inquiries. One condition was added re maximum square footage of dwelling units and modifications/deletions were ultimately made affecting Conditions 8, 9, 17, 26, 27, 29, 35, 38, 39, 50, 51 and 53, as follows:

8. That 50' setbacks shall be provided from Sepulveda Boulevard and the commercial property, at least 25' of which shall be landscaped. ...DELETED...
9. That a solar heating system shall be provided for the spa and pool. ...DELETED...
17. That construction and grading activities shall be prohibited prior to 7:00 AM and after 6:00 PM Monday through Friday, prior to 8:00 AM and after 5:00 PM Saturdays, and all day on Sundays and holidays.
26. That the driveway opposite Hickory Avenue shall be closed and the traffic signal and striping at the intersection of Sepulveda Boulevard and Hickory Avenue modified to the satisfaction of the Director of Transportation. ...DELETED...
27. That only one access point shall be permitted to Sepulveda Boulevard and that said access point shall be a minimum of 260' east of the centerline of Hickory Avenue. ...DELETED...
29. That the centerline of the access point shall either coincide with the centerline of an existing driveway on the south side of Sepulveda or shall be sufficiently offset to the satisfaction of the Department of Transportation in order to avoid vehicular conflicts. ...DELETED...
35. That an average of 300 square feet of private open space shall be provided for each unit.
38. That an easement for ingress and egress and utilities purposes over Lot 4 of Tract 47700 is to be reserved in documents for the use and benefit of Lot 3, Tract 44299, M.B. 1068, 53/60, at such time as drilling

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activity on said Lot 3 is terminated. (Lot number of Tract 47700 corrected by the City Engineer during discussion.)

39. That the necessary portion of the access road to the drill site shall be constructed prior to the sale of the first unit. ...DELETED...
50. That arrangements shall be made to provide a 24-hour private security guard at the main gate. ...DELETED...
51. That the common recreation shall be relocated to a more central point within the development. ...DELETED...
53. That the 50 foot wide open space area on the northerly edge of the property shall be developed for passive open space subject to approval by the Planning Department.

Add

- o That the maximum square footage of dwelling units including attached garage space, shall not exceed 326,000 sq. ft.

MOTION: Councilman Wirth moved to grant the appeal and approve Agenda Item 15a, as modified. The motion was seconded by Councilman Mock.

Prior to roll call, Councilwoman Hardison referred to Condition 34 [landscaping and perimeter wall plans] and received affirmation from staff that attention would be given to matching the size of newly planted trees with those existing along Sepulveda Boulevard.

Roll call vote was now taken and reflected unanimous approval, with Councilmen Applegate & Nakano abstaining.

Conditions of approval for Agenda Item 15b were considered at this time, with cognizant staff members providing their expertise when needed. Modifications/deletions were ultimately made affecting Conditions 9, 12, 20, 24, 33, and 48e, as follows:

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9. That arrangements shall be made to provide 24-hour private security at the gate. ...DELETED...
12. That a minimum 5' wide easement shall be granted parallel to the ownership line walls for building maintenance and prohibiting the construction of any buildings or structures in that area excluding fences, gates and sidewalks; said easement shall be to the satisfaction of the City Attorney and Director of Building and Safety and be recorded prior to the issuance of building permits.
20. That a solar heating system shall be provided for the residences and pools. ...DELETED...
24. That driveways shall have a minimum length of 18', a maximum width of 20' and be provided with 2' side slopes.
33. That construction and grading activities shall be prohibited prior to 7:00 AM and after 6:00 PM Monday through Friday, prior to 8:00 AM and after 5:00 PM Saturdays, and all day on Sundays and holidays.
48. That the minimum building setbacks for the patio homes shall be as follows:
- e. Additional construction on the zero lot side - 5', excluding sidewalks, gates and fences.

**MOTION:** Councilman Wirth moved to grant the appeal and approve Agenda Item 15b, as modified. The motion was seconded by Councilman Walker. Roll call vote reflected unanimous approval, with Councilmen Applegate & Nakano abstaining.

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

ORDINANCE NO. 3296

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO THAT CERTAIN DEVELOPMENT AGREEMENT PREVIOUSLY EXECUTED BETWEEN THE CITY AND TORRANCE INVESTMENT COMPANY ON DECEMBER 5, 1983 PERTAINING TO CERTAIN PROPERTY IN THE CITY LYING BETWEEN SEPULVEDA BOULEVARD, CRENSHAW BOULEVARD, PLAZA DEL AMO AND MAPLE AVENUE.

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**MOTION:** Councilman Wirth moved for approval of Ordinance 3296 at its first reading. The motion was seconded by Councilman Walker.

Prior to roll call Mayor Geissert summarized the matters to be addressed in the Amendment to the Development Agreement as follows:

The conversion of two commercially zoned lots to residential uses; the removal of any square foot "cap" on commercial development; the identification of two new residential parcels, with the number of dwellings fixed at 52 units for the northerly parcel along Crenshaw Boulevard and 131 units for the southerly parcel along Sepulveda Boulevard. It was further noted that there was to be no change in that portion of the Agreement relating to the Sepulveda Boulevard/Hickory Avenue intersection.

Regarding Mayor Geissert's earlier request pertaining to prohibition of any construction over surface parking, Assistant City Attorney Quale recommended a modification to Exhibit E, Item 4, as follows:

The Developer shall determine the number of stories and the height of the commercial office buildings, but in no event shall any commercial office building exceed three (3) stories or forty-five (45) feet in height, measured from the highest point of the building to the adjacent finished grade exclusive of berms, and provided further that no building or portion of a building shall be placed over on-grade parking spaces.

With respect to an added condition dealing with considering commercial development as a whole, it was deemed that the language of the Development Agreement is reasonably understood by all parties to this effect.

Councilmembers indicated their unanimous concurrence with respect to modifying Item 4 of Exhibit E of the Development Agreement, as suggested by Assistant City Attorney Quale. Councilman Wirth agreed to so AMEND his motion, with the concurrence of Councilman Walker and Ordinance 3296 was unanimously approved AS AMENDED, following roll call vote, with Councilmen Applegate & Nakano abstaining.

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Referring to Agenda Item 15a, Mayor Geissert requested that the City Clerk assign a number and read title to:

RESOLUTION NO. 90-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNED DEVELOPMENT TO ALLOW CONSTRUCTION OF A 131 UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE PD ZONE ON THE NORTH SIDE OF SEPULVEDA BOULEVARD AT APPROXIMATELY 1300 FEET WEST OF CRENSHAW BOULEVARD AT HICKORY AVENUE  
PD 89-1: LAWRENCE L. SCHMIDT FOR WATT HOMES, INC.

MOTION: Councilman Wirth moved to adopt Resolution No. 90-32, as modified. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval (Councilmen Applegate & Nakano abstained.)

RESOLUTION NO. 90-33

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 THE NORTH SIDE OF SEPULVEDA BOULEVARD, APPROXIMATELY 1300 FEET WEST OF CRENSHAW BOULEVARD AND EAST OF HICKORY AVENUE FROM COMMERCIAL OFFICE TO MEDIUM DENSITY RESIDENTIAL FOR CONDOMINIUM DEVELOPMENT  
GPA 89-2: LAWRENCE L. SCHMIDT FOR WATT HOMES, INC.

MOTION: Councilman Wirth moved to adopt Resolution No. 90-33. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval (Councilmen Applegate & Nakano abstained.)

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Mayor Geissert announced Agenda Item 15b and requested that the City Clerk assign a number and read title to:

RESOLUTION NO. 90-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNED DEVELOPMENT TO ALLOW CONSTRUCTION OF 52 DETACHED PATIO HOMES ON PROPERTY LOCATED IN THE PD ZONE ON THE WEST SIDE OF CRENSHAW BOULEVARD AT APPROXIMATELY 1000 FEET NORTH OF SEPULVEDA BOULEVARD  
PD 89-2: WATT HOMES, INC.

MOTION: Councilman Wirth moved to adopt Resolution No. 90-34, as amended. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval (Councilmen Applegate & Nakano abstained.)

RESOLUTION NO. 90-35

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 THE WEST SIDE OF CRENSHAW BOULEVARD, APPROXIMATELY 1000 FEET NORTH OF SEPULVEDA BOULEVARD FROM COMMERCIAL OFFICE TO LOW DENSITY RESIDENTIAL FOR CONDOMINIUM DEVELOPMENT  
GPA 89-3: WATT HOMES, INC.

MOTION: Councilman Wirth moved to adopt Resolution No. 90-35. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval (Councilmen Applegate & Nakano abstained.)

\*  
Councilmen Applegate and Nakano returned to Chambers and joined their colleagues.  
\*

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17. ADMINISTRATIVE MATTERS

17a. SCHEDULING OF BUDGET WORKSHOPS AND HEARINGS

RECOMMENDATION

The City Manager recommends that Your Honorable Body schedule the dates and times for the budget workshops and public hearings to consider and review the City Manager's Proposed 1990-92 Budget.

After a brief discussion Council opted to hold its Budget Workshops on the following dates:

Thursday, May 10, 5:00 PM  
Monday, May 14, 5:00 PM  
Thursday, May 17, 5:00 PM

Public Hearings were scheduled for:

Tuesday, May 15, 5:30 PM  
Tuesday, May 22, 7:00 PM

17b. CITY COUNCIL DARK NIGHT

RECOMMENDATION

The City Manager recommends that the City Council approve Tuesday, March 6, 1990, as a Council dark night because of the election being held that evening.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. The motion was seconded by Councilman Wirth and passed, without objection.

17c. RETENTION OF OUTSIDE COUNSEL - RASTELLO APPEAL

RECOMMENDATION

The City Attorney recommends the retention of Hufsteler, Miller, Kaus & Beardsley, in accordance with the retainer agreement in an amount not to exceed \$200,000.00.

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**MOTION:** Councilman Wirth moved to concur with the above stated recommendation of the City Attorney. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval.

20. CONSENT CALENDAR

20a. NOTICE OF COMPLETION - GREVILLEA AVENUE STREET IMPROVEMENTS

RECOMMENDATION

The Engineering Department recommends that the City Council: 1) accept the work; and 2) file a Notice of Completion for the construction of street improvements at Grevillea Avenue from 182nd Street to 186th Street (B89-35).

**MOTION:** Councilman Applegate moved to concur with staff recommendation on Consent Calendar Item 20a. The motion was seconded by Councilwoman Hardison and carried, with roll call vote reflecting unanimous approval.

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At 10:05 PM, the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. At 10:06 PM the regular Council agenda order was resumed, the Council/Agency remaining in joint session for purposes of a joint executive session later in the meeting [see below].

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22. ORAL COMMUNICATIONS

22a. Councilman Nakano requested and received clarification from the Planning Department regarding future development plans for property at Crenshaw & Sepulveda Boulevards.

22b. Councilwoman Hardison requested that the notification area be expanded regarding future development plans for property at Crenshaw & Sepulveda Boulevards.

22c. Councilman Walker made reference to a recent article appearing in the Los Angeles Times re Mobil Oil and discussed information accompanying an application for absentee ballot circulated by Mobil.

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22d. Councilman Wirth commended street improvements on Grevillea Avenue (ref. Consent Calendar Item 20a).

22e. Ms. Shirley Turner submitted an article on the Madrona Marsh prepared by the Palos Verdes Peninsula Audubon Society and invited all present to attend the Marsh nature walks held Saturdays and Sundays.

23. EXECUTIVE SESSION MATTERS

23a. The City Council/Redevelopment Agency having remained in joint session, as indicated above, Mayor/Chairwoman 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 litigation; and lease negotiations.

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 Lucy S. Flores v. City of Torrance, Los Angeles Superior Court Case No. SWC 96828;

Lease amendment negotiations regarding Madison Park Ground Lease;

Property acquisition at 1860 Torrance Boulevard (Old Shoe Factory) (Redevelopment Agency);

Negotiations for lease/purchase of Columbia School site with Torrance Board of Education;

Pending litigation entitled Linda Gomez and Etsuko Mayeda v. City of Torrance Los Angeles Superior Court Case No. SWC 91596.

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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 10:15 PM, the City Council/Redevelopment Agency recessed to joint executive session, returning at 12:00 Midnight to take the following Council-related action:

City Attorney Nelson requested that the Council concur with his recommendation regarding Lucy S. Flores v. City of Torrance, Los Angeles Superior Court Case No. SWC 96828. It was SO MOVED by Councilman Wirth, whose motion was seconded by Councilwoman Hardison. Roll call vote proved unanimously favorable.

24. ADJOURNMENT

The meeting of the City Council/Redevelopment Agency was formally adjourned at 12:01 AM [February 21] to Tuesday, February 27, 1990, 7:00 PM.

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Mayor of the City of Torrance

  
\_\_\_\_\_  
Clerk of the City of Torrance

Valerie Whippie  
Minute Secretary

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