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Torrance City Council - June 26, 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, June 26, 1990, at 7:05 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 arrived at 7:37 p.m.

Absent: None.

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

3. FLAG SALUTE/INVOCATION

Ms. Ruby Rittgers led the salute to the flag.

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

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

No minutes available.

MOTION: Councilman Wirth 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 or-

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dinance in regular order. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable [Councilman Applegate not as yet arrived].

5. MOTION RE POSTING OF AGENDA

MOTION: Councilman Wirth 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 [Councilman Applegate not as yet arrived].

6. WITHDRAWN OR DEFERRED ITEMS

None.

7. COUNCIL COMMITTEE MEETINGS

Ad Hoc Executive Compensation Committee

June 28, 1990, 7:30 a.m.

July 2, 1990, 3:30 p.m.

Subject: Executive Compensation

Special City Council Session

July 2, 1990, 4:30 p.m.

Subject: Performance Evaluations of City Manager and City Attorney

Public Safety Committee

August 14, 1990, 4:30 p.m.

Subject: Acutely Hazardous Materials Permit Review and Permit Process

8. COMMUNITY MATTERS

8a. RETIREMENT PLAQUE - HANNAH SAVILLE

Mayor Geissert presented a retirement plaque honoring Library Assistant Hannah Saville for her many years of service to the City.

Ms. Saville accepted this recognition with sincere appreciation.

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8b. PROCLAMATION proclaiming June 26, 1990, as "Torrance Farmers' Market Day"

SO PROCLAIMED by Mayor Geissert and accepted by market volunteers Bamma McGann, Jerrie Watkins, Barbara Sarno and Russ Nolte.

8c. RESOLUTION RECOGNIZING MICHIKI SHINKAI

RESOLUTION NO. 90-113

A RESOLUTION OF THE CITY OF TORRANCE
CITY COUNCIL COMMENDING AND CONGRATULATING
MICHIKI SHINKAI FOR HIS CONTRIBUTIONS
TO THE TORRANCE COMMUNITY

MOTION: Councilman Nakano moved to adopt Resolution No. 90-113. His motion was seconded by Councilwoman Hardison and roll call vote proved unanimously favorable [Councilman Applegate not as yet arrived].

This resolution will be presented at a later date.

8d. RESOLUTION COMMENDING STANLEY E. REMELMEYER

RESOLUTION NO. 90-104

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING STANLEY E.
REMELMEYER AS RECIPIENT OF THE 1990
AMERICAN RED CROSS SOUTH BAY DISTRICT
VOLUNTEER CITIZEN OF THE YEAR AWARD

MOTION: Councilman Nakano moved to adopt resolution No. 90-104. This motion, seconded by Councilman Walker, carried by unanimous roll call vote [Councilman Applegate not as yet arrived].

8e. COMMISSION APPOINTMENTS

Held until later in the meeting - see Pages 6 and 7.

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8f. AGREEMENTS WITH TORRANCE AREA CHAMBER OF COMMERCE

RESOLUTION NO. 90-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE AREA CHAMBER OF COMMERCE FOR THE OPERATION OF THE TORRANCE VISITORS BUREAU

MOTION: Councilman Nakano moved to adopt Resolution No. 90-114. His motion, seconded by Councilman Mock, carried by unanimous roll call vote [Councilman Applegate not as yet arrived].

RESOLUTION NO. 90-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE AREA CHAMBER OF COMMERCE FOR THE PERFORMANCE OF SPECIFIED PROFESSIONAL SERVICES TO THE CITY FOR THE 1990-91 FISCAL YEAR

MOTION: Councilman Nakano moved to adopt Resolution No. 90-115. This motion, seconded by Councilwoman Hardison, carried by unanimous roll call vote [Councilman Applegate not as yet arrived].

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. RECONFIGURATION OF 190TH STREET

RECOMMENDATION:

The Department of Transportation recommends that the City Council concur with staff's findings and the Traffic Commission recommendation to complete the proposed channelization on 190th Street to provide dual left-turn lanes at Anza Avenue and Inglewood Avenue.

Concern that the City of Redondo Beach has agreed to participate only in the proposed channelization of the Anza Avenue intersection was expressed by Councilman Wirth.

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Discussion ultimately culminated in a recommendation by Mayor Geissert that the City of Torrance go forward with the proposed modifications at both locations, and correspondence be directed to the City of Redondo Beach strongly urging their participation in this action which is designed to relieve congestion in the area.

From the audience, Ms. Ai Sung, 4721 Steele Street, voiced concurrence with staff's recommendation.

MOTION: Councilman Walker moved to concur with the above stated recommendation, with the added proviso that Mayor Geissert communicate with the City of Redondo Beach as requested. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable [Councilman Applegate not as yet arrived].

10b. WATER CONSERVATION PROGRAM

RECOMMENDATION:

It is the recommendation of the Water Department and the Water Commission that the City Council adopt the Water Conservation Resolution and authorize the implementation of the proposed voluntary water conservation plan to reduce water consumption in the City by ten percent.

Water Utility Director Heisner and Senior Administrative Analyst Schaich expanded on the written agenda material of record.

Councilman Walker voiced his personal objection to Item (j) in the resolution which would encourage all restaurants not to serve drinking water unless expressly requested by the customer. Mr. Walker recalled the City's recent decision to place, if needed, some 600,000 gallons of water, which he equated to 9,600,000 servings of drinking water, into the Madrona Marsh. In light of that decision, this Councilmember strongly opposed any proposal that patrons be served drinking water only on request in restaurants.

It was explained by Administrative Analyst Schaich, in response to a direct question from Councilwoman Hardison, that the practice of being served drinking water on request in restaurants has been in effect for several years now.

Discussion continued with Administrative Analyst Schaich providing information regarding an equitable manner by which the amount of water cutback will be determined. Mr.

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Schaich also advised that an exemption clause would be provided for individuals with disabilities or other needs that might require the use of extensive amounts of water.

Ms. Ruby Rittgers, representing Dominguez Water Corporation, assured the Council that cutbacks will be handled in a "very fair manner."

* * *

Councilman Applegate arrived at 7:37 p.m.

* * *

RESOLUTION NO. 90-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING AN EXPANDED WATER CONSERVATION PROGRAM AND ENCOURAGING WATER CONSERVATION PROCEDURES BY ALL WATER USERS TO REDUCE CONSUMPTION BY TEN PER CENT

MOTION; Councilman Nakano moved to adopt Resolution No. 90-116. His motion, seconded by Councilman Wirth, carried by way of the following roll call vote.

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

NOES: Councilman Walker.

Councilman Walker stated that he would support the above resolution with the exception of Section (j).

Mayor Geissert clarified that the water for the Marsh would come from that water allocated for the City's park system and would represent less than one percent of that allotment.

The Council returned to...

8e. COMMISSION APPOINTMENTS

Following interviews of applicants for vacant positions on the Library and Traffic Commissions, the Council made the following appointments.

LIBRARY COMMISSION

Mr. James Cavuoto

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TRAFFIC COMMISSION

Mr. Joseph Martinez

These newly appointed Commission members were duly sworn to office by Deputy City Clerk Hong.

* * *

At 8:02 p.m., Mayor Geissert called a recess. The Council reconvened at 8:25 p.m.

* * *

11. POLICE AND FIRE MATTERS

11a. GRANT FOR DRUG ABUSE SUPPRESSION PROGRAM IN SCHOOLS

RESOLUTION NO 90-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA TO APPROVE THE POLICE DEPARTMENT'S APPLICATION FOR SECOND YEAR OFFICE OF CRIMINAL JUSTICE PLANNING GRANT AND RECOMMENDATION FOR A CITY ADVISORY COMMITTEE ON DRUG SUPPRESSION

MOTION: Councilman Nakano moved to adopt Resolution No. 90-117. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

12. PLANNING AND ZONING MATTERS

12a. COLUMBIA SCHOOL SITE - INITIATION OF ZONE CHANGE AND GENERAL PLAN AMENDMENT

Mayor Geissert announced that this agenda item was for City Council consideration to initiate a Zone Change and General Plan Amendment for the Columbia School site located on the south side of 186th Street, 285 feet west of Hawthorne Boulevard.

Staff presentation was provided by Principal Planner Bluman and the following recommendations were noted...

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PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that the Columbia School site be rezoned to an R-2 base zone, with a senior housing and community use overlay. The senior housing portion of the overlay should be limited to fifty (50) percent of the site, developed not to exceed the Downtown Redevelopment Standards for senior citizen housing.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends that the City Council initiate a zone change to include R-2 and R-TH, and a General Plan Amendment to Low-Medium Density Residential for the Columbia School site.

Ms. Bluman provided added clarification regarding various approaches for Council consideration and responded to questions from individual members of the Council. The Mayor then invited audience input.

Mr. John Eubanks, 21617 Ladeene Avenue, a member of the School Board who was not speaking in his own behalf, requested that Council action not preclude the option of: 1) leasing to a private school use, 2) development of a mobil home park, or 3) development of senior housing on this site.

Councilwoman Hardison urged that all options from the City's perspective, including that of senior citizen housing, be left open. Principal Planner Bluman explained that a senior citizen overlay, while not requiring senior citizen/community uses on the site, would provide that option.

Mr. Dick Johnson, 23059A Nadine Circle, member of the Senior Council, urged that senior housing be considered for this site if at all feasible.

Continuing discussion resulted in the following...

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Department to initiate a Zone Change to R-2 and R-TH and a GPA to Low-Medium Density Residential. His motion was seconded by Councilman Mock.

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A SUBSTITUTE MOTION was offered by Councilwoman Hardison to concur with the recommendation of the Planning Commission for rezoning to R-2 base zone with a senior housing/community use overlay. Her motion, seconded by Councilman Wirth, carried by way of the following roll call vote.

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

NOES: Councilmembers Applegate, Mock and Walker.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS

13a. FULL-STOP-TAXI-BACK REGULATIONS AT TORRANCE AIRPORT

Staff presentation was provided by Environmental Quality Officer Roelen, who noted that the recommendation of the Director of Building and Safety and the Airport Commission is to adopt the ordinance regulating full-stop-taxi-back operations on Sundays and holidays.

Audience input was invited by the Mayor.

Those speaking in OPPOSITION to the proposed ordinance, along with a brief synopsis of their comments, were as follows.

- Mr. Ted Stinis, 28069 Ella Road, Rancho Palos Verdes -- The noise reduction benefit would be minimal, while representing "another nuisance-type restriction" to the pilots.
- Mr. Don Dawson, 857 Rincon Lane, Palos Verdes Estates [2711-0 Airport Drive] -- Sundays and holidays are good times to maintain night currency rating requirements, which requires, at 90-day intervals, three takeoffs and three landings to a full stop at night.
- Mr. Martin Flemings, 1704 Fern Avenue -- This would have a negative impact on safety by affecting pilots' proficiency.
- Mr. Barry Jay, 2514 Brian Avenue, President of the Torrance Airport Boosters Association -- Recommended, as a compromise, the banning of full-stop-taxi-backs on Sundays and holidays, but permitting these operations Monday through Friday to allow pilots to remain night current.

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- Mr. Ron Pass, 23216 Audrey Avenue -- Using the ramp instead of the taxiway [as suggested in the staff report] would be hazardous.
- Mr. Dick Johnson, 23059A Nadine Circle -- The greatest concern of residents involves pattern and altitude of flight.

Speaking in FAVOR of the ordinance was...

- Ms. Roxanne Jacobsen, 22937 Audrey Avenue -- Full-stop-taxi-backs should be prohibited during the same hours as touch-and-goes.

Councilwoman Hardison expressed her opinion that whatever direction is taken by the Council, that action should be clearly defined for residents.

The following motion was offered at this time and later amended [see Page 11].

MOTION: Councilman Nakano moved to approve the ordinance presently before the Council. His motion was seconded by Councilman Mock.

Audience input continued with those in FAVOR...

- Mr. Jack LeResche, 3634 West 228th Street -- Full-stop-taxi-backs are a variety of touch-and-goes, and the proposed ordinance should be considered a "fine tuning measure."
- Mr. Boris Fritz, 2936 West 234th Street, President of Palo Del Amo Homeowners Association -- Noise and frequency of planes in the training patterns represents a severe impact on residents.
- Mr. Joe Arciuch, 23521 Kathryn Avenue -- Staff's recommendation should be accepted.

Other speakers OPPOSING the ordinance...

- Mr. William Gunnell, 1154 Clarion Drive, flight instructor for South Bay Flying Club -- Use of the parking ramp for taxiing would be undesirable from

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a safety standpoint. Full-stop-taxi-back operations should be allowed at least five nights per week for night currency requirements.

- Mr. Parker, 26320 Senator Avenue, Harbor City, flight instructor at Torrance Airport and check pilot for the Civil Air Patrol -- Take-offs and landings are needed on weekends for cadets. Establishment of an "Airport Day" at the Torrance Airport was encouraged.
- Mr. Bill Sobko, 23022 Fonthill Avenue -- Addressed the matter of full-stop-taxi-backs on Mondays through Saturdays.

Councilman Applegate expressed his opinion that the ordinance, as presented, has been "miswritten". He suggested eliminating reference to full-stop-taxi-backs under Section 51.5.5, which would, in effect, prohibit such operations on Saturdays, Sundays and holidays but would allow such activity Mondays through Fridays.

Councilman Nakano then MODIFIED HIS MOTION to delete reference to full-stop-taxi-back operations under Section 51.5.5, leaving Section 51.5.1, as written. This modification was accepted by Councilman Mock, seconder of the motion.

Roll call vote on the MODIFIED MOTION proved unanimously favorable.

14. PERSONNEL MATTERS

14a. JOB TRAINING PARTNERSHIP ACT (JTPA) CONTRACT RENEWALS

RESOLUTION NO. 90-118

A RESOLUTION OF THE CITY COUNCIL OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST CONTRACTS BETWEEN THE CITY OF TORRANCE AND SOUTHERN CALIFORNIA REGIONAL OCCUPATIONAL CENTER (SCROC), AMERICAN INSTITUTE OF ELECTROLOGY, TRAVEL AND TRADE CAREER INSTITUTE, UAW - LABOR EMPLOYMENT AND TRAINING CORPORATION, THE LOS ANGELES PROJECT WITH INDUSTRY, AND CAREER PLANNING CENTER

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MOTION: Councilman Nakano, seconded by Councilwoman Hardison, moved to adopt Resolution No. 90-118.

Prior to roll call vote, Councilwoman Hardison offered her opinion that it would be helpful if educational requirements in this program could be somewhat standardized between companies.

Roll call vote on the above motion was unanimously favorable.

* * *

At 10:10 p.m., Mayor Geissert called a recess. The Council returned at 10:30 p.m., to continue in regular agenda order.

* * *

15. HEARINGS

15A. CUP 90-5, D 90-5, R.G.A., INC. (ROBERT GARSTEIN)

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of a two-story bank/office building with basement garage and a Division of Lot to allow a two-lot subdivision on property located in the C-2 and C-5 zones at the southwest corner of Sepulveda Boulevard and Arlington Avenue. CUP 90-5, D 90-5, (EA 90-1) R.G.A., INC. (ROBERT GARSTEIN).

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 Commission and the Planning Department recommend denial of the appeal and approval of the project.

In response to Council inquiries, Senior Principal Planner Gibson advised that 14 of the 77 required parking spaces for this development are provided in a subterranean parking garage with controlled, gated access.

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The proponent, Mr. Dave Hayden, 22923 Ward Street, President of the South Bay Bank, described the project, noting their desire to have underground parking for employees only, the controlled access being for safety reasons and to remove employees' vehicles from their on-grade parking lot.

Mr. Robert Garstein, 2545 West 237th Street, Suite I, provided details regarding the building setback from Arlington Avenue and from Sepulveda Boulevard. The provision for a 10-foot dedication for a right-turn lane should that need become a reality in the future, was clarified by this speaker.

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.

Councilwoman Hardison, who had appealed this item for Council review, noted that her concerns basically related to the density of the proposed building on that corner.

Mrs. Hardison pointed out that the 14 subterranean parking spaces are actually required to meet the Code-required parking for this use, but she questioned the need for undergrounding these parking spaces for reasons of security as had been stated by the applicant. Utilization of one of the other existing buildings on this shopping center parcel would have, in Mrs. Hardison's opinion, provided greater setbacks and might have allowed all on-grade parking.

Continuing, Councilwoman Hardison commented that the shopping center without the bank has a FAR of .33; the bank project on the corner taken by itself is .56 FAR, thus representing a significantly greater density.

MOTION: Councilman Applegate moved to deny the appeal and approve the project for CUP 90-5 and D 90-5, R.G.A., Inc. (Robert Garstein). His motion was seconded by Councilman Walker. [This motion was later amended, see Page 14.]

Councilman Nakano recommended that a condition be added requiring that controlled access to the underground parking be retained.

Senior Principal Planner Gibson suggested that the wording of such a condition be: "That the subterranean parking shall be reserved for employees only and access control shall be maintained to the satisfaction of the Planning Department."

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Councilman Applegate SO AMENDED his motion to include that condition. Councilman Walker, as seconder, accepted the amendment.

Discussion then turned to the possibility of tying the 10-foot right-turn dedication to a condition of approval. It was explained by Senior Principal Planner Gibson that this requirement should remain governed by Code in that there would then be no question of deleting the requirement at some future time.

Roll call vote on the AMENDED MOTION was as follows...

AYES: Councilmembers Applegate, Mock, Nakano, Walker, Wirth and Mayor Geissert.

NOES: Councilwoman Hardison [for reasons stated].

RESOLUTION NO. 90-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY BANK/OFFICE BUILDING WITH BASEMENT GARAGE ON PROPERTY LOCATED IN THE C-5 AND C-2 ZONE AT THE SOUTHWEST CORNER OF ARLINGTON AVENUE AND SEPULVEDA BOULEVARD

MOTION: Councilman Nakano moved to adopt Resolution No. 90-119 as amended. His motion was seconded by Councilman Walker and carried as shown below:

AYES: Councilmembers Applegate, Mock, Nakano, Walker, Wirth and Mayor Geissert.

NOES: Councilwoman Hardison.

15b. PP 89-54: ED McCLURE AND JAN SCHLESINGER

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow the construction of a first- and second-story addition to an existing single-story residence on property located in the Hillside Overlay District in the R-1 zone at 5621 Via del Collado. PP 89-54: ED McCLURE AND JAN SCHLESINGER.

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

Senior Principal Planner Gibson provided the staff presentation on this item noting that the Planning Commission recommends denial of the appeal and denial of the project; the Planning Department recommends approval of the appeal and approval of the project as currently modified.

In response to an inquiry by Councilman Mock, City Attorney Nelson defined "adverse cumulative impact" as used in the Hillside Ordinance to mean that evidence must disclose existing adverse impacts throughout the subject area, with the proposed project representing an addition thereto.

The applicant, Mr. Ed McClure, 5621 Via del Collado, aided by slides, reviewed various design concepts considered during the ultimate development of the plans as presently conceived. Mr. McClure outlined incorporated changes to his original plans which represent, in his opinion, a compromise between the needs of his family and the desires and concerns of area residents.

Ms. Jan Schlesinger, 5621 Via del Collado, supported her husband's request for approval, noting that the results of a poll of residents on their street indicated that no one at this time has submitted plans to the City for expansion to a second level. The people in their immediate neighborhood support their project, per Ms. Schlesinger.

Members of the audience who spoke in OPPOSITION to this project were...

- Mr. Paul Stiglic, 5409 Calle de Ricardo,
- Mr. William Berry, 5405 Calle de Ricardo,
- Ms. Margaret Robinson, 5401 Calle de Ricardo,
- Mr. Tom Hirata, 5309 Calle de Ricardo.

These four individuals utilized slides to illustrate their concerns regarding view loss and the cumulative impact should second story additions continue on Via del Collado.

- Mr. Ronald Woods, 448 Via el Chico,

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- Ms. Jean Hirata, 5309 Calle de Ricardo,
- Mr. Larry Lipp, 5519 Calle de Ricardo [submitted sketches illustrating alternate design possibilities],
- Mr. Ray Uchima, 150 Via Pasqual,
- Mr. Mars Baumbarten, 5501 Calle de Ricardo,
- Ms. Cathy Lipp, 5519 Calle de Ricardo

Reasons for opposition voiced by these speakers included: view blockage; negative impact on property values; precedent-setting aspects; etc. Many of the above individuals urged that alternative design techniques be employed to lower the height of the structure, such as subterranean or split-level construction.

Speaking in FAVOR of the project were...

- Ms. Carolyn Woolf, 5623 Via del Collado,
- Mr. Wes Pepper, 4611 Via del Collado,
- Ms. Cecelia Laxton, 4809 Paseo de las Tortugas,
- Mr. John Putnam, 5619 Via del Collado,
- Mr. Jerry Brannon, 4613 Via del Collado.

These speakers acknowledged the applicant's efforts to cause the least intrusion on light, view, air and privacy for adjacent homes. Concern was expressed regarding the affect on views for homes on Via del Collado should the applicants redesign to extend their property to the "view edge", rather than going up.

Councilman Applegate pointed out that this case presents a problem whereby there are neighbors distant to the site [those residing on Calle de Ricardo, etc.] who have views impacted by the proposed second-story addition; and neighbors adjacent to the site [addresses on Via del Collado] whose views would be impacted if this addition were to be on the first floor level only.

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Mr. Applegate requested that the City Attorney provide the Council with a written opinion setting forth parameters open to the Council in addressing a case such as this including appropriate findings which would substantiate a decision to, in effect, deny a property owner the right to make a reasonable addition to his property.

In response to a direct question by Mayor Geissert, Mr. McClure advised that the neighbors on either side of his property indicated to him that they would object to any proposal to "square off the house to the west", thus impacting their views.

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

Councilman Walker offered his opinion that the project, as proposed, does not create anything more than a "mildly insignificant view blockage", which he would deem acceptable and in accordance with the Hillside Ordinance. Mr. Walker further noted his opposition to expansion which would eliminate the back yard area because of its need as a play area for the McClure children.

Councilman Wirth advised of his support of the project as currently designed in that he, also, did not observe a significant view impact.

Suggesting that the case be continued, Councilman Mock offered his opinion that the design could be further modified to reduce the obstruction of the roof line and also density.

Councilman Nakano noted his observation of view blockage and his conviction that the design could be effectively modified.

Councilwoman Hardison offered her opinion that, although views from Calle de Ricardo may not be as spectacular as in many hillside cases, those views, nevertheless, are important to the homeowners. Having observed a view impact through the King Harbor area from the residence at 5405 Calle de Ricardo and to the east of that address, Mrs. Hardison indicated her desire for a redesign that would maximize the existing view to that area.

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Continuing her comments, Councilwoman Hardison suggested that the applicants might consider relocating their study from the second floor in an attempt to maximize the view corridor, particularly for the easterly residents on Calle de Ricardo.

Mayor Geissert suggested that, while the applicants might not get the total square footage desired, they would be able to conceivably get a substantial amount with a single-level expansion and still retain sufficient yard area for children. The Mayor noted her personal reservations regarding the visual impact of a three-car garage on a lot of this width.

City Attorney Nelson advised, in response to the Mayor, that legal time constraints will require specific permission from the applicant in order for this matter to be continued at this time.

MOTION: Councilman Walker moved to reopen the hearing. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable.

City Attorney Nelson explained to the applicant his rights under the Permit Streamlining Act -- his right to a decision by Council tonight, or, should he wish a continuance for purposes of redesign, the requirement that he specifically waive that right at this time.

Mr. McClure waived his rights for a Council decision at this time and gave permission for continuance of his case.

MOTION: Councilman Mock moved, with the concurrence of the applicant, to continue this Agenda Item 15b [PP 89-54) to Tuesday, August 21, 1990, 5:30 p.m. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Councilman Applegate restated his earlier request that the City Attorney provide a written opinion as to the limits of the Council's discretionary powers, the possibility of inverse condemnation as it applies to the hillside, etc. City Attorney Nelson indicated that he will provide same.

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17. ADMINISTRATIVE MATTERS

17a. CONTRACT BETWEEN THE CITY OF TORRANCE AND COOPERS AND LYBRAND

RECOMMENDATION:

The City Attorney and the Finance Director recommend that your Honorable Body approve an increase in the contract with Coopers and Lybrand in the amount of \$25,000.

MOTION: Councilman Wirth moved to concur with the above stated staff recommendation. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

17b. EXEMPTION OF LOW INCOME HOUSEHOLDS FROM THE OCCUPANCY TAX

ORDINANCE NO. 3306

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 222.2.2 OF THE TORRANCE MUNICIPAL CODE RELATED TO EXEMPTIONS FROM THE OCCUPANCY TAX

MOTION: Councilman Nakano moved to approve Ordinance No. 3306 at its first reading. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES

18a. ORDINANCE NO. 3304

ORDINANCE NO. 3304

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 THE NORTH SIDE OF PLAZA DEL AMO AND APPROXIMATELY 700' EAST OF MAPLE AVENUE FROM M-2 (HEAVY MANUFACTURING) TO PD (PLANNED DEVELOPMENT)
ZC 90-1: GERALD J. MARCIL

MOTION: Councilman Nakano moved to adopt Ordinance No. 3304 at its second and final reading. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

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18b. ORDINANCE NO. 3305

ORDINANCE NO. 3305

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 THE NORTH-WEST CORNER OF GRAMERCY PLACE AND ARTESIA BOULEVARD FROM M-1 (LIGHT MANUFACTURING) TO R-3 (RESTRICTED MULTIPLE-FAMILY RESIDENTIAL)
ZC 89-5: ROBERT GARSTEIN-RGA, INC.

MOTION: Councilman Nakano, seconded by Councilman Walker, moved for the adoption of Ordinance No. 3305 at its second and final reading. Roll call vote was unanimously favorable.

20. CONSENT CALENDAR

20a. NOTICE OF COMPLETION - INSTALLATION OF LANDSCAPING AT VIA CORONA/VISTA LARGO HILLSIDE (B89-22)

RECOMMENDATION:

The Engineering Department recommends that your Honorable Body: (1) accept the work; and (2) file a Notice of Completion for the installation of landscaping at Via Corona/Vista Largo hillside.

20b. COUNCIL AWARD OF CONTRACT - Re: One (1) year lease of one (1) temporary office facility on City property
Expenditure: \$37,952.20
Contingency Fees: \$2,047.80
Total anticipated expenditure: \$40,000.00.

RECOMMENDATION:

The Purchasing Division and Office of the City Manager request Council's approval of the award of a contract for the one (1) year lease of a temporary office facility to be placed on City property to Modular Building Systems of Ontario, California, in the total amount of \$40,000.00.

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

* * *

At 1:26 a.m. the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 1:27 a.m. and the regular Council agenda order was resumed.

* * *

22. ORAL COMMUNICATIONS

22a. City Manager Jackson and City Attorney Nelson advised, due to the lateness of the hour, that all matters scheduled for executive session consideration this date might be postponed until the next regular meeting. There were no objections.

22b. Councilman Wirth noted that Airport Commissioner Jacobsen has reported that one of the Long Beach FBO's is suggesting that their trainers utilize other General Aviation Airports, particularly Torrance, for training flights. Staff investigation was requested.

22c. Mayor Geissert referenced Council's receipt of a recommendation from the Planning Commission regarding the matter of view blockage by vegetation. The Council generally agreed that they did not wish to agenda this matter for Council consideration at this time.

23. EXECUTIVE SESSION

23a. EXECUTIVE SESSION MATTERS

WITHDRAWN - see Item 22a, above.

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24. ADJOURNMENT

At 1:35 a.m. [Wednesday, June 27, 1990] this meeting of the City Council was formally adjourned to Monday, July 2, 1990, 4:30 p.m. in the Third Floor Assembly Room for purposes of an executive session to review the performance evaluations of the City Manager and the City Attorney.

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Kate Seiser
Mayor of the City of Torrance


John A. Bramhall
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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