

August 23, 2005

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 7:00 p.m. on Tuesday, August 23, 2005 in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Lieu, Mauno McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Lieu.

Councilmember Nowatka gave the non-sectarian invocation for the meeting.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember Mauno moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**MOTION:** Councilmember Mauno moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

City Manager Jackson announced that Item 11A was deferred to September 27.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

City Clerk Herbers invited staff and the public to view the watercolors of Torrance Artist Guild member Gene McCarthy on display in the City Clerk's office for the month of August.

City Clerk Herbers provided the following information about the September 13 Special Election to fill the vacancy for the 53rd Assembly District:

Registration closes on August 29, with forms available at the City Clerk's office and post offices.

Candidate information can be found at the Los Angeles County Registrar-Recorder/County Clerk website <http://LAVote.net> or at League of Women Voters <http://SmartVoter.org>

A candidate forum sponsored by the Torrance Area Chamber of Commerce will be held in the Toyota Meeting Hall at the Cultural Arts Center on Thursday, September 8, from 4:00 p.m. to 6:00 p.m.

The polls will be open on September 13 from 7:00 a.m. to 8:00 p.m. Sample ballots are mailed in batches and may be mailed as late as August 23.

If you are a registered voter and do not receive a ballot contact the Registrar at 800.815.2666 / Option 3; Polling place lookup is Option 1 or found online at LAVote.net; and to sign up as a pollworker – use Option 7.

Absent Voter ballots must be received no later than 8:00 p.m. on Election Day.

**7. CONSENT CALENDAR**

**7A. INVESTMENT REPORT FOR JULY 2005**

**Recommendation**

Recommendation of the **City Treasurer** that City Council accept and file the monthly investment report for the month of July 2005.

**7B. LIBRARY COMMISSION REQUEST HOLDING MEETINGS AT BRANCH LIBRARIES**

**Recommendation**

Recommendation of the **Library Commission** that City Council approve of the Commission convening five regularly-scheduled meetings at the branch libraries rather than at the Katy Geissert Civic Center Library to encourage greater public participation

**7C. APPROPRIATION OF PARKS AND RECREATION MISCELLANEOUS ACCOUNT FUNDS FOR OUTDOOR MOVIE SCREEN**

**Recommendation**

Recommendation of the **Community Services Director** that City Council appropriate \$15,000 from the Parks and Recreation Miscellaneous Donation Account for the purchase of an outdoor movie screen, related video projector, and sound equipment for use at City parks and facilities (FEAP #527).

**7D. VENDOR CONTRACT RE ANNUAL REQUIREMENT OF PRINTER CARTRIDGES**

**Recommendation**

Recommendation of the **Finance Director** and the **Information Technology Director** that City Council authorize the award of a Vendor Contract to Quick Buys Inc. of Sunland, CA for printer cartridges (B2005-36) in an amount not to exceed \$28,000.

**7E. APPROPRIATION OF ASSET FORFEITURE FUNDS FOR TELEPHONES FOR EMERGENCY OPERATIONS CENTER (FEAP #528)**

**Recommendation**

Recommendation of the **Chief of Police** and the **Emergency Preparedness Team** that City Council appropriate and allocate \$12,000 of Asset Forfeiture funds for the purchase of new telephones for the City's Emergency Operations Center (FEAP #528).

**7F. CONTRACT FOR TEMPORARY BUILDING INSPECTION SERVICES**

**Recommendation**

Recommendation of the **Community Development Director** that City Council:

- 1) Approve a consulting services agreement with Robert Golden for building inspection services on a temporary basis for the remainder of Fiscal Year 2005-2006 in the not to exceed amount of \$60,000; and
- 2) Appropriate \$60,000 to professional/technical services account from building permits revenue account.

**7G. MEMORANDUM OF UNDERSTANDING RE CHANGES TO TRANSIT DIVISION IN COMPLIANCE WITH AB98**

**Recommendation**

Recommendation of the **City Manager** that City Council approve a signed Memorandum of Understanding between management and the representatives of TME-AFSCME Local 1117 to implement transit changes in compliance with AB98.

**MOTION:** Councilmember Witkowsky moved for the approval of Consent Calendar Items 7A through 7G. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**11. ADMINISTRATIVE MATTERS**

**11A. APPEAL OF DECISION BY ENCROACHMENT REVIEW COMMITTEE**

**Recommendation**

Recommendation of the **Community Development Director** and the **Encroachment Review Committee** that City Council deny the appeal and concur with the encroachment permit for fencing, gates, planters, and walls at a property on Via Linda Vista with certain conditions as approved by the Encroachment Review Committee.

Continued to September 27, 2005, see page 1.

**12. HEARINGS**

**12A. MIS05-00167: STANDARD PACIFIC HOMES**

**Recommendation**

Recommendation of the **Planning Commission** and **Community Development Director** that City Council adopt an Ordinance approving a Miscellaneous Permit (MIS05-00167) to allow the City to enter into a development agreement with Standard Pacific Homes governing the development of a previously approved townhome and senior condominium project on property located in the PD Zone at 1780-1922 Oak Street and 2367 Jefferson Street and approve an Ordinance Summary for publication. **MIS05-00167: STANDARD PACIFIC HOMES**

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

Tom Paradise, representing Standard Pacific Homes, indicated that he was available to answer questions.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**MOTION:** Councilmember McIntyre moved to concur with the staff recommendation. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**ORDINANCE NO. 3674**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND STANDARD PACIFIC CORPORATION AND WEST MILLENNIUM HOMES

RELATING TO REAL PROPERTY LOCATED AT 1780-1922 OAK STREET  
AND 2367 JEFFERSON STREET

**MOTION:** Councilmember Scotto moved for the adoption of Ordinance No. 3674. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**12B. MOD05-00007 (CUP90-0035, MOD94-0002, DIV94-0001):  
ANASTASI DEVELOPMENT/ JOHN MIRASSOU**

**Recommendation**

Recommendation of the **Planning Commission** and the **Community Development Director** that City Council deny the appeal and adopt a Resolution denying without prejudice a Modification to previous entitlements (CUP90-0035, MOD94-0002, DIV94-0001) to allow self-storage and RV storage within an existing industrial building, the construction of two new buildings, one for purposes of self and RV storage and the other as an industrial building, and to allow 20 outdoor RV storage stalls on property located in the M-2 Zone at 19840 Pioneer Avenue.

**MOD05-00007 (CUP90-0035, MOD94-0002, DIV94-0001): Anastasi Development/John Mirassou**

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto briefly described the proposed project and surrounding land uses. She reported that the Planning Commission denied the project without prejudice by a vote of 5-1, citing concerns about allowing a self-storage facility in an area designed to be a business park and the project's Floor Area Ratio (FAR), which exceeds the maximum allowed in this land use designation. She provided background information about existing storage facilities in Torrance, noting that there are 16 self-storage facilities, totaling approximately 1.4 million square feet with a vacancy rate under 10%, and that there are approximately 400 recreation vehicle storage spaces, all of which are rented.

Responding to questions from the Commission, Planning Manager Isomoto confirmed that the proposed self-storage facility would generate approximately 40% less traffic than an industrial use; that the project does not require a Zone Change; and that the subject property has been vacant for five years.

Planning Manager Isomoto explained that staff was recommending denial of the project because the property is located within a master planned business park and the existing building was designed to be a corporate headquarters and meant to accommodate businesses that contribute to the City's employment base. She indicated that staff would support RV storage as an interim use without conversion of the building.

In response to Councilmember Lieu's inquiry, City Manager Jackson discussed the economic impact of the project, noting that the only revenue the City would receive would be from property taxes. He pointed out that it would be detrimental to the City's economic base if large industrial properties continue to be converted into self-storage facilities.

Planning Manager Isomoto, when asked whether there's a shortage of self-storage space, reported that the Self-Storage Association estimates demand to be 4.94 square feet per capita nationwide and Torrance has more than double this amount.

Councilmember Witkowsky stated that the low vacancy rate would seem to indicate that there is a demand for self-storage space in Torrance and pointed out that additional RV storage space will be needed, should the City go forward with the proposal to prohibit the parking of recreation vehicles on City streets.

Mayor Walker stated that while he understood the Planning Commission's rationale for rejecting the project, he believes the subject property is well suited for a self-storage facility. He questioned the inordinate amount of parking being required and suggested that some of this parking, as well as Building C, be reconfigured for recreation vehicle storage.

John Mirassou, representing Anastasi Development Company, stated that secure, centrally located recreation vehicle storage is sorely needed in Torrance and the demand for self-storage space is also incredibly high. He reported that a market study revealed that an additional 1.2 million square feet of storage space is needed to meet existing demand and the proposed project would provide approximately 10% of that amount. He noted that the property has been vacant for five years, despite aggressive marketing, and the proposed project has proved to be the only viable option. He pointed out that the project would not significantly alter the appearance of the site and the new construction would block RV storage from the view of passing motorists. He indicated that his company plans to offer free RV washing in order to decrease the amount of time RVs are parked on the street and promised to give Torrance residents priority on the interest list and the waiting list. He expressed his willingness to reconfigure Building C for RV storage and offered his assurance that the property will be maintained in excellent condition at all times.

Richard Clarke, Jordan Architects, noted his firm's extensive experience in the planning and design of self-storage facilities and discussed the increased demand for more sophisticated designs.

John Clay, Jordan Architects, reported on a parking analysis prepared for the project. He explained that approximately 14 parking spaces are needed for a self-storage facility of this size, noting that customers typically visit their storage units once every 60 days.

Mr. Mirassou clarified that he was proposing to provide 30 parking spaces for self-storage customers initially, which would be reduced to 18 spaces once the business becomes established and the remaining spaces would be allocated for RV storage.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Councilmember Lieu voiced support for the project due to the high demand for recreation vehicle storage and self-storage in Torrance and because self-storage facilities generate significantly less traffic than office buildings. He stated that he believes property owners should be allowed to utilize their property as they see fit as long as it conforms to the zoning.

Councilmember Mauno indicated that he was comfortable supporting this project because the buildings could be easily converted for industrial/office use should there be a demand for this type of space in the future. He noted that the overall appearance of the site would not change and this project would have significantly less impact on traffic and the infrastructure than other potential uses.

Councilmember McIntyre voiced support for the project with the conversion of Building C for recreation vehicle storage. She cited the great demand for this type of storage and the fact that Torrance residents will benefit because they will be given priority on the waiting list.

Councilmember Nowatka requested clarification of the number of RV parking spaces to be provided. Councilmember Scotto noted that eliminating the industrial use for Building C will reduce parking requirements, thereby creating more room for RV storage.

Planning Manager Isomoto advised that staff would work with the applicant to maximize RV storage.

**MOTION:** Councilmember Scotto moved to approve the appeal and approve the project, with the modification that Building C and the first floor of Building B shall be used for RV storage only. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote.

Planning Manager Isomoto noted that a revised resolution reflecting the Council's action would be brought back for approval at a future meeting.

**15. SECOND READING ORDINANCES**

**15A. SECOND AND FINAL READING OF ORDINANCE NO. 3670**

**ORDINANCE NO. 3670**

AN ORDINANCE OF THE CITY OF TORRANCE ADOPTING A TRANSPORTATION IMPACT FEE PROGRAM AND AMENDING THE TORRANCE MUNICIPAL CODE

**MOTION:** Councilmember Scotto moved for the adoption of Ordinance No. 3670. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**15B. SECOND AND FINAL READING OF ORDINANCE NO. 3671**

**ORDINANCE NO. 3671**

AN ORDINANCE OF THE CITY OF TORRANCE ADOPTING A UTILITY UNDERGROUNDING IMPACT FEE PROGRAM AND AMENDING THE TORRANCE MUNICIPAL CODE

**MOTION:** Councilmember Scotto moved for the adoption of Ordinance No. 3671. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**15C. SECOND AND FINAL READING OF ORDINANCE NO. 3672**

**ORDINANCE NO. 3672**

AN ORDINANCE OF THE CITY OF TORRANCE ADOPTING A STORM DRAIN IMPACT FEE PROGRAM AND AMENDING THE TORRANCE MUNICIPAL CODE

**MOTION:** Councilmember Scotto moved for the adoption of Ordinance No. 3672. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**15D. SECOND AND FINAL READING OF ORDINANCE NO. 3673**

**ORDINANCE NO. 3673**

AN ORDINANCE OF THE CITY OF TORRANCE ADOPTING A SEWER IMPACT FEE PROGRAM AND AMENDING THE TORRANCE MUNICIPAL CODE

**MOTION:** Councilmember Scotto moved for the adoption of Ordinance No. 3673. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 7:55 p.m. to 7:58 p.m.

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**16. ORAL COMMUNICATIONS**

**16A. Councilmember Lieu** noted that as a recycling effort, bags would be available in the City Clerk's office to send used printer cartridges for recycling at no charge.

**16B. Councilmember Mauno** reported that he attended the grand opening of Indy Mac Bank in Rolling Hills Plaza and they have offered to donate \$25 to the Torrance South Bay YMCA for every new account opened.

**16C. Councilmember Mauno** commended the Torrance Historical Society for its event honoring veterans.

**16D. Councilmember Mauno** commented on the re-opening of Villa Hermosa Flower Shop.

**16E. Councilmember Mauno** noted that he had attended the Torrance Sister City Association Sayonara Banquet to say goodbye to the Kashiwa exchange students.

**16F. Councilmember Mauno** suggested, with the Council's concurrence, that Torrance offer the services of the Madrona Marsh naturalist, Torrance Animal Control officers and the Torrance Fire Department to Los Angeles City Councilwoman Janice Hahn to assist in the capture of the alligator at Harbor Park.

**16G. Councilmember McIntyre** reminded the public of the Torrance Symphony's free concert at Wilson Park on Sunday, August 28, at 1:30 p.m.

**16H. Councilmember McIntyre** noted that the Sayonara Banquet was well attended and very emotional for all.

**16I. Councilmember Witkowsky** echoed the comments on the Sister City event.

**16J. Councilmember Witkowsky** commented on the "Lights, Power, Energy Expo" staged by Congresswoman Harman at the Torrance Cultural Arts Center the previous week, stating that she believed it was a very valuable event for the community and was pleased that Torrance was able to provide the facilities free of charge.

**16K. Mayor Walker** reported that the "Oil Shockwave" panel discussion at the "Lights, Power, Energy Expo" was very thought provoking and noted that Toyota and Honda are leading the industry in the production of a new generation of energy efficient automobiles.

**16L. Debbie Hays**, Torrance Historical Society, thanked all who had attended the Honor the Heroes event and invited the public to attend a free walking tour of downtown Torrance on Sunday, August 28, beginning at 1:00 p.m. at the museum on Post.

**16M. Tom Rische**, Seaside Homeowners Association, thanked the City Council for the almost completed work on the storm drains in his area, noting that problems with standing water have been corrected. He reported that residents are concerned about the Lomita Boulevard extension and some are proposing that it be made into a park.

**16N. Leo Lewis**, Knolls Lodge Mobile Home Park, commented on the park's management company and urged everyone to join residents when they hold a press conference/ protest at the park on Saturday, August 27.

**17. EXECUTIVE SESSION**

At 8:20 p.m., the Council recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Labor Negotiator, pursuant to California Government Code Section 54957.6. Agenda Item 17B) Real Property – Conference with Real Property Negotiator, was withdrawn.

The Council reconvened in Council Chambers at 8:50 p.m. No formal action was taken on any matter considered in closed session.

**18. ADJOURNMENT**

At 8:50 p.m., the meeting was adjourned to Tuesday, August 30, 2005 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC

City Clerk of the City of Torrance

Approved on November 22, 2005