

April 10, 2001

**MINUTES OF A JOINT MEETING WITH THE
COMMISSION ON AGING AND AN ADJOURNED
REGULAR MEETING OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in a joint meeting with the Commission on Aging at 5:35 p.m. on Tuesday, April 10, 2001, in the West Annex Meeting Room.

ROLL CALL

Present: Councilmembers Cribbs, Messerlian, Nowatka, Scotto, Walker, Witkowsky and Mayor Hardison.

Absent: None.

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

Commission on Aging members present: Commissioner Breaker, Callen, Clutter, Doty, Nolte, Virobik, Wolf and Chairperson Griffith.

Staff present included: City Clerk Herbers, Assistant City Manager Giordano, Management Assistant Wren, Cable Television Administrator Smith, Parks and Recreation Director Barnett, Recreation Services Administrator Jones, Senior Recreation Supervisor Wand, Transit Director Whittle, Transit Administration Manager Mills, Planning Director Gibson, Comprehensive Planning Manager Tate, Redevelopment/Housing Manager Bihn and Finance Director Tsao.

4. EXPRESSION OF THANKS FOR SERVICES PROVIDED BY THE CITY

Chairperson Griffith, on behalf of the Commission and all seniors, thanked the City Council for the services provided for seniors, including Focal Point, the location for the tax preparation assistance, senior activities and transportation.

5. POSSIBLE INCLUSION OF COMMISSION ON AGING IN THE REVIEW PROCESS OF THE HOUSING ELEMENT

6. SENIOR CITIZENS HOUSING CONCERNS

Discussion was held on the importance of affordable housing for seniors, the Housing Element of the General Plan and programs provided by the City and their funding. Mayor Hardison noted that the Commission on Aging would be involved in planning issues related to seniors.

7. SENIOR CITIZENS TRANSPORTATION CONCERNS

Transit issues addressed included possible linkage of services between cities and a look at providing alternative services for access to public places. It was noted that the bus lines would be studied fully in the fall.

8. POSSIBLE SENIOR CITIZENS DISCOUNT FOR CABLE SERVICES

Discussion was held on the possible discount for cable television services for seniors.

9. POSSIBLE PROGRAM FOR SENIOR ASSISTANCE FOR LIGHT BULB REPLACEMENT

Discussion was held regarding possible energy programs.

10. ADJOURNMENT

At 6:45 p.m., the City Council recessed to City Council Chambers for a 7:00 p.m. meeting to consider regular business.

At 6:45 p.m. the Commission on Aging adjourned to its next regular meeting.

REGULAR AGENDA

The Council returned to Council Chambers at 7:06 p.m., and the meeting reconvened in regular agenda order.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Boy Scout Troop #310, Bruce Maass, Scoutmaster.

The invocation was given by Elder Haver, Church of Christ.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Cribbs 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 a voice vote reflected unanimous approval.

MOTION: Councilmember Cribbs 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 a voice vote reflected unanimous approval.

4. WITHDRAWN OR DEFERRED ITEMS

Assistant City Manager Giordano announced that item 11c was withdrawn at the request of Mayor Hardison and would be back before the Council at a later date.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Mayor Hardison asked that the meeting be adjourned in memory of long-time Torrance resident, Helena DeYoung, wife of retired Fire Chief DeYoung.

Councilmember Walker announced a meeting of the Ad Hoc Rose Float Committee on Wednesday, April 11, at 5:30 p.m. in the 3rd Floor Assembly Room regarding the 2001 Torrance Rose Float Design.

Councilmember Messerlian announced a meeting of the Finance and Governmental Operations Committee on Monday, April 16 at 5:30 p.m. in the 3rd Floor Assembly Room to review Transit Department programs.

Councilmember Cribbs announced a meeting of the Armed Forces Committee on Monday, April 23 at 12:00 p.m. in the downstairs Assembly Room of the Police Department.

Parks and Recreation Director Barnett announced a City of Torrance night at Dodger Stadium on Wednesday, April 25, featuring Dodger Chris Donnelles, a South High graduate, and Pittsburgh Pirate Jason Kendall, a Torrance High graduate.

Parks and Recreation Director Barnett also announced the opening of the Madrona Marsh Nature Center at 3201 Plaza Del Amo on Saturday, April 28 at 10:00 a.m. and he encouraged the public to come.

Mayor Hardison announced a Computer Recycling Day on Saturday, April 21, 2001 from 9:00 a.m. to 2:00 p.m. at the City Hall Parking Lot. It is free to businesses and residents, and computers and other electronics can be dropped off for reuse. For information contact All Tech Computer Recyclers (310) 978-2790 or the City of Torrance Street Department at (310) 781-6900.

Mayor Hardison also announced a rubble removal day at the Madrona Marsh on Saturday April 21 with information available at (310) 32 MARSH or 326-2774. She noted that the Marsh was once an active oil well site and the Friends of the Madrona Marsh work to remove debris from the Marsh area. Those under 18 who wish to participate need a consent form.

Councilmember Witkowsky announced the Bunka Sai on April 21-22 at the Ken Miller Recreation Center starting at 10 a.m., sponsored by the Sister City Association.

6. COMMUNITY MATTERS

6a. RESOLUTION NO. 2001-28 RE MARY OGAWA

Resolution No. 2001-28 honoring and commending Mary Ogawa upon her retirement from the City after 35 years of service.

RESOLUTION NO. 2001-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING AND COMMENDING MARY OGAWA UPON HER RETIREMENT FROM THE CITY AFTER 35 YEARS OF SERVICE.

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-28. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval. Mayor Hardison presented the resolution to Ms. Ogawa and expressed appreciation for her services.

6b. PROCLAMATION RE EXCELLENCE IN ARTS DAY

Mayor Hardison issued a proclamation declaring April 29, 2001 as Excellence in Arts Day in the City of Torrance to Tom Tanza, Chairman of the Cultural Arts Commission. Chairman Tanza introduced Commissioners Armstrong, Kohler, Miller and Stadler and thanked the Council for making the Torrance Cultural Arts Center a focal point in the Community. He encouraged everyone to attend the Excellence in Arts Awards on April 29.

6c. PROCLAMATION RE NATIONAL YOUTH SERVICES DAY

Mayor Hardison issued a proclamation declaring Sunday, April 21, 2001 as National Youth Services Day in the City of Torrance to Youth Council member Justin Han who thanked the City Council on behalf of the Torrance Youth Council.

6d. PROCLAMATION RE CHILD ABUSE PREVENTION MONTH

Mayor Hardison issued a proclamation declaring April as Child Abuse Prevention Month in the City of Torrance to Fern Haning with the Exchange Club of the South Bay. Ms. Haning thanked the Council for the proclamation and expressed hope that it would increase awareness of the problem and she announced a luncheon at the San Franciscan Restaurant on April 19 where they would be showing a film about a family who benefited from the Anne Wilkes Center which is located in Inglewood.

7. CONSENT CALENDAR

7a. MINUTES OF FEBRUARY 27 AND MARCH 6, 2001

7b. PURCHASE ORDER RE L.A.W. ENFORCEMENT SALES, BURBANK, CA

Recommendation

Recommendation of the Chief of Police that City Council authorize a purchase order to be issued for an amount of \$173 for a total purchase amount of \$25,173 to L.A.W. Enforcement Sales, Burbank, CA, for the sole-source purchase of fourteen (14) MP5 weapon systems.

7c. PURCHASE ORDER RE AARDVARK TACTICAL, INC., ARCADIA, CA

Recommendation

Recommendation of the Chief of Police that City Council authorize a purchase order be issued in the amount of \$35,849.52, to Aardvark Tactical, Inc., Arcadia, CA, for the purchase of twenty-eight (28) Safariland Cover 6+ Silver IIIA tactical vests.

MOTION: Councilmember Witkowsky moved for the approval of Consent Calendar items 7a through 7c as written. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote, with Councilmember Nowatka abstaining from approval of the minutes of February 27, 2001 due to his absence from that meeting.

11. ADMINISTRATIVE MATTERS

11a. PERIOD 7 BUDGET REVIEW REPORT AND FIRST QUARTER INVESTMENT REPORT

Recommendation of the Finance and Governmental Operations Committee that City Council concur with the following:

- 1) Accept and file the period 7 (mid-year) budget review report; and
- 2) Approve program modifications for the General Services Department, Library Department, and Parks & Recreation Department.
- 3) Accept and file the First Quarter Investment Report.

Finance Director Tsao summarized the material of record.

MOTION: Councilmember Messerlian moved to concur with the Finance and Governmental Operations Committee to accept the mid-year budget report and approve the proposed modifications. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval.

In response to an inquiry from Mayor Hardison, City Librarian Buckley indicated that they could eliminate the video fees immediately and he added that they would distribute fliers and do other publicity to alert the public to the change.

City Treasurer Barnett clarified for the record that they were accepting and filing the second quarter investment report, not the first quarter as indicated.

11b. CONTINUED STATE OF EMERGENCY FOR CAROLWOOD AND SINGINGWOOD DRIVE

Recommendation of the City Manager and City Attorney that City Council continue the state of local emergency proclaimed March 2, 2001 for properties located on Carolwood Drive and Singingwood Drive.

Assistant City Manager Giordano reported that the slope was continuing to slide and they would continue to announce the state of emergency each week until the situation was resolved. Building and Safety Director Isomoto noted that the perimeter of the slide had expanded to two more properties and he agreed to look into possible additional assistance.

MOTION: Councilmember Cribbs moved to concur with the staff recommendation. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

11c. RESOLUTION NO. 2001-29 RE PALOS VERDES LANDFILL

Recommendation of the City Manager that City Council adopt a resolution which opposes the development of a county golf course at the Palos Verdes Landfill.

The item was withdrawn.

11d. ARTESIA BOULEVARD REHABILITATION PROJECT

Recommendation of the Artesia Boulevard Rehabilitation Team for City Council to concur in a Team recommendation to modify the current scope of work for the Artesia Boulevard Rehabilitation Project.

Assistant to the City Manager Sunshine provided a brief history of the item and stated that the settlement amount would not provide enough funds to fully rehabilitate the boulevard though it would help make much needed improvements. He noted that the budget excluded the water aspect and undergrounding and that the current projected scope of work included curb, gutter and sidewalk as well as shrinking the median. He noted that the consultants' investigation indicated that the boulevard has continued to deteriorate and requires an entire reconstruction of the roadway instead of a 50% reconstruction. The team was alerted at the 30% design stage and the project estimated cost range creates a project funding shortfall in the \$5.2 to \$5.6 million range with a 20% contingency. If curb, gutter and sidewalk is not replaced, construction costs could be reduced to \$2.5 million and the balance of the project would still be accomplished with a reduction in shortfall from \$2.6 to \$2.9 million dollars.

Assistant to the City Manager Sunshine reported that Southern California Edison had suspended the project and staff had been investigating the possibility of Federal and State funds, but were not confident that those funds would be available. He reported that staff proposed to revise the project, bring back a funding strategy and conduct an outreach to residents and businesses to present a revised scope of work.

In response to an inquiry from Mayor Hardison, Assistant to the City Manager Sunshine explained that they would look at areas of the curb, gutter and sidewalk that needed repair rather than replacing all of them. He stated that they would come back to the City Council with renderings and an alternative funding recommendation before going back to the community.

Engineering Director Burt clarified that the original design of the meandering sidewalk was no longer part of the project, but the median island would still be narrowed to allow more roadway width.

In response to an inquiry from Councilmember Scotto about going back to the original concept, Assistant to the City Manager Sunshine indicated that they were looking for an additional \$3 million and if the City Council wanted to keep the project moving they would have to look for other funding sources.

In response to an inquiry from Councilmember Scotto, Assistant to the City Manager Sunshine agreed to explore the possibility of doing the undergrounding and billing Edison later.

Mayor Hardison encouraged staff to keep talking to Edison on the issue as it was important and she noted that other cities were looking at other options to try to protect their undergrounding funds.

Assistant to the City Manager Sunshine stated that they were still hoping to keep project timelines and the water project would move forward while they waited for Edison.

Councilmember Scotto noted that he wanted to get the project completed, but expressed concern that people might feel shortchanged not to have the curb and gutter project done.

Councilmember Messerlian agreed that people had been waiting for a long time and suggested exhausting every possible funding source before going to the public to tell them there would be less done than originally indicated.

In response to concerns raised by Mayor Hardison, Assistant to the City Manager Sunshine explained that the consultant had already been on hold for 30 days and would likely have to wait more, and he added that they would not know about Federal funding until October.

Councilmember Messerlian expressed concern about possible penalties incurred by the City as a result of delaying the RBF contract and noted that they would be working with the Capital Oversight Committee to look for sources to fund the project.

Mayor Hardison clarified that they would need an additional \$1.6 million not including the undergrounding, the original scope of work would require \$2 – 2.5 million and the current one would call for \$4 million. She indicated that the Council was reluctant to scale back, noted they would not go back to CalTrans and asked about any other available funding sources. Finance Director Tsao explained that they still needed more information but would go through and look at some of the unallocated funds though the Council had already indicated preferences for those dollars. He added that they could look at the capital budget to see what kind of shifting was possible.

Assistant to the City Manager Sunshine stated that because they were budgeted out for the next 4 years they would have to defer other projects in order to fund the project and Mayor Hardison asserted that they had made a commitment and had to complete Artesia.

Councilmember Walker felt they should go forward with the full design because in most instances, each time they have attempted to cut back and redesign to achieve savings, they have wound up with a project that fell short of their goal without saving that much money. He asserted that they would find the money and did not want to back out of a commitment to the North end of the City as they would regret having an inadequate street for one of the major thoroughfares in the South Bay.

Mayor Hardison expressed skepticism about finding the money though she acknowledged his point. She noted that the Council did not want to back off the project but she did not want to vote to send it forward until she knew where the money would be coming from and she proposed holding the item until they had an idea of the range of money that they might be able to find.

Councilmember Cribbs suggested designing the project as originally proposed with two options, either leaving the project as it stands or with the pullback, without curbs and gutters. She noted that would allow the design to move forward with both options and provide some time to look at the Edison solution. She commented that they would have to give up a lot if they had to fund the entire project themselves and noted that they had requested funds from their Congresswoman.

Assistant to the City Manager Sunshine pointed out the water portion of the project was going out to bid and the location of the curbs dictated the location of the fire hydrants so those would have to wait until they approved a project.

Mayor Hardison clarified that the difference between the original and the revised plans was \$2.7 million.

Councilmember Scotto stated that he wanted more information before they voted and suggested waiting to see if they could delay without a penalty and examine the costs both ways rather than arbitrarily voting.

MOTION: Councilmember Scotto moved to hold the item for two weeks. Councilmember Cribbs seconded the motion and a discussion followed.

In response to an inquiry from Councilmember Witkowsky, Councilmember Scotto clarified that they were not currently in the penalty phase.

A vote on the matter was held until after the planning hearing to allow City Attorney Fellows to investigate issues related to penalties.

11e. CANDIDATES FOR REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE LOS ANGELES COUNTY MTA

Recommendation of the Transit Director that City Council consider candidates to be the Representative to the Board of Directors of the Los Angeles County Metropolitan Transportation Authority (MTA) from the cities in our area of Los Angeles County and grant Mayor Dee Hardison the authority to cast the City's votes as she deems appropriate in the best interests of the City of Torrance.

MOTION: Councilmember Cribbs moved to concur with the staff recommendation. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

12. HEARINGS

12a. RESOLUTIONS RE 23250 AND 23254 ROBERT ROAD

Recommendation of the Planning Commission and Planning Director that City Council take the following action on property located at 23250 and 23254 Robert Road:

- 1) Adopt a Resolution approving a General Plan Amendment changing the designation from Local Commercial to Low Density Residential;
- 2) Adopt an Ordinance approving a Zone Change from C-1 (Retail Commercial) to R-1 (Single Family Residential);
- 3) Approve an Ordinance Summary_for publication;
- 4) Adopt Resolutions approving a Division of Lot allowing one lot to be divided into two lots, and two Precise Plans of Development allowing the construction of two, new two-story single family residences in the Hillside Overlay District. GPA00-00005, ZON00-00005, DIV00-00021, PRE00-00035, PRE01-00001: JOHN MAVAR

Planning Manger Isomoto presented the material of record.

Mayor Hardison opened the public hearing at 8:17 p.m.

Councilmember Walker expressed concern about the immediate right turn into the driveway and suggested that reversing the design and moving the driveway to the opposite side would be much safer.

Planning Manager Isomoto noted that the topic had come up during the Planning Commission meetings but the developer noted that he had specifically designed the house to position the living space as far away from Pacific Coast Highway as possible. She commented that the number of potential conflicts should be less than any that were for the previous use since the design is for a single driveway for a single family home and as a check of the accident history showed nothing significant, they did not recommend that the design of the house be flipped at that time.

In response to an inquiry from Councilmember Walker, Planning Manager Isomoto clarified that staff felt the design was significantly better by having the living area as far away from the highway as possible and asserted that since the lot was not very wide, they did not see much gain in moving it.

Councilmember Scotto voiced the same concern and noted that for one of the houses it would be necessary to back out of the driveway which he felt was unsafe and he indicated that he would not support the recommendation unless the design was flipped and the driveway moved.

Planning Manager Isomoto stated that taking setbacks into consideration, the driveway could be moved 50 feet to the north at the most and she reported that the designer of the project felt there was sufficient room for a car to maneuver and turn around so no one would have to back out of the driveway. She noted that another option was to move the two car garage further east to increase maneuvering room.

In response to an inquiry from Councilmember Scotto, Planning Manager Isomoto explained that the distance between the two car garage and the wall was 26-27 feet and Councilmember Scotto felt that with the garage doors shut there would not be enough room to turn around.

Councilmember Messerlian agreed that the only possible way to exit was backing out and added that it would be a challenge to back out on a 15 degree slope. He also expressed concern about ensuring that the driveway was at a minimum distance from the centerline of the intersection.

In response to comments from Councilmember Scotto regarding the difference in the size of the proposed homes (4800 sq. ft.) and the existing homes in the area (1200 sq. ft.), Planning Manager Isomoto observed that there were a large variety of homes in the area and there were applications for larger homes pending. She added that the height of the home closest to Pacific Coast Highway would be reduced and the property would be graded down 3-5 feet with the balance of the reduction to be achieved by lowering the plate line and eliminating a two-level floor. For the proposed house adjacent to Doris Way, a subterranean level would be put in to give the front the appearance of a two-story home, and the rear a one-story appearance.

Mayor Hardison noted that the lot compatibility ordinance had indicated that residents wanted the large lots rather than any subdivisions and she expressed concerns with the Council dictating lot size if a project met the FAR and other requirements. She acknowledged resident concerns raised at the Planning Commission meeting and Planning Director Gibson reported that they had found that individuals from the Seaside Rancho neighborhood who have addressed the Council preferred the larger lots for flexibility of design. He indicated that if things had changed and the community supported smaller lots they would look into bringing those concerns to the Council's attention.

Councilmember Walker acknowledged the safety concerns regarding ingress and egress and asserted that the two houses would be an asset to the neighborhood as they fit the lots perfectly and were beautifully designed. He commented that 10000 sq. ft. lots with 1200 sq. ft. homes on them eventually become subdivided as the value of the land exceeded the value of the house.

Councilmember Scotto observed the property was 216 ft. wide and 118 ft. deep, and people in the community felt it could have been easily divided into 3 parcels. He

noted that residents had concerns as the development is at the beginning of the tree area and not representative of the whole community.

Councilmember Witkowsky commented that this was not the only area in the City where there were small and large homes right next to each other and expressed concerns with not allowing the project when they meet all of the requirements. She noted that it opened the door to reexamining the whole city and she expressed support for the project since the houses are on the corner rather than in the middle of the development.

In response to a comment from Mayor Hardison that they might have heard from more residents if they had done a three split, Planning Manager Isomoto noted that a number of potential developers had proposed 3 lots but staff had discouraged that. She clarified that the matter was appealed by the City Manger because there was a zone change and a general plan amendment so they could look at the whole project.

John Mavar, the applicant, reported that he had conducted a market analysis for the area and all newer homes that were going in were larger and required an amenity package commensurate with the area. He stated that they intended to comply with all FAR building and safety requirements and he noted that acoustics and quality of life were a key factor in the design with the property wall separating Pacific Coast Highway and the motor court. He indicated that the design magnified the interior/exterior lifestyle and asserted that to flip the design of the home would destroy the peacefulness of the side yard patio and place it directly into the noise path of PCH.

Mr. Mavar stated that the driveway was in the same location as Chalet de France's driveway and he noted that the house had been lowered 4 feet so the driveway did not have a steep slope. He asserted that since the motor court was 27 feet deep, cars would be able to turn around and would not have to back out onto PCH.

Mr. Mavar stated that they accomplished the ingress/egress with the design and to flip the design of the house would cause acoustic and aesthetic problems, making the houses a lot less desirable.

Councilmember Walker expressed doubt that cars would be able to turn around and felt it would be necessary to move the driveway, though he acknowledged that flipping the design was a simplistic solution.

Councilmember Scotto indicated that it was necessary to move the driveway, whether the design was flipped or not

Marge Miller, 5364 Doris Way, stated that as a resident of Torrance for over 40 years, she was opposed to mansion sized houses and she expressed concerns about the driveway noting that people in a hurry would not take the time to turn around. She added that at Chalet De France most people had parked on the street rather than in the driveway.

June Lee, 5245 Vanderhill Road, noted that Mr. Mavar had only mentioned patio areas and she asked that some of the land be left open for play areas.

Brenda Short, 5359 Bindewald Road, stated she had spoken at the Planning Commission and had done a survey of 20 homes which indicated that a majority of people in the area did not want really big houses in the area. In response to a comment from Ms. Short that perhaps as an area they needed to form an organization, Mayor Hardison noted that the Homeowners Association would be a good place to start and she suggested that Ms. Short contact City Clerk Herbers.

MOTION: At 9:05 p.m. Councilmember Walker moved to close the public hearing. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

Mayor Hardison noted that there was a supplemental containing correspondence from Mr. and Mrs. Williams and she indicated that their issue about the height was addressed by the built in condition.

Planning Manager Isomoto reported that the Planning Commission had been reluctant to put in specific vegetation conditions, but they did note that the three Chinese elms should be kept or replaced with the same and there was a condition that vegetation must be at the approval of the Planning Director.

In response to an inquiry from Mayor Hardison, Planning Director Gibson explained that they could add a condition to redesign the project so that it was acceptable to the Planning Director given the Council's direction and influence. He indicated that they had some process beyond the condition to provide the due process to redesign and noted that if the Planning Director is uncomfortable with the redesign it can go back to the Planning Commission and be sent out to the neighborhood for signature if the changes are significant.

Mayor Hardison stated that they would like to see the single car garage on the south side of the property relocated and Planning Manager Isomoto suggested adding a condition that the driveway be relocated to address the Council's concern and the applicant could do whatever necessary to modify the proposal. Planning Manager Isomoto noted that height conditions would be kept the same with a relocation driveway condition and if the height changed significantly that concern would be addressed. She added that the Planning Director could make administrative changes if they were not significant to the design.

Councilmembers Scotto and Cribbs stated that the driveway should be moved 50 feet.

In response to an inquiry from Councilmember Messerlian, Planning Director Gibson clarified that they were not proposing to change any conditions.

Planning Manager Isomoto clarified that based on comments from the City Council, they proposed to add a condition to relocate the driveway away from PCH to the satisfaction of the Planning Director which would allow the developer to redesign the garages and allow a little flexibility for driveway relocation and setback with no change to height conditions.

Councilmember Nowatka acknowledged the work that was put into the design and Councilmember Walker noted that the condition would allow them to redesign as much as was necessary.

At 9:20 p.m. Mayor Hardison reopened the public hearing to hear from the applicant.

Mr. Mavar stated that to do a complete redesign would be catastrophic and he agreed to accept flipping the design which would solve Council concerns though he felt it left him with a less desirable design.

In response to an assertion from Councilmember Nowatka that there were still issues with cars being forced to back out even if the driveway was moved, Mr. Mavar maintained that there was enough room to make Y turns or K turns.

MOTION: Councilmember Scotto moved to close the public hearing at 9:27 p.m. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Scotto moved to accept the recommendations of the Planning Commission and Planning Director and add a condition to relocate the driveway at 23254 Robert Road to the satisfaction of the Planning Director. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT (GPA00-00005) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN USE DESIGNATION FROM LOCAL COMMERCIAL TO LOW DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED IN THE R-1 ZONE (ZONE CHANGE PENDING) AT 23250 AND 23254 ROBERT ROAD (JOHN MAVAR)

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-35 as amended. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

ORDINANCE NO. 3498

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 23250 AND 23254 ROBERT ROAD FROM C-1 (RETAIL COMMERCIAL) TO R-2 (SINGLE FAMILY RESIDENTIAL) (ZON00-00005 JOHN MAVAR)

MOTION: Councilmember Messerlian moved to adopt Ordinance No. 3498. Councilmember Witkowski seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Messerlian moved to publish the Ordinance Summary. Councilmember Cribbs seconded the motion and a voice vote reflected unanimous approval.

RESOLUTION NO. 2001-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND APPROVING A DIVISION OF LOT ALLOWING ONE LOT TO BE DIVIDED INTO TWO LOTS ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE (ZONE CHANGE PENDING) AT 23250 ROBERT ROAD (DIV00-00021 JOHN MAVAR)

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-36. Councilmember Witkowski seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE (ZONE CHANGE PENDING) AT 23254 ROBERT ROAD (PRE00-00035 JOHN MAVAR) AS AMENDED

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-37 as amended. Councilmember Witkowski seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE (ZONE CHANGE PENDING) AT 23250 ROBERT ROAD (PRE01-00001, JOHN MAVAR)

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-38. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

In response to a request from Mayor Hardison, Planning Director Gibson agreed to monitor ingress/egress off of Pacific Coast Highway.

Item 11d. was revisited at this time.

City Attorney Fellows reported that there were no expressed penalty provisions in the contract and if the scope of work were changed there would be redesign and additional costs.

A roll call vote on the motion to continue the item for two weeks reflected unanimous approval.

14. SECOND READING ORDINANCES

14a. ORDINANCE 3497

Second and Final Reading of Ordinance No. 3497 amending Division 9 of the Torrance Municipal Code to reclassify certain property located at 5550 W. 190th Street from C-3 (General Commercial) to R-3 (Limited Multiple Family Residential). ZON00-00004 – 190th/Beryl LLC – Elizabeth Srour

ORDINANCE NO. 3497

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 5550 WEST 190TH STREET FROM C-3 (GENERAL COMMERCIAL) TO R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL) ZON00-0004-190TH/BERYL LLC – ELIZABETH SROUR

MOTION: Councilmember Messerlian moved to adopt second and final reading of Ordinance No. 3497. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

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The Torrance Redevelopment Agency met from 9:37 p.m. to 9:38 p.m.

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15. ORAL COMMUNICATIONS

15a. In response to an inquiry from Councilmember Messerlian, Mayor Hardison noted that a letter was sent in opposition to SB910 according to the City’s policies on legislation.

15b. Councilmember Nowatka noted that he had been absent from the meeting of February 27 and he would like to show an abstention from approval of the minutes.

15c. In response to a request from Councilmember Walker, Mayor Hardison noted that the Bishop Montgomery High School Basketball teams would be recognized at the April 24 City Council meeting.

At 9:40 p.m. the City Council recessed to an executive session.

16. EXECUTIVE SESSION

The Council recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under Redevelopment Agency – Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54956.8.

No formal action was taken on any of the matters discussed in the Executive Session.

17. ADJOURNMENT

At 10:25 p.m., the meeting was adjourned to Tuesday, April 24, 2001 at 5:30 p.m., for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

**
*Adjourned in memory of
Helena DeYoung*
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Attest:

Mayor of the City of Torrance

Sue Herbers
City Clerk of the City of Torrance

Approved on May 22, 2001