

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular meeting at 5:30 p.m. on October 28, 2003, in Council Chambers.

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.

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under 17.a) Conference with Labor Negotiator; 17.b) Public Employee Performance Evaluation – City Manager; 17.c) Conference with Legal Counsel – Anticipated Litigation; and 17.d) Conference with Legal Counsel – Existing Litigation pursuant to California Government Code Sections 54957.6, 54957.7, 54956.9 and 54956.9 (a).

The City Council reconvened at 7:04 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember Witkowsky.
The invocation was given by Councilmember Scotto.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember McIntyre 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 Lieu and a voice vote reflected unanimous approval.

MOTION: Councilmember McIntyre 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 Lieu and a roll call vote reflected unanimous approval.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Nowatka announced a meeting of the Armed Forces Ad Hoc Committee on Tuesday, November 4th at 4:30 p.m. in the 3rd floor assembly room.

Councilmember Scotto announced a meeting of the Finance and Government Operations Committee on November 18 at 5:30 p.m. in Council Chambers.

6. COMMUNITY MATTERS

6a. RESOLUTION NO. 2003-153 RE SENIOR LIBRARIAN CHRISTINE D. DOWNEY

RESOLUTION NO. 2003-153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING SENIOR LIBRARIAN CHRISTINE D. DOWNEY UPON HER RETIREMENT FROM THE CITY AFTER THIRTY-FIVE YEARS OF SERVICE.

MOTION: Councilmember Lieu moved to adopt resolution No. 2003-153. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

Ms. Downey accepted the recognition and thanked the Mayor and Council.

7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES OF AUGUST 19, 2003

Recommendation

Approval of minutes of August 19, 2003.

7b. MONTHLY INVESTMENT REPORT – SEPTEMBER 2003

Recommendation

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for the month of September 2003.

7c. COMMISSION ON AGING 2002-2003 ANNUAL REPORT

Recommendation

Recommendation of the Parks and Recreation Director and the Commission on Aging that City Council accept and file the Commission on Aging 2002-2003 Annual Report.

7d. PURCHASE ORDER RE CUROTTO-CAN, INC. OF SONOMA, CA

Recommendation

Recommendation of the General Services Director and the Public Works Director that City Council authorize a purchase order to be issued to Curotto-Can, Inc. of Sonoma, CA, in the amount of \$78,396.15, for the sole source purchase of four automated front loader recycling truck containers.

7e. PURCHASE ORDER RE HANSON AGGREGATES – IRWINDALE, CA

Recommendation of the Public Works Director that City Council authorize a purchase order be issued in the amount of \$69,000, including sales tax, to Hanson Aggregates of Irwindale, CA, to furnish the City's requirement of crushed aggregate base for the City's various street maintenance and repair projects on an as needed basis for a one (1) year period, beginning October 29, 2003 through October 28, 2004 (B2003-34).

7f. GRANT AWARD RE SOUTHLAND FARMERS' MARKET ASSOCIATION

Recommendation

Recommendation of the Parks and Recreation Director that City Council accept a grant award from the Southland Farmers' Market Association's "Buy California" Specialty Crop Grant Program in the amount of \$7,700 and appropriate \$7,700 to be used for grant-related expenditures

7g. ESTABLISHED OVERALL DBE GOAL

Recommendation of the City Manager that City Council adopt the Established Overall Annual DBE Goal for Federal Fiscal Year 2004 to facilitate submission to the California Department of Transportation (CalTrans) for funding authority approval, on behalf of the City of Torrance.

7h. APPROPRIATION RE CITIZEN CORPS AND COMMUNITY EMERGENCY RESPONSE TEAM (CERT) PROGRAM

Recommendation of the Fire Chief that City Council authorize the acceptance and the appropriation of \$984 additional funds from the Fiscal Year 2002 Supplemental Appropriations Grant for Citizen Corps and Community Emergency Response Team (CERT). The total grant amount is \$1,550 and will be used for the City of Torrance CERT program (non-salary purchases).

7i. ASSIGNMENT AND ASSUMPTION, ESTOPPEL AND GROUND LEASE RE MARK J. DESSY AND JACKIE DESSY

Recommendation of the City Manager that City Council:

- 1) Revoke an Assignment and Assumption of Ground Lease and Consent to Assignment from Great American Aircraft Maintenance Co., Inc., to Mark J. Dessy and Phillip Yang; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to an Assignment and Assumption of Ground Lease and Consent to Assignment from Great American Aircraft Maintenance Co., Inc. (Assignor) to Mark J. Dessy and Jackie Dessy, husband and wife, (jointly the "Assignee" herein) all rights, title and interest of the Assignor in and to that certain Ground Lease between the City of Torrance and Great American Aircraft Maintenance Co., Inc., dated March 2, 1993 ("The Lease") as modified by a First Amendment to Lease dated March 24, 1998, ("First Amendment") regarding the premises commonly known as 3401 Airport Drive in the City of Torrance, extending to all rights, options and privileges included therein or necessarily implied thereby; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to an Estoppel Certificate among Mark J. Dessy and Jackie Dessy, husband and wife as joint tenants; South Bay Bank, N.A., and the City of Torrance.

MOTION: Councilmember Mauno moved to approve items 7a through 7i as written. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

9. PLANNING AND ECONOMIC DEVELOPMENT

9a. AGREEMENT RE ROBINSON HELICOPTER

Recommendation of the City Manager that City Council:

- 1) Rescind the existing economic development agreement (C2003-035) between the City of Torrance and Robinson Helicopter and initiate a new agreement;
- 2) Provide \$69,277 to assist with the relocation and construction of a new sewer line; and
- 3) Provide \$75,610 to assist with the permit and plan check fees and the installation of a new sidewalk.

The total amount of the Economic Investment agreement is \$144,887 and will assist with the Robinson Helicopter 215,000 square foot expansion project located at 2901 Airport Drive. It is anticipated that their employee base will increase from 600 to 1,500 over the next five years.

Senior Management Associate Wren noted that Robinson Helicopter would be adding about 600 employees to their site which would increase the employee base and the utility users' tax. Mayor Walker commented that the City would get back more than they were putting in.

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

11. ADMINISTRATIVE MATTERS

11a. CONTINUED STATE OF LOCAL EMERGENCY FOR CAROLWOOD DRIVE AND SINGINGWOOD DRIVE

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

MOTION: Councilmember Scotto moved to continue the state of local emergency for Carolwood Drive and Singingwood Drive. Councilmember McIntyre seconded the motion and a roll call vote reflected unanimous approval.

11b. RESOLUTION NO. 2003-158 RE LEASING PUBLIC PROPERTY

Recommendation of the Public Works Director that City Council adopt a revised resolution approving the 2002-2003 to 2007-2008 Used Oil Block Grant Application and changing the signature authority.

Public Works Director Bell pointed out that the resolution would change signature authority due to the recent department reorganization.

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

RESOLUTION NO. 2003-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE USED OIL RECYCLING BLOCK GRANT APPLICATION FOR FISCAL YEAR 2002-2003 TO FISCAL YEAR 2007-2008.

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-158. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

11c. RESOLUTION NO. 2003-159 RE GRANT APPLICATION FOR DELTHORNE AND SUR LA BREA PARKS

Recommendation of the Parks and Recreation Director and the Public Works Director that City Council:

- 1) Approve a resolution authorizing a grant application to resurface the walking/jogging pathways of dirt/decomposed granite at Delthorne and Sur La Brea parks in the amount of \$100,000; and
- 2) Appropriate matching funds in the amount of \$50,000 from the Parks and Recreation Open Space Fund and \$50,000 from the Sanitation Enterprise Fund. (FEAP #411)

Public Works Director Bell explained that this was a joint item with Parks and Recreation and will provide money to resurface three paths at Delthorne and Sur La Brea parks with recycled tire product.

Councilmember Witkowsky expressed support for the grant application.

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

RESOLUTION NO. 2003-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO FUND THE RESURFACING OF THREE PARK WALKWAYS WITH RECYCLED TIRE RUBBER.

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-159. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

11d. SALE OF SURPLUS CITY PROPERTY

Recommendation of the City Manager that City Council:

- 1) Sell certain City-owned properties deemed surplus by the City;
- 2) Utilize a sealed bid process, each parcel bid separately, and award sale to the highest bidder;
- 3) Offer the properties on an “as is” basis with no contingencies for rezoning pending close of sale;
- 4) Establish a minimum bid for each parcel; and
- 5) Set criteria for close of escrow in the bid procedure at 60 days.

Councilmember Witkowsky asked if staff had conducted public meetings with homeowners in the area noting that the land at the corner of Crenshaw and Del Amo would be a nice addition to the entrance of that tract on Del Amo. Assistant City Manager Sunshine explained the land was commercially zoned, that they had not met with homeowners in the area and the land would go through a public bid process.

In response to concerns from Councilmember Witkowsky that the land not be given away, City Manager Jackson explained that the parcel could not be acquired with gas tax funds which are required to be used for things that relate to street or right of way construction. He noted that there was no rush to take action on that parcel and neighborhood meetings could be held on the item but he noted that other costs needed to be identified as an offset to acquire the property as well as city concerns about a park located by a busy intersection.

Mayor Walker commented that he had spoken with people in that area over the years but no one had ever wanted to capture that parcel. He asserted that he could not think of a more inappropriate spot for park-type usage due to air quality issues and he was not interested in missing an opportunity to get a substantial amount of money which could go to the betterment of people in that area.

In response to an inquiry from Councilmember Mauno, Assistant City Manager Sunshine indicated that the land would be kept as one parcel and would net a good sum of money.

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

11e. RESOLUTIONS 2003-160 AND 2003-161 RE TORRANCE FIRE FIGHTERS ASSOCIATION AND SAFETY MANAGERS EMPLOYEES

Recommendation of the City Manager that City Council:

- 1) Adopt a two-year Memorandum of Understanding resolution for the Torrance Fire Fighters Association starting October 19, 2003 and ending June 30, 2005; and
- 2) Adopt an amendment to the resolution for Safety Management Employees changing the pay for Fire Division Chief effective October 19, 2003.

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

RESOLUTION NO. 2003-160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS ASSOCIATION (TFFA) FOR THE PERIOD FROM OCTOBER 19, 2003 THROUGH JUNE 30, 2005, AND REPEALING RESOLUTION NO. 2000-135.

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-160. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2003-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2002-85 SETTING FORTH CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR SAFETY MANAGEMENT EMPLOYEES.

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-161. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

11f. CHANGES TO TORRANCE NON-EXCLUSIVE TAXICAB FRANCHISE AGREEMENT

Recommendation of the Finance Director that City Council include the following in the City's non-exclusive taxicab franchise agreement:

- A term of three (3) years with two (2) additional one-year renewals
- Set four (4) as the maximum number of service providers; and
- Establish the annual franchise fee at \$30,000 and \$100 per taxicab, with a minimum of 40 taxicabs operating not to exceed 120 taxicabs operating in the City per franchise agreement, indexed to the percentage change in meter rates.

Finance Director Tsao provided an overview of the current taxicab situation in the City noting that four companies provide services with 291 cars and 220 drivers and that in prior years there have been 253 cabs and 240 drivers. He stated that exclusive franchises award one franchise to one operator in the City, and non-exclusive franchises can be limited or unlimited with the market dictating the amount of cabs. Finance Director Tsao commented that monitoring is easier with an exclusive arrangement, but the downside is that the cost is high to change out the provider if there is a problem.

Finance Director Tsao indicated that staff preferred a compromise with a limited non-exclusive situation requiring a franchise fee to reduce comings and goings within the City and a limited number of cabs. An unlimited, non-exclusive situation would be more market driven and open to anyone meeting criteria, with the number of cabs set by market value, but compliance would be difficult to monitor and that arrangement generally results in more transient drivers.

Councilmember Scotto expressed support for the staff recommendation.

Councilmember Lieu commended staff on their work and felt that the agreement would foster competition to provide great service.

MaryAnne Cassell 2230 W. Chapman Ave., Orange, an attorney for Bell Cab, expressed concern with regard to the number of companies recommended and felt that if four franchises were given it would be a perpetuation of permits. She reported that South Coast Cab had applied to the License Review Board for permits which were granted, but then overturned on appeals in March 2003 for lack of need or necessity. At that time there were only 250 permits in the City, at present there are 291 permits and according to the proposal, there could be as many as 430 permits. Ms. Cassell expressed concern that the same companies will have the permits and questioned why the market could not dictate what is needed. She also expressed opposition to the structuring of the financing and suggested tying the finances directly to the cabs with an amendment to allow a greater number of cabs.

Finance Director Tsao indicated that staff had examined the unlimited structure, but did not feel it would serve the community best as Torrance is looking for a more stable base with a limited franchise.

In response to an inquiry from Councilmember Nowatka, Finance Director Tsao indicated that there was nothing to preclude Bell Cab from being a bidder.

Mayor Walker announced that supplemental material was available in the back of the room to remedy a scrivener's error.

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

12. HEARINGS

12a. ORDINANCE AND RESOLUTIONS RE 1780-1922 OAK STREET AND 2367 JEFFERSON STREET

Recommendation of the Planning Commission and the Community Development Director that City Council deny the appeal and take the following actions on property located at 1780-1922 Oak Street and 2367 Jefferson Street:

- 1) Adopt a Mitigated Negative Declaration (EAS03-00012);
- 2) Adopt an ordinance approving a Zone Change (ZON03-00008) from M-2 Heavy Manufacturing District to PD Planned Development;
- 3) Adopt Resolutions approving:
 - A) A General Plan Amendment (GPA03-00008) from Business Park to Medium Density Residential,
 - B) A Planned Development Permit (PD03-00002) to establish development standards for the residential project,
 - C) A Conditional Use Permit (CUP03-00034) to allow the construction of a 217-townhome and 59-unit senior condominium development,
 - D) A Tentative Tract Map (TTM54266) for condominium purposes and to allow the consolidation of four parcels into two parcels and a Lot Line Adjustment to allow the common property line between the parcels located at 2341 and 2367 Jefferson Street to be shifted approximately 160 feet to the west, and
 - E) A Waiver (WAV03-00014) to allow the construction of an over height perimeter wall; and
- 4) Approve an Ordinance Summary for publication.

It is requested that City Council give staff direction on whether a Land Use Study should be conducted to examine the feasibility of residential uses for the industrially zoned properties in the vicinity of the subject property.

EAS03-00012, ZON03-00008, PD03-00002, GPA03-00008, PD03-00002, CUP03-00034, TTM54266, WAV03-00014: Standard Pacific Homes

Mayor Walker opened the public hearing at 7:40 p.m.

Planning Manager Isomoto provided a brief overview of the project noting that the City Manager had administratively appealed the matter to allow the Council to consider the project as a whole. She indicated that the applicant was requesting a General Plan Amendment from Business Park (light industrial and business usage) to Residential. She noted that the existing heavy industrial uses on surrounding properties were inconsistent with the Business Park General Use Plan land use designation and rezoning the subject site and surrounding industrial properties to allow residential and mixed-use

would be appropriate due to its proximity to Wilson Park. Although existing heavy use industrial uses would not be compatible with the proposed residential project, the nonconforming uses would be abated over time and the re-use will be consistent with residential uses.

Staff also requested that the City Council provide direction on examination of feasibility for residential for the other areas in the vicinity.

The proposed project would involve the construction of 217 attached town home units, 2 and 3 bedroom units from 1,317 to 2,064 square feet in area. The attached town home units will be distributed around a loop road with each unit having an attached 2-3 car garage, and although 45 guest spaces are required, 52 are provided. There would also be a 59 unit senior condo community with 1 and 2 bedroom units with 1 parking space is provided per 1 bedroom and 2 spaces for 2 bedroom units with an additional 13 guest spaces in a subterranean garage.

Planning Manager Isomoto presented design options noting that there would be three stories over a subterranean garage. The Planning Commission recommended adoption of the Mitigated Negative Declaration by a vote of 6 to 0, (Commissioner LaBouff absent) and approval of the General Plan Amendment and Zone Change by a vote of 5 to 1 (Commissioner Faulk dissenting). The Commission approved and adopted resolutions adopting Planned Development, Conditional Use Permit, Tract Map and Waiver by a vote of 4 to 2 (Commissioners Faulk and Muratsuchi dissenting).

In response to an inquiry from Councilmember McIntyre about what mitigation measures had been taken with regard to concerns with the proximity of senior units to the heavy industrial site,

Planning Manager Isomoto indicated that the AQMD monitors emissions and other air quality concerns and would continue to do so and that the applicant has worked with the foundry on mitigation measures and units would be designed with sound attenuation and additional walls would be built to screen the noise.

In response to an inquiry from Councilmember Scotto about sound mitigation, Planning Manager Isomoto stated that there would be double paned windows, air conditioning, and other sound transmission barriers could be installed, and an acoustic report has made specific recommendations for sound abatement in all units.

Councilmember Scotto asked if staff has considered rezoning the entire area to residential. Planning Manager Isomoto indicate that staff had hoped to do a land use study but had not able to complete. She noted that they had looked specifically at the heavy industrial uses on Jefferson and will come forward with a general plan amendment to change to medium density residential. She also stated that one of the questions before the City Council was to see if there was a desire to proceed with a study of all industrial zoning in immediate vicinity to see if residential was appropriate.

In response to an inquiry from Mayor Walker, Planning Manager Isomoto reported that the applicant had been working closely with the owners of the foundry to put them at ease, and mitigation measures have been designed for the property to ensure the design of units and senior units would be at a level with the least amount of sound disruptions.

Mayor Walker asserted that the Plan Amendment should not threaten the foundry as they are grandfathered in even if a study is made regarding conformity. Planning Manager Isomoto indicated that under General Plan the current heavy industrial uses are legal nonconforming uses.

In response to an inquiry from Councilmember Witkowsky, Planning Manager Isomoto assured her that the CC & R s would give future residents notice that they are next door to heavy industrial usages, near a regional park that has many large events and activities, and across from a church that has many activities. She added that adequate space would be provided on Oak Street for the larger transportation vehicles required for people with disabilities and for Fire Department vehicles.

In response to a suggestion from Councilmember Scotto about putting in a stop light for people to cross the street to the park, Planning Manager Isomoto indicated that there was a recommended condition that the developer participate in pedestrian accessways to provide safe access to the park and a cross walk would be provided by the existing stop signs.

Tom Paradise, 1983 West 190th St., with Standard Pacific Homes indicated that for the past year they had worked through a collaborative planning process with the City and community and adjoining land holders to address the needs of many different homebuyers and recycle an older, declining industrial area into a development that costs from mid \$300,000 - \$600,000. The initial plan for 250 homes was scaled back to 217 townhomes as a result of feedback.

Mr. Paradise reported that they had worked to retrofit existing equipment to provide superior noise control and have put together the framework of a disclosure agreement. He asserted that the project would not object to, or interfere with the lawful operation of the neighboring businesses and was pleased with the walkability of the site.

Mr. Paradise submitted letters to the Council from neighboring property owners including a letter of support from Cypress Land Company.

In response to an inquiry from Councilmember Mauno, Mr. Paradise indicated that each of the associations and recreation facilities would be separate.

Councilmember Mauno complimented the project design, but expressed concerns about noise from the foundry and its proximity to bedrooms. Mr. Paradise indicated that they had worked with an acoustical engineer to put together a program which, they are told, will comply with all issues. A sound wall has been designed to provide noise control and homes adjacent to the sound wall are designed to have sound rated glass.

In response to concerns from Councilmember Mauno, Mr. Paradise indicated that mitigation efforts would be maintained and he noted that it was in the interests of the Foundry operators to maintain noise modifications which do not require a great deal of ongoing maintenance.

Roland Martin, owner of Martin Brass Foundry, 2341 Jefferson Street, stated that he has been in business for 40 years and he expressed concern that once the condominiums move in, his business will be pushed out. Mayor Walker assured Mr. Martin that the business would not be impacted by the homes being built adjacent to his business.

Mr. Martin reported that noise levels at the foundry are extremely high and he wears ear plugs all day long. He asserted that he would not live near a foundry and he suggested that the Council visit the site and consider carefully.

Councilmember Witkowsky suggested that the developer insulate the metal corrugated building to mitigate sound issues and Planning Manager Isomoto noted that those were not recommendations in the acoustic report. Councilmember Witkowsky proposed asking for additional study to be done by the acoustical engineers noting that Mr. Martin's concerns should be heeded.

MOTION: At 8:12 p.m. Councilmember Witkowsky moved to close the public hearing. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

Mayor Walker noted that the developer had put forth tremendous effort to solve the problems discussed and he asserted that with the disclosures, it would be a great place to live with regard to surrounding area including Farmers Market on Saturday, church services and adjacent properties. He indicated that it was the City's obligation to work hard to cover all those things that could be of public concern, he felt they have come as close as they possibly can.

Councilmember Scotto agreed that the project had evolved into something attractive to the City of Torrance and noted that much effort had been made to mitigate concerns with regard to noise levels. He expressed support for the project as well as concerns with crosswalks on the corner.

Councilmember Mauno expressed reservations with the project due to heavy industry in close proximity to people's bedrooms.

Councilmember McIntyre supported the project and appreciated the concern shown by the developers with regard to architecture and engineering to build a fine, affordable product.

Councilmember Witkowsky supported the project and complimented the architect on the design and the senior element

MOTION: Councilmember Nowatka moved to concur with the staff recommendation to deny the appeal and adopt a mitigated negative declaration. Councilmember McIntyre seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

ORDINANCE NO. 3547

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 1780-1922 OAK STREET AND 2367 JEFFERSON STREET FROM M-2 (HEAVY MANUFACTURING) TO P-D (PLANNED DEVELOPMENT). ZON03-00008: STANDARD PRACTICES

MOTION: Councilmember Lieu moved to adopt Ordinance No. 3547. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

RESOLUTION NO. 2003-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE FROM THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED IN THE M-2 ZONE (ZONE CHANGE TO PD PENDING) AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET. GPA03-00008: STANDARD PACIFIC HOMES (TOM PARADISE)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-162. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

RESOLUTION NO. 2003-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNED DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 42 OF THE TORRANCE MUNICIPAL CODE TO ESTABLISH THE DEVELOPMENT STANDARDS FOR A 217-UNIT TOWNHOME AND A 59-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE M-2 ZONE (ZONE CHANGE TO PD PENDING) AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET. PD03-00002: STANDARD PACIFIC HOMES (TOM PARADISE)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-163. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

RESOLUTION NO. 2003-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 217-UNIT TOWNHOME AND 59-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE M-2 ZONE (ZONE CHANGE TO PD PENDING) AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET. CUP03-00034: STANDARD PACIFIC HOMES (TOM PARADISE)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-164. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

RESOLUTION NO. 2003-165

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A TENTATIVE TRACT MAP TO APPROVE A SUBDIVISION FOR CONDOMINIUM PURPOSES AND THE CONSOLIDATION OF FOUR PARCELS INTO TWO PARCELS ON PROPERTY LOCATED IN THE M-2 ZONE (ZONE CHANGE TO PD PENDING) AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET. TTM54266 STANDARD PACIFIC HOMES (TOM PARADISE)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-165. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

RESOLUTION NO. 2003-166

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER TO ALLOW THE CONSTRUCTION OF OVERHEIGHT PERIMETER WALLS IN CONJUNCTION WITH THE CONSTRUCTION OF A 217-UNIT TOWNHOME AND 59-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE M-2 ZONE (ZONE CHANGE TO PD PENDING) AT 1780-1922 OAK STREET AND 2367 JEFFERSON STREET. WAV03-00014: STANDARD PACIFIC HOMES (TOM PARADISE)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2003-166. Councilmember Nowatka seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

MOTION: Councilmember Nowatka moved for the publication of the ordinance summary. Councilmember Witkowsky seconded the motion and a roll call vote reflected approval with Councilmember Mauno voting no.

In response to an inquiry from Mayor Walker, Planning Manager Isomoto noted that the Community Development Department had been looking at the area for potential residential opportunities, but had not been able to study the matter in depth and were

requesting direction from the Council as to whether they should proceed in that area and on the west side of Crenshaw which also has some nonconforming uses.

Councilmember Nowatka clarified that it would be with the understanding that it is just a study and those existing businesses would be grandfathered in.

MOTION: Councilmember Nowatka moved to direct staff to conduct a Land Use Study to examine the feasibility of residential uses for the industrially zoned properties in the vicinity of the subject property. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

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The Torrance Redevelopment Agency met from 8:27 p.m. to 8:31 p.m.

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16. ORAL COMMUNICATIONS

16a. Fire Chief Bongard announced a test of the ExxonMobil siren at 11:30 a.m. on the first Wednesday of the month.

16b. Fire Chief Bongard gave an update on the wildfires going on throughout Southern California.

16c. Management Assistant Wren noted that the Environmental Impact Report for the proposed golf course on the landfill was available for review at Waltheria library or online at www.meritagegolf.com and that there were two community meetings scheduled. Mayor Walker instructed Senior Management Associate Wren to communicate with those people who spoke on the issue at last week's meeting.

16d. City Clerk Herbers reminded everyone that election day was Tuesday, November 4 and that polls would be open from 7 a.m. to 8 p.m. She encouraged voters to check their sample ballots carefully as polling locations may have changed and she indicated that her office would be available to assist the public in any way.

16e. Councilmember Lieu commended the fire fighters and public safety personnel for the outstanding job they were doing with the fires and he expressed sympathy to those who have been affected.

16f. Councilmember Lieu congratulated Derek Kuwahara on making Eagle Scout.

16g. Councilmember Lieu stated that the movement assisted by Congresswoman Jane Harman to name a United States Coast Guard vessel after the City of Torrance was passed by Congress and sent forward to Senate.

16h. Councilmember Mauno asked Fire Chief Bongard to express appreciation to his staff on their return from the wildfires.

16i. Councilmember Mauno noted his attendance at the Torrance Beach re-dedication and thanked Supervisor Don Knabe for his leadership efforts in the refurbishment.

16j. Councilmember Mauno noted that he had helped out at the Madrona Marsh cleanup where they pulled out two species of plants that had overpopulated the marsh and were choking out the other native varieties.

16k. Councilmember Mauno congratulated Councilmember Witkowsky on her appointment to the League of California Cities Public Safety Committee

16l. Councilmember McIntyre commended the extraordinary work of the fire department.

16m. Councilmember Nowatka announced that the South Bay Cities Council of Governments would be sponsoring a Growth Visioning Workshop, open to all, on October 30.

16n. Councilmember Nowatka reported attending the Harvest Health Fair sponsored by Parks and Recreation, the Community Services Commission and the Disabled Resources Advisory Committee.

16o. Councilmember Nowatka offered congratulations to Eagle Scout Derek Kuwahara.

16p. Councilmember Scotto encouraged those interested in helping fire victims to contact the Red Cross at 800-HELP NOW.

16q Councilmember Witkowsky wished fire fighters a safe return and hoped for rain.

16r. Councilmember Witkowsky asked Fire Chief Bongard for information regarding the recent ExxonMobil flares and on notification procedures along with how to share the information with the community. Fire Chief Bongard noted that the flares were actually a good sign showing ExxonMobil is aware of a problem and that any problem was being taken care of.

16s. Mayor Walker expressed support for the fire fighters risking their lives in the fires.

17. EXECUTIVE SESSION
Considered earlier in the meeting.

18. ADJOURNMENT
At 8:47 p.m., the meeting was adjourned to Tuesday, November 4, 2003 at 6:00 p.m., for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

Attest:

Mayor of the City of Torrance

Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on January 13, 2004

Kristi Callan
Recording Secretary

City Council
October 28, 2003