

**MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in a regular meeting at 5:31 p.m. on Tuesday, November 13, 2001, in Council Chambers.

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.

* Councilmember Messerlian arrived at 5:32 p.m.

16. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on the agenda matter listed under 16.a) Conference with Labor Negotiator; 16.b) Conference with Legal Counsel – Existing Litigation; 16.c-16.d) Conference with Legal Counsel – Anticipated Litigation; and 16.e) Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6, 54956.9 (a), 54956.9 (b), 54956.9 (b) [1] and 54956.8.

No formal action was taken on any matter considered in closed session.

The Council reconvened at 7:14 p.m.

2. FLAG SALUTE/INVOCATION

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

The invocation was given by Pastor Milton Herring, The Living Word Christian Center.

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 hearing no objection, Mayor Hardison so ordered.

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 hearing no objection, Mayor Hardison so ordered

Mayor Hardison asked that the meeting be adjourned in the memory of retired Police Sergeant Ron Ingram, a 28-year veteran who had worked for the department in many capacities and was a well-respected supervisor.

4. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson reported that item 12b, the closure of Portola Avenue, was being withdrawn due to difficulties with the Public Utilities Commission.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Messerlian announced a meeting of the Finance and Governmental Operations Committee on Monday, November 19 at 5:30 p.m. in the Katy Geissert Library Meeting Room to review the First Quarter Budget Reports.

Councilmember Scotto announced a meeting of the Veteran's Committee on Thursday, November 15 at 5:30 p.m. in the Third Floor Assembly Room.

Mayor Hardison announced a Noise Abatement Open House at Zamperini Field, 3301 Airport Drive on Saturday, November 17 from 10 a.m. to 2 p.m.

City Clerk Herbers invited staff and public to view the oil paintings of Torrance Artist Guild member Roy E. Gould as part of the continuing Art on View program in the City Clerk's office through the end of November.

City Clerk Herbers announced that applications for various advisory commissions were being accepted with appointments to be made at the January 15, 2002 City Council meeting. She noted vacancies on the Civil Service, Cultural Arts, Library, Parks and Recreation, Planning, and Traffic Commissions.

City Clerk Herbers announced that the nomination period for the March 5, 2002 general municipal election for Mayor, three Councilmembers, City Clerk and City Treasurer was officially open and would continue through Friday, December 7. Anyone interested in seeking any of those seats was instructed to call the City Clerk's office at 618-2870 to make an appointment to review the material and/or receive nomination papers.

6. COMMUNITY MATTERS

6a. PRESENTATION FROM THE SALVATION ARMY TO COUNCILMEMBER PAUL NOWATKA

Captain Kenneth Hodder, General Secretary of the Southern California Division of the Salvation Army, read a letter commending Councilmember Nowatka for his assistance in the Red Zone in New York City and noted that his dedication exceeded the boundaries of Torrance. Captain Hodder expressed deep appreciation for Councilmember Nowatka's service in New York City and on behalf of the Salvation Army in New York City presented The Others award to Councilmember Nowatka and a plaque to the Mayor and City Council for their support of Councilmember Nowatka.

Councilmember Nowatka noted that the awards were wonderful remembrances of his two weeks working in New York City and he thanked the Mayor and Council for allowing him to go and participate.

7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES – SEPTEMBER 25 AND OCTOBER 2, 2001

7b. CULTURAL ARTS COMMISSION 2000-2001 ANNUAL REPORT

Recommendation

Recommendation of the Parks and Recreation Director that City Council accept and file the Cultural Arts Commission 2000-2001 Annual Report.

7c. PURCHASE ORDER TO ALTEC INDUSTRIES, INC OF DIXON, CA

Recommendation

Recommendation of the Acting General Services Director that City Council authorize the award of a purchase order to Altec Industries, Inc. of Dixon, California, in the amount of \$74,211.12 for the purchase of one (1) Ford F550 30 foot truck mounted aerial device

7d. PURCHASE ORDER RE VILLA FORD OF ORANGE, CA

Recommendation

Recommendation of the Acting General Services Director that City Council authorize the award of a purchase order to Villa Ford of Orange, California, in the amount of \$149,205.05 for the purchase of six (6) Year 2002 Ford Crown Victoria Police Interceptors. (B2001-38)

7e. CONTRACT AMENDMENT (C2000-111) RE BERRYMAN & HENIGAR

Recommendation

- 1) Approve an Amendment to Agreement C2000-111 with Berryman & Henigar to extend the term of their contract twelve months to provide design, construction management and inspection services for the Earl/Maricopa Relief Sewer Project, CIP No. I-32; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said Agreement.

7f. CONSULTING SERVICES AGREEMENT RE TETTEMER AND ASSOCIATES

Recommendation

Recommendation of the Engineering Director that City Council approve a Consulting Services Agreement with Tettemer and Associates in the amount of \$186,925 for the design of an underground storm drain to replace the deteriorated 234th Street Channel.

7g. AMENDMENT TO AGREEMENT (C99-252) RE PROJECT PARTNERS, INC.

Recommendation

- 1) Approve an Amendment to an existing Agreement (C99-252) with Project Partners, Inc. to extend the contract twelve months; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said Amendment.

7h. PURCHASE ORDERS RE LIFECOME INC.

Recommendation

- 1) Authorize purchase orders be issued to Lifecome Inc. in the amount of \$3,066.12 for the purchase of one MINIRAE 2000 Monitor (Air Sampling Device) and to HazTech Systems, Inc. in the amount of \$3,252 for the purchase of one Haztech Systems Hazcat Kit (Unknown Substance Identification Test Kit); and
- 2) Appropriate \$6,318.12 from the Fire Department's El Camino Training Fund.

7i. PURCHASE ORDER RE ALLSTEEL INC. OF MUSCATINE, IOWA

Recommendation

- 1) Authorize a purchase order be issued to Allsteel Inc. of Muscatine Iowa, in the amount of \$23,783.69, for the purchase and installation of workstations and training room furniture for Fire Station 1, 2, 3 and 6 (FEAP-268); and
- 2) Appropriate \$14,783.69 from the Fire Department's El Camino Training Fund to the Department's Operating (Capital Outlay) budget to partially fund the purchase of workstations and training room furniture.

7j. REVISED CLASS SPECIFICATION FOR FLEET SERVICES MANAGER

Recommendation

Recommendation of the Human Resources Director and the Civil Service Commission that City Council approve a revised class specification for Fleet Services Manager.

7k. **LEASE BETWEEN LOS ANGELES COUNTY SMALL BUSINESS DEVELOPMENT CENTER AND THE CITY OF CARSON**

Recommendation

Recommendation of the Human Resources Director that City Council approve the execution of a lease with the Los Angeles County Small Business Development Center (SBDC) and the City of Carson.

7l. **WORKFORCE INVESTMENT ACT CONTRACT RE LOS ANGELES COUNTY DEPARTMENT OF COMMUNITY AND SENIOR SERVICES**

Recommendation

Recommendation of the Workforce Investment Network Board (WiN) and the Human Resources Director that City Council execute a Workforce Investment Act (WIA) contract with the Los Angeles County Department of Community and Senior Services (DCSS) totaling \$138,400 for the period of July 1, 2001 to June 30, 2002. This consists of an Adult WIA contract for \$50,000 and a Dislocated Worker WIA contract for \$88,400.

7m. **MOU WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY**

Recommendation

Recommendation of the Transit Director that City Council authorize the Mayor to execute and the City Clerk to attest to a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority for Proposition C 40% Discretionary Grant Funds for the Torrance Transit System as participants in the Municipal Operators Service Improvement Program (MOSIP).

7n. **CONTRACT RE REGINA KLENJOSKI**

Recommendation

Recommendation of the Parks and Recreation Director that City Council approve a contract with Regina Klenjoski to provide dance classes and programs for the City at an amount not to exceed \$43,400.

7o. **SUBORDINATION AGREEMENT RE GREAT AMERICAN AIRCRAFT COMPANY**

Recommendation

Recommendation of the Land Management Team that City Council authorize the Mayor to execute and the City Clerk to attest to a Subordination Agreement by and between Great American Aircraft Company, 3401 Airport Drive and the City of Torrance.

7p. **LANDLORD'S ESTOPPEL CERTIFICATE RE FLITE PARK LEASE NUMBER C2001-118**

Recommendation

Recommendation of the Land Management Team that City Council authorize the Mayor to execute and the City Clerk to attest to a Landlord's Estoppel Certificate among the City of Torrance and Flite Park, LLC for City owned property included in Lease Number C2001-118, located at Torrance Municipal Airport/Zamperini Field.

7q. **MOU RE LOMITA, LAKEWOOD, RANCHO PALOS VERDES, REDONDO BEACH AND TORRANCE AND FOOD FINDERS**

Recommendation

Recommendation of the Street Services Director that City Council approve the Memorandum of Understanding (MOU) between the cities of Lomita, Lakewood, Rancho Palos Verdes, Redondo Beach and Torrance and Food Finders, a non-profit organization, for the submittal and management of the Regional Reuse Assistance Grant.

7r. **FINAL PARCEL MAP NO. 25702 AND EASEMENTS**

Recommendation

- 1) Approve Final Parcel Map No. 25702 for one parcel located at the southeast corner of Crenshaw Boulevard and Pacific Coast Highway;
- 2) Accept a 3 foot street easement on Pacific Coast Highway;
- 3) Accept a 7.5 foot street easement on Crenshaw Boulevard; and
- 4) Accept a variable width storm drain easement on Crenshaw Boulevard.

7s. **DEWAN, LUNDIN & ASSOCIATES AGREEMENT RE HAWTHORNE/DEL AMO BOULEVARD INTERSECTION CAPACITY ENHANCEMENT PROJECT**

Recommendation

Approve an Agreement with Dewan, Lundin & Associates (DL&A) in an amount not to exceed \$72,800 to provide engineering design services for the Hawthorne/Del Amo Boulevard Intersection Capacity Enhancement Project; and Authorize the Mayor to execute and the City Clerk to attest to said Agreement.

7t. **PURCHASE ORDERS RE SOUTHERN COUNTIES LUBRICANTS, INC. OF ORANGE, CA AND GENERAL PETROLEUM OF RANCHO DOMINGUEZ, CA**

Recommendation

Recommendation of the Acting General Services Director and the Transit Director that City Council authorize the award of two (2) purchase orders in a combined anticipated amount of \$38,738.67; \$34,020 to Southern Counties Lubricants, Inc. of Orange, CA and \$4,718.67 to General Petroleum of Rancho Dominguez, CA to furnish the City's annual requirement for lubricating oils (effective November 14, 2001 to June 30, 2002), to coincide with the Fiscal Year.

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

11. **ADMINISTRATIVE MATTERS**

11a. **CONTINUED STATE OF EMERGENCY FOR CAROLWOOD DRIVE 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.

Building and Safety Manager Isomoto reported that recent rains had led to concerns with the hillside, but investigation indicated that there had not been a significant change and the site is still in a relatively stable state. He noted that repairs would not be complete before the November 15 deadline which would most likely result in more restrictions being put in place including vacating some of the homes.

In response to an inquiry from Mayor Hardison as to why the City would ask people to leave their homes, Building and Safety Manager Isomoto explained that the vacation would be for the safety of the residents and he noted that the damage was more severe than previously understood with staff and consultant geologists concerned that additional properties are in danger.

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

11b. **RESOLUTION NO. 2001-132 RE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION**

Recommendation of the City Manager that City Council adopt a Resolution amending Memorandum of Understanding for the Torrance Professional and Supervisory Association (TPSA) amending Section 3.3 "Premium Pay" and adding language for Sunday pay differential.

Assistant to the City Manager Keane presented the material of record noting that the item addressed Sunday librarians.

RESOLUTION NO. 2001-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION 2000-128 SETTING FORTH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION.

MOTION: Councilmember Messerlian moved to adopt Resolution No.2001-132. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

11c. RESOLUTION NO. 2001-133 RE JOSLYN GALLERY RENOVATION

- 1) Approve the design and funding plan for the Joslyn Gallery Fine Art Center Renovation;
- 2) Authorize the architect to prepare construction plans and bid documents for Phase I of the project;
- 3) Appropriate the expenditure of Proposition 12 funds in the amount of \$358,836 for Phase I Construction;
- 4) Allocate this expenditure and \$68,221 of previously approved funding for a total Phase I project amount of \$427,057 to the Joslyn Gallery Renovation Account (FEAP-149); and
- 5) Adopt a Resolution authorizing the application for Per Capita Grant Program Funds under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000.

Cultural Services Administrator Myers presented the plans for the project and provided a brief history noting that the process for renovation dated back to 1995 when an exploratory study recommended renovating the entire building. The renovation is divided into two phases with the first one fully funded and addressing interior requirements to gain accreditation. Phase 2 consists of interior and exterior cosmetic enhancements and includes an entry plaza to join the new museum with the Cultural Arts Center and provide a public space for small events and an enclosed sculpture court. Phase 2 is not currently funded and will most likely not be possible unless a Proposition 12 discretionary grant is approved.

Cultural Services Administrator Myers commented that the process had been lengthy but rewarding, involving the public, volunteers, staff and Councilmembers and he thanked the Council and public for their leadership and support.

In response to an inquiry from Mayor Hardison, Cultural Services Administrator Myers indicated that a team from the City was doing some preliminary demolition work at present and that completion is expected by Fall 2002.

MOTION: Councilmember Cribbs moved to approve the design and funding plan for the Joslyn Gallery Fine Art Center Renovation; authorize the architect to prepare construction plans and bid documents for Phase 1 of the project; appropriate the expenditure of Proposition 12 funds in the amount of \$358,836 for Phase 1 construction; and allocate the expenditure and \$68,221 of previously approved funding for a total Phase 1 project amount of \$427,057 to the Joslyn Gallery Renovation Account (FEAP-149). Councilmember Messerlian seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE PER CAPITA GRANT PROGRAM UNDER THE SAFE NEIGHBORHOOD PARKS, CLEAN WATER, CLEAN AIR, AND COASTAL PROTECTION BOND ACT OF 2000.

MOTION: Councilmember Messerlian moved to adopt Resolution No.2001-133. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

11d. FIXED ROUTE SERVICE REDUCTIONS RE TORRANCE TRANSIT LINE #4

Approve specified reductions in fixed-route service on Torrance Transit Line #4 and direct staff to increase the maximum monthly Senior Ride Taxi Voucher allotment to sixteen (16) tickets. It is also recommended that prior to implementation of the proposed route changes, a survey be conducted to determine the most effective schedule times to benefit the greatest number of riders.

Transit Director Whittle provided background on the item noting that the Council and community had requested enhancement to the senior ride program with funding through route consolidation. He indicated that productivity was low and subsidies were high for Line #4 and staff was attempting to match the service provided with the demand to provide the opportunity for the extra vouchers.

Transit Director Whittle reported that public and community hearings had been conducted, a hot line had been established and letters had been received and although input was received from individuals who indicated that they would be affected negatively by the consolidation, staff felt for the same amount of money, more people would be served by consolidating the line.

In response to an inquiry from Councilmember Witkowsky, Transit Director Whittle reported that staff had attempted to contact the seniors from New Horizons and the Riviera who had asserted that the Senior Ride program was not as reliable as the buses and cost more, and he noted that the cost for Senior Rides ranged from 75 cents to \$3 depending on income level.

Councilmember Scotto asserted that though the additional vouchers were moving in the right direction, more were very much needed.

In response to an inquiry from Councilmember Scotto, Transit Director Whittle explained that the proposed consolidation would have two trips in the morning, two in the afternoon and one at midday and staff would conduct a survey of riders to determine when service is really needed. He noted that riders would adjust their schedule to when the buses ran and further stated that the extra senior vouchers would be available in Spring 2002.

In response to an inquiry from Mayor Hardison, Transit Director Whittle explained that smaller buses would not help the situation because most of the cost to run a bus is labor and it is an advantage to use the same type of buses on all the lines. He noted that studies showed few parents wanted their children to ride City buses and a survey of Line #4 revealed few student riders.

Frank Wolf, 2409 W. 180th Place, spoke in favor of increasing the senior ride tickets to 16 noting that it is much easier to take a taxi to the supermarket.

Richard Faulk, 5613 Calle De Ricardo, indicated that he rides the #4 bus about 4 times a day and noted that he would use up the vouchers very quickly. He expressed support for having smaller buses for the smaller lines

Transit Director Whittle indicated that there was a generalized request for more vouchers not a push from any particular group.

In response to an inquiry from Mayor Hardison, Transit Director Whittle noted that most of the people who ride the line are regulars and they will be surveyed on the bus as to when the best time is for them.

Councilmember Witkowsky stated that seniors needed more information about available resources, such as transportation, and she noted that anyone with a disability could be transported to the doctor via Dial-a-Lift which is like a cab service. She asserted that there were resources available for people with limited transportation options and added that local hospitals had transportation available.

Transit Director Whittle noted that any citizen of the City with a disability is eligible to take advantage of the Dial-a-Lift program by calling (310) 792-0560.

Mr. Faulk reported he had an application for Dial-a-Lift and found that he was not eligible since he is able to get on and off a regular bus.

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

11e. ESTOPPEL CERTIFICATE AND INCREASE IN ENCUMBERANCE RE WELLS

- 1) Authorize the Mayor to execute and the City Clerk to attest to consent to an increase in the encumbrance in favor of Wells for a first trust deed from an original amount of \$40,500,000 to \$41,068,879; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to an Estoppel certificate relating to the lease.

All actions relate to the property located at the corner of Pacific Coast Highway and Crenshaw Blvd., known as Rolling Hills Plaza Shopping Center (Center).

Assistant to the City Manager Sunshine presented the material of record.

MOTION: Councilmember Messerlian moved to authorize the Mayor to execute and the City Clerk to attest to consent to an increase in the encumbrance in favor of Wells for a first trust deed from an original amount of \$40,500,000 to \$41,068,879; and authorize the Mayor to execute and the City Clerk to attest to an Estoppel certificate relating to the lease. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval.

11f. APPROPRIATION RE DEPOSIT FOR FEASIBILITY TESTING FOR 1780-1844 PLAZA DEL AMO

Recommendation of the Planning Director and City Attorney that the Council appropriate \$100,000 for deposit to the Court for feasibility testing at property located at 1780-1844 Plaza Del Amo.

Councilmember Scotto excused himself from consideration of the item due to a conflict of interest.

Planning Manager Bihn presented the material of record noting that structural analysis was being conducted for property that the City was looking at acquiring and a deposit is required

MOTION: Councilmember Cribbs moved to appropriate \$100,000 for deposit to the Court for feasibility testing at property located at 1780-1844 Plaza Del Amo. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval with the exception of Councilmember Scotto who abstained.

12. HEARINGS

12a. 4425 CALLE MAYOR

Recommendation of the Planning Commission that City Council approve the appeal and take the following action on property located at 4425 Calle Mayor:

- 1) Adopt a Negative Declaration (EAS01-00006);
- 2) Adopt a Resolution approving a General Plan Amendment (GPA01-00001) changing the General Plan designation from Local Commercial to Low-Medium Density Residential;
- 3) Adopt an Ordinance approving a Zone Change (ZON01-00001) from C-1 PP (Retail Commercial District with a Precise Plan Overlay) to R-2 (Two-Family Residential District);
- 4) Approve an Ordinance Summary for publication; and
- 5) Adopt a Resolution approving Tentative Tract Map (TTM53286) to subdivide the parcels and for condominium purposes.

The Commission did not make a recommendation on Conditional Use Permits (CUP01-00010, CUP01-00011, CUP01-00012) to allow the construction of three, two-unit condominiums.

The Planning Director recommends that City Council deny the appeal and deny the subject requests. GPA01-00001, ZON01-00001, TTM53286, CUP01-00010, CUP01-00011, CUP01-00012, (EAS01-00006): Calle Mayor LLC/SUBTEC-Cheryl Vargo.

Mayor Hardison opened the public hearing at 8:18 p.m.

Planning Manager Isomoto briefly summarized the material of record noting that the original hearing was postponed from October 23 at the request of the applicants.

She indicated that the proposed layout provided access from Calle Mayor via 2 driveways and each of the three lots provided the required parking. She noted that the

item was heard at the June 20 Planning Commission meeting and continued to the August 1 meeting as a result of audience concerns with regard to privacy, traffic and setting a precedent to allow higher density housing. The Planning Commission recommended the negative declaration and approval of the General Plan Amendment and the zone change. The approval of conditional use permits failed by 2-3 vote.

Councilmember Scotto raised concerns about the proximity of the existing driveway for the neighboring business and received clarification that the north facing windows would be double paned.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto explained that staff recommended denial of the project as the site had been zoned commercial in the General Plan for some time and is still a viable commercial area which could act as a buffer between the restaurant and single family homes. She noted that if Council felt it appropriate for residential, staff could support a project with a more functional design, but they did not like the dual driveway design which creates more points of conflict with the right of way. She added that the project did not meet the design criteria for CEQA and Councilmember Messerlian questioned why design issues were not addressed at the start of the process.

Councilmember Messerlian cited concerns with preserving the character of the single-family dwelling.

Councilmember Witkowsky noted that the property had been vacant for a long time and Planning Manager Isomoto noted that there were several commercial uses possible that would unobtrusive and also act as a buffer.

Mayor Hardison commented that it would take a unique usage to get the parcel developed commercial. She indicated that she did not like the "alley look" and would like to see a different development that faced Calle Mayor and looked residential. She also noted that although she was not opposed to a residential use she had concerns with the proximity of the proposed homes to the restaurant/bar.

Councilmember Walker acknowledged that the project could be redesigned but noted that the proposed development was better than a lot of the housing on the street at present. He expressed concern regarding the adjacent driveway and suggested that it be moved away from the proposed homes. He noted that Calle Mayor is a high-speed street but felt that the set back, double paned windows and proper landscaping would alleviate any problems.

Councilmember Scotto reiterated his concern with the adjacent driveway noting that parking would have to be re-oriented and Planning Manager Isomoto agreed that closing the driveway would facilitate parking.

Cheryl Vargo, representing the applicants, noted that the primary issue was the design of the units. She reported that the applicants had spent a lot of time on the design of what was appropriate for the site and least intrusive on residential neighbors to the west and to the north and she pointed out that a single driveway would create a single project which would permit 18 units on the lot.

Ms. Vargo indicated that they did not want to create flag lots which would have all the units come out as a bottle neck and pointed out that 6 units would generate less traffic than a commercial use. She stated they were trying to create a buffer from the street noting that if the plan were flipped, the rear yard living space would be eliminated. Ms. Vargo added that the plans had met or exceeded requirements and they had agreed to double pane the windows and provide additional insulation and air conditioning.

Ms. Vargo reported that since the Planning Commission meeting they had met with two northerly property owners who had expressed opposition due to privacy concerns with building 2 story homes and the neighbors were pleased with proposed changes which included re-designing rear facing north bedroom windows with a 6 foot sill height.

Ms. Vargo stated that there are adequate setbacks which have been increased for the 2 northern properties and second floor windows have been altered. She noted that the applicant was agreeable to making some changes to the design to make it look more residential such as relocating the front doors to make them visible to the street, and she asserted that with landscaping and additional design enhancements, an attractive development could be created.

Ms. Vargo distributed pictures of a Redondo Beach development which had landscaping on the common property line in a shared driveway.

Karen Beverly, 5626 Edgemere Drive, expressed concerns about the project and access to Calle Mayor Drive suggesting that left turns be either restricted during school hours or forbidden altogether.

Jacqueline Ayres, 4410 W. 231st Street, stated that she opposed the development and reported that she had lived at that location since 1954 and when the commercial property was put up in 1960, residents agreed not to oppose the commercial zoning provided that no two story buildings would be built on the property. She expressed concerns with density and received clarification that silhouettes were required in the Hillside Overlay District only.

Laura Steidley, 4528 231st Street, indicated that her property backed up to the empty lot which had not been developed commercial because it was not free to be developed. She strongly recommended that the lot stay commercial for previously stated reasons noting that residents thought they had eliminated the threat of a two-story development many years ago.

Cheryl Vargo acknowledged that there had been a condition that the property remain vacant for a period of time and commented that the site was under-utilized and suggested that the commercial use was limited to one story as it was not intended to be a center with offices. She stated that the site was a modest height and would not generate much traffic noting that turning restrictions might be hard to enforce.

In response to driveway and parking suggestions from Councilmember Walker, Ms. Vargo explained that parking was being shifted at present and the configuration had been established to satisfy staff that there is adequate parking based on zoning.

MOTION: At 9:06 p.m. Councilmember Witkowsky moved to close the public hearing. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Messerlian moved to adopt a negative declaration. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Witkowsky moved to approve the appeal and approve the request. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT (GPA01-00001) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO LOW-MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED IN THE C-1 PP ZONE (CHANGE OF ZONE TO R-2 PENDING) AT 4425 CALLE MAYOR.

GPA01-00001: CALLE MAYOR LLC (LYNN PROPERTIES)/SUBTEC-CHERYL VARGO

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-134. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Messerlian moved to approve the zone change from C1-PP to R-2. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval with the exception of Mayor Hardison who dissented.

ORDINANCE NO. 3507

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 4425 CALLE MAYOR FROM C-1 PP (RETAIL COMMERCIAL DISTRICT, PRECISE PLAN) TO R-2 (TWO FAMILY RESIDENTIAL DISTRICT).

ZON01-00001; CALLE MAYOR, LLC (LYNN PROPERTIES)/SUBTEC-CHERYL VARGO

MOTION: Councilmember Messerlian moved to adopt Ordinance No. 3507. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval with the exception of Mayor Hardison who dissented.

MOTION: Councilmember Messerlian moved to publish the Ordinance Summary. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval with the exception of Mayor Hardison who dissented.

RESOLUTION NO. 2001-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CREATION OF FOUR PARCELS, ONE FOR THE EXISTING COMMERCIAL USES AND THREE TO BE USED FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE C-1 PP ZONE (CHANGE TO R-2 PENDING) AT 4425 CALLE MAYOR TTM53286, CALLE MAYOR, LLC (LYNN PROPERTIES)/SUBTEC CHERYL VARGO

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-135. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval with the exception of Mayor Hardison who dissented.

Councilmember Messerlian commented that the Commission had been divided about the item and Planning Manager Isomoto indicated that the changes were to the windows on the west side of the homes.

RESOLUTION NO. 2001-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF TWO NEW, TWO STORY CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE C-1 PP ZONE (CHANGE TO R-2 PENDING) AT 4425 CALLE MAYOR CUP01-00010: CALLE MAYOR, LLC (LYNN PROPERTIES)/SUBTEC CHERYL VARGO

MOTION: Councilmember Nowatka moved to adopt Resolution No. 2001-136. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval with the exception of Councilmember Messerlian and Mayor Hardison who dissented.

RESOLUTION NO. 2001-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO NEW, TWO STORY CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE C-1 PP ZONE (CHANGE TO R-2 PENDING) AT 4425 CALLE MAYOR CUP01-00011: CALLE MAYOR, LLC (LYNN PROPERTIES)/SUBTEC CHERYL VARGO

MOTION: Councilmember Nowatka moved to adopt Resolution No. 2001-137. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval with the exception of Councilmember Messerlian and Mayor Hardison who dissented.

RESOLUTION NO. 2001-138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO NEW, TWO-STORY CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE C-1 PP ZONE (CHANGE TO R-2 PENDING) AT 4425 CALLE MAYOR CUP01-00012: CALLE MAYOR, LLC (LYNN PROPERTIES)/SUBTEC CHERYL VARGO

MOTION: Councilmember Nowatka moved to adopt Resolution No. 2001-138. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval with the exception of Councilmember Messerlian and Mayor Hardison who dissented.

12b. RESOLUTION NO. 2001-139 RE CLOSURE OF PORTOLA AVENUE

Recommendation of the Planning Director that City Council approve a Resolution for the closure of Portola Avenue at the railroad track crossing in the center median of Sartori Avenue. The closure will eliminate crossing the railroad tracks at Portola. This will preclude northbound short cutting on Sartori to Dominguez Way.

Item 12b was withdrawn.

12c. RESOLUTIONS RE JCC HOMES – CAL WATER II

Recommendation of the Planning Commission and the Planning Director that City Council deny the appeal and adopt Resolutions approving, as conditioned, a Division of Lot (DIV01-00004) to allow one lot to be divided into three lots and three Precise Plans of Development (PRE01-00010; PRE01-00011; PRE01-00012) to allow the construction of two-story, single-family residences on property located in the R-1 zone within the Hillside Overlay District on the east side of Tomlee Avenue at Edgemere Drive.
DIV01-00004, PRE01-00010, PRE01-00011, PRE01-00012: JCC Homes - Cal Water II / Richard Gould:

Mayor Hardison opened the public hearing at 9:15 p.m.

Planning Manager Isomoto provided a brief summary of the material of record noting that the item had been continued from the City Council meeting of October 9 to allow for redesign and she described changes made.

Kurt Nelson, the applicant, reported that he had met with adjacent property owners and the owners north of the project who have agreed to accommodate the project with the elimination of their slope which allows the project to have a bigger back yard. He indicated that the slope would be retained for the neighbor who wants to keep it.

Mr. Nelson believed that Mr. and Mrs. Pivovaroff supported the project although they had concerns with possible loss of privacy as a result of taking the grade down, so a privacy wall will be erected to the north. He indicated that he would not object to height restrictions on northern bedroom windows and noted that lowering the grade lowered the elevation of the fence on the north side.

Councilmember Scotto questioned water pressure testing with the water tank.

John Foth, 21718 S. Alameda, Carson, Engineering Manager for Dominguez District for California Water, explained that water pressure would be tested after improvements were finished and the tank would be taken out of service at that time with everything checked to ensure that it works properly. He indicated that there would be no degradation of service and if there were problems, alternatives would be investigated. He noted.

Mr. Foth reported that the tanks were constructed in 1957 and are the responsibility of JCC Homes who have been furnished with copies of the original plans. He commented that they currently exceed Public Utilities Commission standards and they are obligated to meet certain conditions in terms of pressure.

Cheryl Pivovaroff, 5648 Marialinda Street, expressed support for the revised plans and the grading, but was concerned about privacy issues with the 2 side windows in the closet. She acknowledged that the middle bedroom needed a window and asked that the north-facing window be removed in the large bedroom.

Phil Pivovarov, 5648 Marialinda Street, questioned whether the north-facing window was necessary in the first bedroom since they already have a west-facing window and expressed concern with the house fitting into the neighborhood noting that most of the houses in the area are not Mediterranean.

Lance Wayman, 20431 Tomlee Avenue, questioned height increases to building 3 in the new plan, requested limited hours of construction, commented that the plans were pushing allowable limits and cited differences in the orientation and the setback for Parcel 3 noting that he wanted to see it conform with the others.

Mike Stary, 5634 Marialinda, expressed concerns with water pressure.

Karen Beverly, 5626 Edgemere Drive, disagreed with the project as proposed and expressed concerns with the increased height and size of Parcel 3 which she felt was not appropriate for the neighborhood. She asked that the proposal be tabled until it could be redesigned appropriately.

Peter Miao, 20427 Cheryl Drive, commented that he would be severely impacted by the development and expressed concerns regarding coordination between the two potential builders.

In response to a request by Mr. Miao that the Mayor request coordination between the builders, Mayor Hardison explained that the two parcels have separate owners and there is no legal requirement to coordinate the two, but she noted that what was agreed upon with this development would impact what goes on with the 4th parcel.

In response to an inquiry from Mr. Miao, Planning Manager Isomoto indicated that staff had met with the developer who had submitted an application for the adjoining property who indicated that he would be grading the property down 5 ft. and the driveway would be located as far to the south as possible so as not to interfere with Parcel 3.

Chuck Stanbery, 20349 Tomlee Avenue, supported the plan but expressed concerns with water pressure in an emergency situation.

JoAnn Cope, 20409 Tomlee Avenue, congratulated JCC Homes for the new plans which preserve privacy and satisfy concerns that the new homes will blend with existing homes and she thanked the Mayor and Council for their efforts to preserve the neighborhood and development. Ms. Cope expressed concerns with reduced curbside parking and requested that the curbcut be limited to not more than two cars wide.

Frank Yangson, 20417 Cheryl Drive, expressed concerns with debris falling into his yard during the dismantling of the water tower as he has had problems in the past.

John Foth, California Water, explained that the Public Utilities Commission (PUC) would most likely not have any jurisdiction over the matter but a demolition permit would be required and all regulations would be followed as it would not be in their interests to have anything happen.

Mayor Hardison noted that past problems had to do with the tower being painted and Mr. Foth indicated that they had not been made aware of any problems in the past. Mayor Hardison requested a phone number for Mr. Yangson to call to report any issues with the demolition.

Mr. Foth clarified that the water pressure would be as good or better as what currently exists and he noted that they often exceeded the minimum standards of the PUC. He acknowledged the importance of fire protection and indicated that a back-up generator had been in place for sometime and a natural gas engine generator would be installed shortly.

In response to an inquiry from Councilmember Scotto, Mr. Foth explained that the generator was located elsewhere and the water tower was strictly there to establish the hydraulic grade and create the pressure. He noted that with or without the tank they still have a generator and a pumping station.

Kurt Nelson addressed earlier issues noting that the closet windows were not necessary and could be either eliminated or replaced with opaque blocks and he suggested placing the north window at a height which would bring in light but eliminate the privacy problem.

Mr. Nelson stated that two of the houses were slightly smaller than they were in the original plan and noted that Parcel 3 had been increased as a byproduct of grading down the site. He reported that the owners of the adjacent site had agreed to try to make their plan compatible with the present proposal and he pointed out that their project would come before the Planning Commission and the City Council as well.

In response to an inquiry from Councilmember Messerlian, Mr. Nelson indicated that the drawings were preliminary and they would be willing to work to address concerns with blending in with the neighborhood.

In response to an inquiry from Mayor Hardison, Planning Manager Isomoto explained that there were issues with the property at 20427 Cheryl Drive which overlaps on an oil well site by 1/3 and the other 2/3 is already developed. She added that there was an application on the property but it had not been analyzed yet and would have to go before the Planning Commission.

Peter Miao, 20427 Cheryl Drive, expressed concerns that if the third parcel was allowed to be developed higher that would set a precedent for the adjacent development.

Mr. Yangson reported that the water company had paid to custom detail his car after it was damaged in 1978.

JoAnn Cope, 20409 Tomlee Avenue, again asked about limiting the size of curb cuts and Mayor Hardison explained that the City did not dictate that.

Karen Beverly, 5626 Edgemere Drive, asserted that the question of the increased size of lot 3 and the setbacks had not been addressed and did not feel the proposal should be considered as is.

Mr. Nelson explained the front yard setback for lot 3 had always been less than the other two as it is an odd shaped parcel. Planning Manager Isomoto noted that the setback was an average size and had been increased from the original design.

MOTION: At 10:12 p.m. Councilmember Walker moved to close the public hearing. Councilmember Scotto seconded the motion and a voice vote reflected unanimous approval

MOTION: Councilmember Scotto moved to deny the appeal and approve as conditioned. Councilmember Walker seconded the motion.

Planning Manager Isomoto specified the conditions noting that the windows in the closet of the rear bedroom would have a minimum 6 ft. raised requirement or were required to be made of translucent glass, and the sill in the north facing bedroom window in bedroom 3 be raised to 6 ft. height or made of translucent material to the satisfaction of the Planning Director.

A roll call reflected unanimous approval.

RESOLUTION NO. 2001-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND APPROVING A DIVISION OF LOT TO ALLOW THE DIVISION OF ONE LOT INTO THREE LOTS ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT ON THE EAST SIDE OF TOMLEE AVENUE AT THE INTERSECTION WITH EDGEMERE DRIVE.

DIV01-00004: JCC HOMES-CAL WATER II / RICHARD GOULD

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-139. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND 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 ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT ON THE EAST SIDE OF TOMLEE AVENUE AT THE INTERSECTION WITH EDGEMERE DRIVE

PRE01-00010: JCC HOMES-CAL WATER II/RICHARD GOULD

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-140. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND 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 ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT ON THE EAST SIDE OF TOMLEE AVENUE AT THE INTERSECTION WITH EDGEMERE DRIVE

PRE01-00011: JCC HOMES-CAL WATER II/RICHARD GOULD AS AMENDED

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-142 as amended. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-143

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND 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 ON PROPERTY LOCATED IN THE R-1 ZONE WITHIN THE HILLSIDE OVERLAY DISTRICT ON THE EAST SIDE OF TOMLEE AVENUE AT THE INTERSECTION WITH EDGEMERE DRIVE

PRE01-00012: JCC HOMES-CAL WATER II/RICHARD GOULD

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-143. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

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The Torrance Redevelopment Agency met from 10:19 p.m. to 10:20 p.m.

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15. ORAL COMMUNICATIONS

15a. City Manager Jackson thanked Jon Landis and Sheryl Ballew for their role as acting Manager of General Services Director and announced the appointment of Sheryl Ballew as General Services Director effective November 19.

15b. Councilmember Cribbs asked that the City investigate PERS investment of funds in city real estate projects, to determine if there are projects the City can put together to access that money.

15c. Councilmember Witkowsky commented favorably on the recent dance performances held at the Armstrong Theater by the Regina Klenjoski dance group noting that proceeds were sent to the firefighters and police in New York City.

15d. Mayor Hardison voiced frustration on the seeming lack of funds being made available to families of those who had perished on the airplanes involved in the events of September 11.

16. EXECUTIVE SESSION

Considered earlier.

17. ADJOURNMENT

At 10:26 p.m., the meeting was adjourned to Tuesday, November 20, 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
Retired Police Sergeant Ron Ingram*

Attest:

Mayor of the City of Torrance

Sue Herbers
City Clerk of the City of Torrance

Approved on December 18, 2001