

October 28, 2009

**MINUTES OF AN ADJOURNED REGULAR MEETING  
OF THE TORRANCE PLANNING COMMISSION**

1. **CALL ORDER**

The Torrance Planning Commission convened in an adjourned regular session at 7:05 p.m. on Wednesday, October 28, 2009, in the Council Chambers at Torrance City Hall, 3031 Torrance Boulevard.

2. **SALUTE TO THE FLAG**

Commissioner Horwich led the Pledge of Allegiance.

3. **ROLL CALL**

Present: Commissioners Busch, Browning, Horwich, Skoll Uchima and Chairman Weideman.

Absent: Commissioner Gibson (Excused).

Also Present: Deputy Community Development Director Cessna; Planning Manager Lodan; Planning Associate Chun; Planning Associate Cutting; GIS Systems Analyst Gough; Planning Associate Joe; Transportation Planning Manager Semaan; Deputy City Attorney Sullivan; Mr. Bill Halligan, the Planning Center; Ms. Jamie Thomas, The Planning Center; and Ms. Laura Stetson, Hogle-Ireland.

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At this time, Chairman Weideman noted that Commissioner Gibson was granted an excused absence from this meeting.

Planning Associate Joe verified that the agenda for this meeting was posted on October 22, 2009.

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4. **APPROVAL OF MINUTES – SEPTEMBER 23, 2009 AND  
OCTOBER 14, 2009**

**MOTION:** Commissioner Browning moved to approve the Planning Commission minutes of September 23, 2009 as written. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote as reflected below, with Commissioner Uchima abstaining and Commissioner Gibson absent:

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Ayes: Browning, Busch, Horwich, Skoll, Uchima and Chairman Weideman.  
Noes: None.  
Abstain: Uchima.  
Absent: Gibson.

**MOTION:** Commissioner Horwich moved to approve the Planning Commission minutes of October 14, 2009. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote, with Commissioners Busch and Uchima abstaining and Commissioner Gibson absent:

Ayes: Browning, Horwich, Skoll, and Chairman Weideman.  
Noes: None.  
Abstain: Busch, Uchima.  
Absent: Gibson.

5. **STAFF REPORT: GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT PUBLIC HEARING**

Chairman Weideman explained that this is an advertised meeting on the Draft General Plan and Environmental Impact Report (EIR) for the General Plan and that, after receiving input from the public, the Commission will discuss and make recommendations. He affirmed that this item was properly advertised.

Planning Manager Lodan introduced staff members present.

Deputy Community Development Director Cessna advised that, in order to obtain a certified Housing Element, staff is working with the State Department of Housing and Community Development (HCD) on some outstanding elements and will be adding some clarifying language to finalize HCD's approval of the General Plan, in that they are looking for a broader explanation as to why some of the areas will be available for housing. She offered input on the risks associated with the City not having a certified Housing Element, including possible loss of funding for various housing-related items and possible lawsuits by housing advocates, which could invalidate the General Plan.

Chairman Weideman related his understanding that the Planning Commission is being asked to make recommendations on the Housing Element, but it will probably change after the Commission forwards it to the Council.

Deputy Community Development Director Cessna clarified that the Housing Element would be presented for the Council's consideration as written or modified by the Planning Commission; that any clarifying language required by HCD would be presented separately to the Council; and that, should the General Plan and EIR move forward to the Council as anticipated, the Council would hold a workshop on November 10, 2009 and a public hearing on November 17, 2009.

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Commissioner Skoll indicated that, until the Commission has seen the final documents, he would be uncomfortable passing them on to the Council.

Chairman Weideman announced that the Commission will discuss how to proceed after the public hearing.

Commissioner Browning expressed concerns that the Planning Commission would not have the opportunity to review any changes in the documents required by HCD before they are forwarded for the Council's consideration and he voiced his concern that this information was not received much sooner.

Deputy Community Development Director Cessna advised that substantive changes would not be made, only clarifying language would be added.

**General Plan Consultant, Laura Stetson, Hogle-Ireland,** provided input on the State's desire for additional documentation. She explained that HCD would like more information on currently non-vacant sites that could be used for low- and moderate-income housing (such as improvements to the properties and by-right zoning requirements that must be considered if HCD determines the City has not identified a sufficient number of appropriate sites, and on how covered parking for multi-family residential is not a constraint). Ms. Stetson advised that HCD's request for this information was received approximately one and one-half weeks ago and, with regard to concerns expressed by the Commission over forwarding documents that would be modified after they are forwarded to the Council, she shared information about a State law requiring that documents with substantive changes be returned for a Planning Commission's consideration prior to a Council taking action.

In reference to the City evaluating M-2 Industrial districts for inclusion as emergency homeless shelters by right as noted in Chapter 6, "Program 7: Extremely Low Income and Special Needs Housing," Commissioner Busch asked that the record reflect his agreement/interest in pursuing homeless shelters and seeking out organizations who are willing to obtain funding for this purpose.

Deputy Community Development Director Cessna explained that this information was included in response to a senate bill and would be the guidelines in the event a provider who wishes to construct a homeless shelter comes forward. She noted obtaining State funding as another example of the benefits of a certified housing element.

At Commissioner Busch's request Transportation Manager Semaan addressed the State Department of Transportation's letter of October 15, 2009. He stated staff's general agreement with the State's comments and confirmed

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that cumulative impact on State facilities would be analyzed in the totality of the General Plan, and on a project-by-project basis.

Commissioner Busch read aloud the staff recommendation for the action to be taken by the Planning Commission this evening.

Deputy Community Development Director Cessna explained that the staff recommendation essentially includes a single recommendation from the Planning Commission to the City Council, and that it could include changes made by the Commission. She cautioned that any changes forwarded for the Council's consideration should be very clear.

Deputy City Attorney Sullivan offered information on procedures for the Commission's consideration of the Draft General Plan and EIR.

In response to a question from Commissioner Skoll, **General Plan Consultant Stetson** defined "...by-right zoning requirements. She explained that, if the Housing Element does not identify an adequate number of sites zoned for residential use, a by right approval of housing would occur in those areas required to transition over time.

## 6. **COMMUNITY INPUT**

Chairman Weideman opened the public hearing at 7:40 p.m.

**Bob Schimmick, 1901, 1915 and 1925 Sepulveda Boulevard**, related his concerns that changes to the Commercial zoning designation would not benefit small business owners and that businesses would be destroyed to provide for low-income housing. It Mr. Schimmick's feeling that the 90 day sunset clause should be expanded to one year.

Deputy Community Development Director Cessna clarified that the proposed changes would not affect Mr. Schimmick's properties; that they include a change from a General Plan overlay of Local Commercial to General Commercial, which would allow for a broader scope of commercial uses, and that they would make it easier to expand commercial uses, but not residential.

Deputy City Attorney Sullivan advised that notifications of the General Plan workshops are sent to owners of record as registered with the Los Angeles County Tax Assessor and that the 90 day sunset clause is part of the Municipal Code, which will not be dealt with this evening.

Planning Associate Joe explained that notification of the General Plan workshops were mailed at least ten days prior to the initial Planning Commission workshop on September 23, 2009.

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Representing Mr. David Buxton and owners of The Torred Buildings, 3440 Lomita boulevard, Suite 452, **Bill Beverly, 3424 Carson Street, Suite 24**, referred to Mr. Buxton's letter of October 13, 2009 addressed to the Planning Commission (of record, included in agenda packets). For purposes of clarity and planning, Mr. Beverly urged the Commission to modify the floor area ratio (FAR) for the Hospital/Medical designation to a more objective standard of 1.0.

Planning Manager Lodan advised that a conditional use permit (CUP) is required when an opportunity is created to go beyond a threshold, such as an underlying 0.6 FAR to a 1.0 FAR; that 1.0 FARs are allowed in mixed-use areas, which inherently require greater areas for the mix of uses that are intended; and that, whenever relief is provided for medical office uses, which generate much traffic and need for parking, staff felt it would be appropriate to continue to require a discretionary review for a FAR up to 1.0.

Commissioner Skoll agreed that the Commission should look at each request of this type. He stated his opposition to changing the FAR to 1.0.

Planning Manager Lodan advised that a CUP would be required for buildings over 15,000 square feet and that the Commission would lose a certain amount of discretion with a 1.0.

**Gavin Wasserman, 1230 Crenshaw Boulevard**, related his appreciation of the Planning Commission's efforts. He suggested that any recommendations from the Commission to the City Council be based on recommendations and responses for the October 14, 2009 meeting (as opposed to the meeting on September 23, 2009) and related his appreciation of the new photograph and the City's agreement with replacing the caption on General Plan Page LU-70.

**Janet Johnson, 1105 Barbara Street, #A**, owner of a residential triplex on Cabrillo Avenue south of Carson Street and a member of **Save Historic Old Torrance (SHOT)**, shared information about her personal experience with the valuable advice given by SHOT during her renovation and on the importance of SHOT being included in the General Plan.

Commissioner Browning expressed his regret that SHOT is not recognized in the General Plan. He thanked SHOT for their endless work and voiced his hope that the City Council will consider naming them and giving them some type of support.

For Commissioner Skoll, Deputy Community Development Director Cessna explained that the Historical Society is a "quasi-City body" sponsored by the City, whereas SHOT is not, and that the General Plan is not the place in which specific groups should be recognized. At the request of Commissioner Busch, she verified that the L.A. Conservancy is a historical organization; but, she is unaware as to whether it is similar to SHOT.

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Commissioner Skoll echoed Commissioner Browning's comments relative to SHOT.

Commissioner Busch stated his intent to research if the L.A. Conservancy is similar to SHOT and report back to the Commission. He, too, commended SHOT's efforts.

**Mary Ann Reis, 1333 Engracia Avenue, SHOT**, commented on SHOT's excellent assistance to property owners and voiced her concern that it is not included in the General Plan. She stated her interest in a historic preservation overlay and her support of shelters for the homeless.

**Bonnie Mae Barnard, 2028 Gramercy Avenue, SHOT**, noted her letters to the Planning Commission relating recommendations for the General Plan. Ms. Barnard discussed: her feeling that this process is being rushed; the map of the City's boundaries and shape and the importance of this information; her surprise that the third draft to the Plan does not include any changes; her opinion that it is in the City's best interest to include historical preservation; her request that any changes she suggested during the General Plan workshops be incorporated into the Plan; and Olmsted's design of the City with residential, commercial and industrial districts.

Planning Associate Joe clarified that the map of the City boundaries in the Final General Plan is the original Torrance Tract, and not the boundaries of the incorporated City, and that the boundaries on the map to which Ms. Barnard referred are the City boundaries.

**Simic Seaman, 20805 Madrona Avenue**, supported a historic preservation overlay zone. She provided clarification about the L.A. Conservancy and the historic preservation processes in the Cities of Los Angeles and Long Beach. She emphasized the importance of SHOT and historic preservation in Torrance and suggested that the City of Los Angeles' Planning Department be contacted for historical resources.

Commissioner Busch requested input on the parameters of the Planning Commission with regard to recommending the establishment of a historic preservation zone.

Deputy Community Development Director Cessna noted the staff recommendation that the City Council look at establishing historic preservation zoning. She verified that the Planning Commission could recommend doing so; but, this might be too specific a recommendation at the General Plan level; and that, should the Commission so desire, the historic preservation language could be strengthened.

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**Elaine Kong, 22920 Wade Avenue**, stated her interest in quality of life issues in Torrance. She voiced her concern that noise levels, traffic and pollution continue to increase; that the EIR did not mention the Crenshaw/Sepulveda Boulevard intersection as being significantly impacted; and that changing zoning from Industrial to Mixed Residential would be setting residents up to live where air quality, traffic and noise are bad. Ms. Kong suggested the establishment of a priority list of noise mitigation projects.

Commissioner Busch explained that, during the application and CUP processes, the City makes a good faith effort to mitigate various factors such as traffic, noise and pollution, and that the Department of Real Estate should be more aware that, during the purchase/sale of a home, real estate brokers do not always divulge information relative to such things as air quality, traffic and noise.

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### **RECESS AND RECONVENE**

At 8:35 p.m., there was a recess until 8:45 p.m., when the public hearing continued with all Commissioners present.

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**Kathleen Donovan, 2305 Border Avenue**, related her appreciation of the Planning Commission's genuine interest in understanding what will be recommended to the Council. She commented on the area of Border Avenue between Carson Street and Plaza Del Amo and noted the heavy traffic generated by Department of Motor Vehicles.

Input from the public concluded at 8:50 p.m.

**MOTION**: Commissioner Busch moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote, absent Commissioner Gibson:

Ayes: Browning, Busch, Horwich, Skoll, Uchima and Chairman Weideman.  
Noes: None.  
Abstain: None.  
Absent: Gibson.

### **7. PLANNING COMMISSION DISCUSSION AND RECOMMENDATION**

Deputy City Attorney Sullivan explained the options available to the Commission in considering the Draft General Plan/EIR.

In answer to a question from Commissioner Skoll relative to discussion at the last meeting, Planning Manager Lodan reaffirmed that the Regional Housing

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Needs Assessment (RHNA) numbers include anything for which a building permit was pulled.

Deputy City Attorney Sullivan explained for Commissioner Skoll that the 90 day sunset clause is part of the City's Zoning Code and will be addressed during the Zoning Code update (not the General Plan update).

Planning Manager Lodan advised Commissioner Skoll as to the anticipated time line for the Zoning Code update.

Commissioner Skoll stated his agreement with including a policy as recommended by staff for currently abandoned rail lines, lines to be abandoned and abandoned lines purchased by the City and private parties, and with stronger language to address historic preservation. With regard to Page H-93, Table H-45 "Review of 2000 Housing Element Programs," Program 1.1.2, Commissioner Skoll suggested that the word "eleemosynary" be changed to "charitable." He asked for input concerning Shelter Partnership's letter dated October 14, 2009 addressed to Community Development Director Gibson.

Commissioner Busch also agreed with modified wording in CR 12.4/Section 3-10, Historic Preservation, to more strongly address historic preservation and he, too, asked for input from staff with regard to Shelter Partnership's letter of October 14, 2009.

Deputy City Attorney Sullivan offered additional clarification on the process for the Commission's consideration of the Final General Plan.

**General Plan Consultant Stetson** suggested that, to strengthen the recommended historic preservation wording in CR 12.4/Section 3-10, Historic Preservation, third sentence, could be modified to read, "Provide for the preservation of local historic sites through such mechanisms as an historic preservation program and/or ordinance, California historic Building Codes, historic overlay zones and others." She shared information about the Shelter Partnership organization and the requests made in their letter of October 14, 2009. Ms. Stetson advised that the City is not legally required to define "family" and recommended eliminating this definition to eliminate confusion as to its meaning, and that the City is under no obligation to respond to the letter from Shelter Partnership.

Deputy City Attorney Sullivan advised that concerns over the City's definition of "family" runs contrary in the Zoning Code and to *Adams v. Santa Barbara* and that this, and many of Shelter Partnership's concerns, will be addressed during the update to the Zoning Code.

Commissioner Skoll recommended that a response to Shelter Partnership's letter be at staff's discretion.

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Planning Manager Lodan shared information for Commissioner Skoll concerning “parking demand studies,” as discussed in Kaji & Associates’ letter of October 16, 2009 addressed to Community Development Director Gibson. He offered information on the City’s examination of shared parking compared to a parking demand analysis and noted that the City currently has no mechanism in the Code, other than a variance, to provide for this. However, Torrance is much more conservative and has higher parking requirements than most cities in Los Angeles County; this is a zoning issue which will be addressed during the update to the Zoning Code; and staff is open to the idea of allowing more flexibility through the process other than a variance.

Commissioner Horwich said that staff is especially competent and if, in their judgment, wording changes required by HCD do not significantly change the meaning of the Housing Element, he could approve the Draft General Plan and EIR without any question and forward them to the Council. Commissioner Horwich voiced his empathy with SHOT’s vigor and efforts to be recognized; however, it was his opinion that such recognition is within the Council’s purview.

**MOTION:** Commissioner Horwich moved to recommend that the City Council certify the EIR for the 2009 General Plan. The motion was seconded by Commissioner Uchima and ultimately passed by a 5-1 majority roll call vote, with Commissioner Browning dissenting and Commissioner Gibson absent.

Commission discussion continued with Commissioner Browning explaining his difficulty in supporting the land use elements of the General Plan when they will be affected by non-conforming uses, as in Section 92.22.3. He stated his hope that the Council will look at the 90 day sunset clause which, he feels, should be 180 days with the options of the Community Development Department extending it for an additional 180 days; the owner/agent having the opportunity to appeal a denial by the Community Development Department to the City Council; and the owner/agent having the ability to appeal to the Council for an additional one-year, which would extend it to two years. He expressed concern over the affect zoning changes could have on the balance of residential, industrial and commercial properties and stated his appreciation of staff’s efforts throughout this process.

Deputy Community Development Director Cessna related staff’s understanding that properties affected by changes to the General Plan overlay would not become fully non-conforming until the Zoning Code changes are implemented and that the underlying zoning maintains the property, but staff will verify.

Planning Manager Lodan explained that less than two percent of land in the City was identified through a very methodical process as properties that need to be revitalized and that staff examined the development patterns in the areas

surrounding the identified properties and has attempted to preserve the most viable areas and target them for change.

Deputy City Attorney Sullivan explained non-conforming use as one no longer permitted in a district. He affirmed that, until the Zoning Code is changed, affected properties would not be non-conforming and advised that the Commission could ask to look at the non-conforming uses when the zone changes for the identified properties come back.

Chairman Weideman commented that none of the alternatives in Section 7 of the EIR are viable and, therefore, he could support the certification of the EIR.

**Commissioner Horwich's motion to certify the EIR for the 2009 General Plan was passed by the following 5-1 majority roll call vote, with Commissioner Browning dissenting and Commissioner Gibson absent:**

Ayes: Busch, Horwich, Skoll, Uchima and Chairman Weideman.  
Noes: Browning.  
Abstain: None.  
Absent: Gibson.

**MOTION:** Commissioner Busch moved to recommend adoption of the Findings of Fact and Statement of Overriding Considerations in the EIR for the 2009 General Plan. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote, absent Commissioner Gibson:

Ayes: Browning, Busch, Horwich, Skoll, Uchima and Chairman Weideman.  
Noes: None.  
Abstain: None.  
Absent: Gibson.

Commissioner Busch discussed his concerns over continued rezoning from Industrial to Residential, particularly in a "pass through" city such as Torrance where traffic is a problem, and he related his hope that traffic signals will be synchronized. He related his understanding that the Planning Commission is not a policy maker for the General Plan, but does have an important role. Indicating that he does not fully agree with the proposed General Plan, Commissioner Busch favored voting on any changes the Commission makes in order to reflect his concerns/comments on those with which he does not agree.

Deputy City Attorney Sullivan advised that a vote would carry more weight than comments. He verified that it is within the Commission's purview to take a straw vote at this time.

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Commissioner Uchima indicated that he could support forwarding the General Plan to the City Council as written, with the thought that the ultimate decisions lie with the Council.

Commissioner Horwich suggested that the Draft General Plan be forwarded to the Council with the obvious changes agreed to by the Commission delineated.

Commissioner Busch explained that, since his fellow Commissioners do not appear to want to make changes to the General Plan and vote on them individually, he could support forwarding it to the Council as written.

Commissioner Browning indicated that, even though he does not fully agree with the document, he would be comfortable forwarding the Final it the Council as written.

Commissioner Skoll related his understanding that, due to time constraints, the appropriate process would be for the Commission to forward the Draft General Plan and EIR to the Council, with notations that various items discussed in open forum by the Commission still need to be considered by the Council and others to be incorporated into the Housing Element after this meeting were not discussed by the Commission and should also be considered by the Council.

Commissioner Busch requested clarification on the procedures for presenting the Draft General Plan for the Council's consideration.

Deputy City Attorney Sullivan advised that, for purposes of clarity for both staff and the Council, it would be best if changes/corrections to the General Plan are part of a motion.

Commissioner Uchima related his agreement with narrowing the scope and indicating major issues, such as strengthening historic preservation wording, but not picking through the documents line by line.

Chairman Weideman pointed out that the minutes from all the Commission's General Plan/EIR meetings are matters of public record and will be reviewed by the City Council. He noted the importance of continuing to move forward.

Deputy City Attorney Sullivan advised that the minutes are summaries of the Planning Commission's discussion, not verbatim.

Commissioner Busch expressed his concern over possible misperception by the public regarding the Commission's approval of the General Plan and he supported Deputy City Attorney Sullivan's suggestion to include any

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changes/corrections in a motion; or, at least narrow the scope as mentioned by Commissioner Uchima.

Commissioner Browning acknowledged that the Council will receive the minutes and the same documents as have been provided to the Commission. But, he would like to be assured that the Council hears the comments made by the public.

Chairman Weideman stated his opinion that it is time to move forward with the General Plan. He explained his satisfaction that several areas about which he was concerned, such as the new land use designations and the elimination of one, as well as a definition for the Residential/Office designation, will be addressed during the update to the Zoning Code. Chairman Weideman pointed out that the Strategic Plan Committee provided a vision the document was lacking in the early stages; that the historic preservation section could be strengthened; that the Housing Element was not originally part of the General Plan, but the process took so long it had to be revised; and that he is troubled by the RHNA numbers, but the Planning Commission is not a policy making group and staff has assured the Commission that changes requested by RHNA will not be significant. For these reasons, Chairman Weideman related his support to recommend the Council's adoption of the General Plan.

**MOTION:** Commissioner Horwich moved to recommend that the City Council adopt the General Plan as presented, with notation that several items were not unanimously approved by the Planning Commission and that the Council should consider those items carefully. The motion was seconded by Commissioner Skoll for purposes of generating discussion.

Commissioner Browning questioned if it would be appropriate to recommend that the City Council approve the General Plan until such time as they consider changes to the Housing Element that will eventually be added to satisfy RHNA.

**SUBSTITUTE MOTION:** Commissioner Horwich offered a substitute motion to recommend that the Council adopt the Draft General Plan as presented, noting that some items were not unanimously approved by the Planning Commission and asking the Council to consider those items carefully before approving the General Plan. The motion was ultimately withdrawn.

Deputy City Attorney Sullivan advised that the motion was too vague and could lead to interpretation and that any changes the Commission would like to make should be part of a motion.

Commissioner Uchima noted that the major topics the Commission discussed could be summarized and included in a motion.

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Commissioner Horwich related his opposition to separate motions for each item of concern.

**Commissioner Horwich withdrew his motions. Commissioner Skoll, who seconded the original motion, agreed.**

Commissioner Busch entertained the idea of the Commission recommending that the General Plan be forwarded to the City Council with changes as suggested.

Chairman Weideman read aloud a script for a possible motion to recommend that the City Council adopt the 2009 Draft General Plan.

Commissioner Skoll asked that the minutes reflect his preference to review changes to the General Plan prior to recommending approval and that the motion clearly reflect that the Planning Commission has not seen the General Plan forwarded to the Council in its entirety.

**MOTION:** Commissioner Busch moved to forward the Draft General Plan to the City Council for review, noting concerns and comments expressed by the Planning Commissioners and the public as stated in the minutes. The motion was seconded by Commissioner Browning.

Deputy City Attorney Sullivan advised that the Planning Commission's action should essentially be to analyze the General Plan as best they can and forward it to the Council for review/adoption. He reiterated that changes should be included in a motion and that the language should be specific and clear.

The Commission deliberated whether the Draft General Plan should be forwarded to the Council for review or adoption. It was generally agreed that the motion should be more specific, as discussed by Deputy City Attorney Sullivan.

Chairman Weideman suggested that recommended CR 12.4, Section 3-10, Historic Preservation, third sentence, be modified to read, "Provide for the preservation of local historic sites through such mechanisms as an historic preservation program and/or ordinance, California historic Building Codes, historic overlay zones and others."

As the maker of the motion, Commissioner Busch indicated that he could accept the modification suggested by Chairman Weideman.

**AMENDED MOTION:** Commissioner Busch amended his motion to forward the Draft General Plan to the City Council for review, noting concerns and comments expressed by the Planning Commissioners and the public as stated in the minutes and including the following amendments:

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1. General Plan, Add C1.8.10: Pursue acquisition of abandoned rail lines for use as multi-purpose trails, alternative transportation, or other use as determined appropriate by City decision makers.
2. Housing Element, Page H-93, Chapter 1.1.2: Replace the word “eleemosynary” with “charitable.”
3. Incorporate language changes into the Housing Element based on negotiations with the California Department of Housing and Community Development (HCD).
4. Add the list of modifications proposed in the matrices for the last two Planning Commission workshops.
5. General Plan, Add CR12.4, Section 3-10, Historic Preservation, third sentence, to read, “Provide for the preservation of local historic sites through such mechanisms as an historic preservation program and/or ordinance, California historic Building Codes, historic overlay zones and others.”

Commissioner Browning, who seconded the original motion, accepted the amended motion.

Chairman Weideman related his preference to recommend that the City Council adopt the Draft General Plan with modifications rather than review it.

Deputy City Attorney Sullivan advised Chairman Weideman of his ability to dissent with an explanation of his concern over the language to review rather than adopt. He confirmed that a substitute motion could be offered.

Commissioner Busch expressed his preference to forward the document to the Council for review. He called for the question.

**SUBSTITUTE MOTION:** Chairman Weideman moved to recommend that the City Council adopt the Draft General Plan with changes denoted as follows:

1. General Plan, Add Objective C1.8: “Pursue acquisition of abandoned rail lines for use as multi-purpose trails, alternative transportation, or other use as determined by City decision makers.”
2. Housing Element, Page H-93, Chapter 1.1.2: Replace the word “eleemosynary” with “charitable.”
3. Incorporate language changes into the Housing Element based on negotiations with the California Department of Housing and Community Development (HCD).

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4. Incorporate the list of modifications proposed in the matrices for the last two Planning Commission workshops.
5. General Plan, Add CR 12.4/Section 3-10, Historic Preservation, third sentence, to read, "Provide for the preservation of local historic sites through such mechanisms as an historic preservation program and/or ordinance, California historic Building Codes, historic overlay zones and others."

Commissioner Browning questioned why forwarding the General Plan to the Council for review would be such a problem.

Deputy City Attorney Sullivan advised that items forwarded to the Council usually include a request for action; but, if the Commissioners feel uncomfortable doing so, it could be forwarded for review.

Commissioner Busch called for the question on the substitute motion.

The substitute motion was seconded by Commissioner Horwich and defeated by a 3-3 tie roll call vote as reflected below, absent Commissioner Gibson:

Ayes: Horwich, Uchima and Chairman Weideman.  
Noes: Browning, Busch, Skoll.  
Abstain: None.  
Absent: Gibson.

Commissioner Busch's amended motion was passed by unanimous roll call vote as follows, absent Commissioner Gibson:

Ayes: Browning, Busch, Horwich, Skoll, Uchima and Chairman Weideman (with comment).  
Noes: None.  
Abstain: None.  
Absent: Gibson.

Chairman Weideman commented that he supported the motion even though he was concerned over a recommendation for the Council to review the General Plan rather than adopt it with recommended modifications.

## 8. **SUMMARY AND NEXT STEPS**

Planning Manager Lodan and Deputy Community Development Director Cessna summarized the next steps associated with the General Plan/EIR,

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including that the documents will be presented for the Council's review/feedback on November 10, 2009 and a public hearing on November 17, 2009.

Commissioner Busch discussed the lengthy process in considering the General Plan and the exemplary efforts of staff, consultants and the public.

Commissioner Skoll noted the great learning experience involved with the Commission's consideration of the General Plan. He expressed his support of the funding spent on it; commended the efforts of staff, consultants and the public; and stated his hope that the Council will review all the minutes and other relevant documents in order to have a clear understanding of the process.

Commissioner Browning thanked the community, staff and consultants for their input and he commended Chairman Weideman's efforts in conducting the meetings.

Commissioner Uchima asked that his concurrence with the bulk of the recommendations on the General Plan as amended be noted in the record. He agreed with his fellow Commissioners' comments on the General Plan process.

Commissioner Horwich also agreed comments made on the General Plan process.

Chairman Weideman noted that, while the General Plan is not perfect, it reflects input from the public, the intent is there and it is a document which will be forward-looking for the next 15 to 20 years.

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At this time, Deputy City Attorney Sullivan advised that, even though "Oral Communications" are not on the agenda, topics not on the agenda can be discussed, but no action can be taken.

Commissioner Horwich congratulated Exxon/Mobil on their 80<sup>th</sup> anniversary in Torrance and he publicly acknowledged their very generous \$80,000 gift to the City's library system.

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9. **ADJOURNMENT**

At 10:40 p.m., the meeting was adjourned to Tuesday, November 4, 2009.

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| Approved as Amended<br>April 21, 2010<br>s/ Sue Herbers, City Clerk |
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Wendy Weeks  
Recording Secretary

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