

January 14, 2003

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 6:30 p.m. on Tuesday, January 14, 2003, in City Council Chambers at Torrance City Hall.

ROLL CALL

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

Absent: None.

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

Agenda Item 17 was considered out of order at this time.

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17a) Conference with Legal Counsel – Anticipated Litigation, and Redevelopment Agency Real Property – Conference with Real Property Negotiator, pursuant to California Government Code Sections 54956.9(c) and 54956.8.

The Council reconvened in Council Chambers at 7:06 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember McIntyre.

Reverend Dean Mayeda, Hope Chapel Gateway, gave the non-sectarian invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

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

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

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Lieu noted that the Public Safety Committee met earlier in the evening to discuss emergency preparedness and the City's participation in the November Disaster Drill. He stated that he was confident that the City has a good disaster plan in place and commended Chief Herren, Fire Chief Bongard and the City Manager's office for a job well done.

Councilmember Scotto announced that the Finance and Governmental Operations Committees would meet on February 18 in the City Council Chambers at 4:30 p.m. to consider the Mid-year Budget Review.

6. COMMUNITY MATTERS

6a. COMMISSION APPOINTMENTS

Recommendation

Recommendation of the **City Clerk** that City Council review applications and make appointments to fill vacancies on the Airport Commission, Cable TV Advisory Board, Civil Service Commission, Disaster Council, Environmental Quality and Energy Conservation Commission, Library Commission, Parks & Recreation Commission, Planning Commission, Traffic Commission, and Water Commission. The City Clerk further recommends that City Council confirm the Senior Club appointments to the Commission on Aging and that the City Clerk administer the Oath of Office to commissioners present at the meeting.

The following Senior Club appointments to the Commission on Aging were confirmed: Ursel Nolte – AARP, Ted Doty - SeaAire Sr. Golf Club and Charles Breaker - Walteria Sr. Club. The following commissioners were appointed to four-year terms ending January 15, 2007 except as noted (*):

Airport Commission - David Ouwerkerk, Don Pyles *(exp. 1/15/06), Bill Tymczyszyn

Cable TV Advisory Board - Henry Carlson, Georgia Perkins

Civil Service Commission - Steven Busch, Allen Mitchell

Community Services Commission - Clark Adams, Rod Guyton

Cultural Arts Commission - Ritas Smith

Disaster Council - Melvin Glass

Environmental Quality Commission - Paul McCabe

Library Commission - Rhett Bise, Kathryn Roberts

Parks & Recreation Commission - Stephen Robbins, Jonna Smoot *(exp. 1/15/04)

Planning Commission - Mike Botello, John LaBouff

Traffic Commission - Douglas Lee, Thomas Rische

Water Commission - Robert Feuerstein *(exp. 1/15/05), Peter Warner, Kay White

City Clerk Herbers noted that one vacancy was created on the Civil Service Commission by the appointment of a sitting commissioner to a different commission and that the position would be re-advertised.

City Clerk Herbers administered the oath of office to those commissioners present.

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The City Council recessed from 7:27 p.m. to 7:35 p.m.

7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES – NOVEMBER 12, 2002

7b. VOCATIONAL TRAINING AGREEMENT

Recommendation

Recommendation of the **Human Resources Director** that City Council execute a vocational training agreement with New Technology Training Institute (NTTI) for an amount not-to-exceed \$150,000 for the period of January 14, 2003 through June 30, 2005. This will provide training in computer software and hardware.

7c. **CONTRACT AMENDMENT WITH CITY OF LOS ANGELES TO OPERATE HARBOR WORKSOURCE CENTER**

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the execution of an amendment to the 2002-2003 Workforce Investment Act (WIA) agreement C2002-147 with the City of Los Angeles to increase funding by \$49,623 to operate the Harbor WorkSource Center.

7d. **CONTRACT SERVICES AGREEMENT RE SECURITY SERVICES FOR TORRANCE TRANSIT SYSTEM**

Recommendation

Recommendation of the **Transit Director** that City Council authorize the Mayor to execute and the City Clerk to attest to a one year agreement with International Services, Incorporated to provide security services for the Torrance Transit System at a cost not-to-exceed \$170,872 and appropriate \$20,000 from the Transit Security Fund Reserve.

7e. **PUBLIC WORKS AGREEMENT RE STREET/WATER MAIN IMPROVEMENT PROJECT I-5/I-23**

Recommendation

Recommendation of the **Engineering Director** that City Council:

- 1) Approve the plans and specifications for the Street/Water Main Improvement Project I-5/I-23 (B2002-49);
- 2) Award a public works agreement to Sequel Contractors, Inc. in the amount of \$1,439,320 and authorize a 5% contingency in the amount of \$71,966 for this project; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

7f. **AMENDMENT TO CONTRACT SERVICES AGREEMENT RE DESIGN AND INSTALLATION OF SUPERVISORY CONTROL AND DATA ACQUISITION SYSTEM FOR METROPOLITAN WATER DISTRICT CONNECTIONS**

Recommendation

Recommendation of the **Engineering Director** that City Council:

- 1) Approve a second amendment to contract services agreement C2001-075 with Northern Digital, Inc., for the addition of the City's Metropolitan Water District connections (T-5, T-6 & T-7) for design and installation of the City's Supervisory Control and Data Acquisition System, in an amount not to exceed \$120,553.73;
- 2) Appropriate \$120,553.73 from the Water Enterprise Fund to Automated Control System, I-22; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to said amendment; and
- 4) Authorize a time extension to November 15,2003.

MOTION: Councilmember Nowatka moved for the approval of Consent Calendar Items 7a through 7f. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

11. **ADMINISTRATIVE MATTERS**

11a. **CONTINUATION OF STATE OF LOCAL EMERGENCY RE CAROLWOOD/ SINGINGWOOD DRIVE**

Recommendation

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 concur with the staff recommendation. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11b. INCREASE IN EMPLOYER'S CONTRIBUTION FOR HEALTH INSURANCE FOR TORRANCE MUNICIPAL EMPLOYEES AND TORRANCE LIBRARY EMPLOYEES ASSOCIATION

Recommendation

Recommendation of the **City Manager** that City Council adopt two Resolutions fixing the employer's contribution under the Public Employees' Medical and Hospital Care Act for Torrance Municipal Employees and the Torrance Library Employees Association represented by AFSCME Local 1117 from \$51 per month to \$100 per month.

RESOLUTION NO. 2003-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-01. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

RESOLUTION NO. 2003-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-02. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11c. LICENSE AGREEMENT WITH TORRANCE MUNICIPAL EMPLOYEES FOR USE OF WEST ANNEX FACILITY

Recommendation

Recommendation of the **City Manager** that City Council approve a license agreement with TME, AFSCME Local 1117, for the use of the basement area located in the northwest corner of the West Annex facility for a six-month period covering January 14, 2003 through July 14, 2003 and relocating to the basement of the main City Hall building from July 15, 2003 through January 3, 2004 where the Information Technology Operations Division is currently located.

Assistant Finance Director Flewellyn noted supplemental material available at the meeting, consisting of minor changes to the agreement.

MOTION: Councilmember Scotto moved to approve the license agreement. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

12. HEARINGS

12a. PRE02-00022: LOUIE TOMARO/ ANDY & TIFFANY AGUIRRE

Recommendation

Recommendation of the **Planning Commission** and **Planning Director** that City Council deny the appeal and approve as conditioned a Precise Plan of Development to allow first and second story additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 zone at 340 Via Colusa.

PRE02-00022: Louie Tomaro (Andy & Tiffany Aguirre)

With the aid of slides, Planning Manager Isomoto briefly described the project. She discussed the Planning Commission's action, noting that the commission approved the project by a vote of 4 to 3, adding a condition prohibiting windows on the east side of the family room.

Ms. Mehrzad Givechi, 344 Via Colusa, appellant, voiced her objections to the project, maintaining that it was not consistent with the Hillside Overlay Ordinance because it was not designed to cause the least intrusion on neighbors' view, privacy, light and air. She stated that Mr. Aguirre misrepresented the project when he originally discussed it with her and failed to comply with the Planning Commission's direction to revise the plans to mitigate the impact on her view. Using photographs to illustrate, she contended that the project would eliminate 75% of her pie-shaped view of the ocean. She stated that the proposed Mediterranean-style house was not in harmony with the neighborhood and maintained that Mr. Aguirre's claim that denial of the plans would constitute a hardship was unsupported. Submitting a diagram, she proposed a compromise, which would push the living room back four feet and open up her view corridor, and explained that the Aguirres would lose 68 square feet but could regain approximately half of it by shifting the room toward the rear of the property.

Mr. Houman Forough, 344 Via Colusa, appellant, stated that he was willing to overlook the inconvenience, noise and dust associated with construction, the design's lack of harmony with the neighborhood, and the loss of sunlight to his property, however, he could not overlook the impact on his privacy and view. He voiced objections to the balcony, noting that it would be only 35 feet away from his living room and that patio furniture/plants placed on it would further obstruct his view. He maintained that there were other options available and that the applicants had not done enough to mitigate the impact on his property.

Mr. Steve Notaro, 5348 Carol Drive, stated that, according to his cost/benefit analysis, the benefit to the Aguirres, if they build the project as proposed, is only \$6,000 more than if they revise the plans as Ms. Givechi has suggested, but the value of the appellants' home would be decreased by \$75,000 due to their loss of view, which seems extremely unfair. He contended that it would be more beneficial for the Aguirres to raze their home and build a new one because it would be worth more in the long run and urged denial of the project.

Mr. Reza Farzin, 319 Palos Verdes Boulevard, #102, reported that he was present when Mr. Aguirre originally discussed his plans with Ms. Givechi and that the applicant indicated that it would not extend beyond the picket fence and made no mention of a balcony. Noting his training as a mathematician, he contended that there was nothing subjective about a view because it can be objectively measured.

Indicating that he is an architect, Mr. Mazyar Maleki, 24546 Park Street, stated that this project is essentially a teardown and there is no reason to allow the waiver of the side yard setback, which is incorporated into the Precise Plan. He contended that the

proposed front balcony was not consistent with the neighborhood; that it would impact the privacy of neighbors; and that it was unnecessary because there is other access to outdoor space off the living room.

Mr. Louie Tomaro, project architect, reported that the applicants went to great lengths to communicate with neighbors and that the plans received overwhelming support. He noted that while the Givechi-Forough's primary concern is the impact on their "peek-a-boo" view, the property was not categorized as a view property when they bought it according to the real estate listing submitted. He maintained that the appellants' concerns were adequately addressed when the project was revised following the first Planning Commission hearing, noting that the addition extends only nine inches beyond the picket fence. He urged approval of the project.

Councilmember Lieu asked if the rendering submitted by the appellant was an accurate portrayal of what the balcony would look like. Mr. Tomaro advised that it was incorrect because most of the balcony would be concealed within the roofline of the garage below and only approximately 12 inches of the railing would be visible.

Councilmember Lieu questioned why the balcony was enlarged from three feet to six feet wide when the plans were revised. Mr. Tomaro explained that when the living room was pushed back, the balcony had to be enlarged or it would have been completely covered by the roofline of the garage.

In response to Councilmember Witkowsky's inquiry, Planning Manager Isomoto clarified that the view of all homes within the Hillside Overlay District are protected by the Hillside Ordinance regardless of how they are categorized in real estate listings and that the ordinance deals with structures only and does not address vegetation.

Returning to the podium, Ms. Givechi contended that the rendering she submitted accurately reflected the impact of the balcony even though the slope of the roof might have been incorrect.

Mr. Andy Aguirre, 340 Via Colusa, applicant, requested that the Council deny the appeal and approve the project as proposed. He submitted a letter from the listing agent for the Givechi-Forough's property. He offered clarification regarding the expanded balcony and explained that it is smaller than the existing porch, which is located in approximately the same position.

In response to Councilmember Mauno's inquiry, Planning Manager Isomoto confirmed that moving the front wall back four feet as Ms. Givechi suggested would result in a smaller than typical living/family room.

Mr. Robert Hoffman, 109 Via Sevilla, expressed support for the project; commented on the animosity created among neighbors in Hillside cases; and suggested that the Hillside Ordinance be revisited and a vehicle established to facilitate the design process and encourage better communication with neighbors. He agreed that a view can be objectively measured, but pointed out that the significance of a particular view is a matter of debate.

Mr. Tom Wood, 956 Calle Miramar, stated that he objected to the project based on privacy concerns because the proposed balcony would look into his courtyard. He related his understanding that the Planning Commission did not consider his objections when the project was approved.

Mr. Dick Rector, 125 -129 Via Colusa, voiced support for the project, noting the large front setback.

Mr. Edward Mineo, 965 Calle Miramar, commented on the difficulty he had in obtaining approval for his addition, noting that the neighbor who objected eventually moved away. He urged approval of the project.

Councilmember Lieu expressed concerns about the balcony's impact on privacy, relating his understanding that someone standing on it could look directly into the Givechi-Forough's living room, as well as Mr. Wood's courtyard, and questioned whether something could be done to mitigate the impact.

Mr. Tomaro explained that that the scenic view from the balcony is out to the northwest and that it was unlikely that someone on the balcony would look back in the direction of the neighbors' living room or toward the trees on Mr. Wood's property, which is quite a distance away. He noted that a trellis could be used to buffer the impact on privacy, but it would also obstruct the Givechi-Forough's view.

Councilmember Nowatka asked about the implications of moving the living/family room back four feet as the appellants' proposed. Mr. Tomaro responded that shifting the room toward the rear of the property would decrease the size of the backyard to the point that it would be almost unusable.

MOTION: Councilmember Witkowsky, seconded by Councilmember McIntyre, moved to close the public hearing; the motion passed by unanimous roll call vote.

Noting that he formerly lived in the neighborhood and was very familiar with the subject property, Mayor Walker stated that he believed the Planning Commission had arrived at a reasonable compromise and that he concurred with their decision. He voiced his opinion that asking the applicants to increase the already considerable front setback and move rooms around in order to protect a miniscule view stretches the essence of the Hillside Ordinance. He stated that he thought the project would increase the property values of all homes in the neighborhood and commented on trees on the appellants' property, which are blocking their neighbors' views due to a lack of trimming.

Councilmember Witkowsky commented that she finds Hillside cases to be very difficult as she dislikes seeing neighbors pitted against neighbors and wished there was a way to resolve these matters to everyone's satisfaction. Expressing support for the proposed project, she commended the architect for designing an attractive home that complements the neighborhood, noting that the proposed structure is only six inches taller than the existing home. She stated that she thought the revitalization of homes to accommodate young families was a very positive thing and expressed the hope that the appellants would eventually come to view the project as an asset.

Commenting on the front balcony's impact on privacy, Councilmember Mauno stated that he believed the Council would be headed down a slippery slope if they try to guarantee the absolute privacy of street-facing living areas, noting that anyone could park on the public street and look into these areas. With regard to view loss, he maintained that the appellants would still have a view from their living room although it might not be in the most ideal place. He voiced his opinion that the project was designed to mitigate the impact as much as possible and that requiring the Aguirres to eliminate a significant portion of either their living room or backyard was not reasonable.

Councilmember Lieu stated that he believed both the applicants and the appellants had valid arguments and that he was primarily concerned about the project's impact on privacy. He contended that the balcony would take away the privacy the appellants currently enjoy and indicated that he would support the project only if something was done to mitigate this impact.

Councilmember McIntyre noted that she met with both parties and that the lack of communication between them was very unfortunate. She stated that she shared Councilmember Lieu's concern about the balcony, however, on balance, she felt the applicants had done a good job of mitigating the impact on neighboring properties and was inclined to support the project.

Noting that he is very sensitive to views, Councilmember Scotto reported that he visited the site twice; that he did not believe the Givechi-Forough's view loss was significant; and that he favored approval of the project as submitted.

MOTION: Councilmember Scotto moved to deny the appeal and to approve PRE02-00022 as conditioned. The motion was seconded by Councilmember Witkowsky and passed by a 6-1 roll call vote, with Councilmember Lieu dissenting.

RESOLUTION NO. 2003-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW FIRST AND SECOND-STORY ADDITIONS AND A NEW ATTACHED TWO-CAR GARAGE TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 340 VIA COLUSA
PRE02-00022: LOUIE TOMARO/ ANDY & TIFFANY AGUIRRE

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-03. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

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The Council recessed from 8:50 p.m. to 9:03 p.m.

12b. EAS02-00005, CUP02-00020, CUP02-00021, DVP02-00002, TTM53955, WAV02-00010, VAR02-00001: WATT DEVELOPERS/DOUG MAUPIN

Recommendation

Recommendation of the **Planning Director** and **Planning Commission** that City Council deny the appeal and take the following action on property located at 3520 Torrance Boulevard.

- 1) Adopt a Negative Declaration; and
- 2) Adopt a Conditional Use Permit to allow the construction of a 100-unit townhome condominium development;
- 3) Adopt Conditional Use Permit to allow the construction of a 60-unit senior condominium development;
- 4) Approve a Development Permit to allow construction within the Hawthorne Boulevard Corridor Specific Plan;
- 5) Approve a Tentative Tract Map to subdivide one parcel into two and for condominium purposes;

- 6) Approve a Waiver to allow less than the required front landscaped setback for the senior condominium development; and
 - 7) Approve a Variance to allow tandem parking for the townhome development and less than the required parking for the senior condominium development.
- EAS02-00005, CUP02-00020, CUP02-00021, DVP02-00002, TTM53955, WAV02-00010, VAR02-00001: WATT DEVELOPERS LLC (DOUG MAUPIN)**

With the aid of slides, Planning Manager Isomoto briefly described the project. She noted that Planning staff encouraged the development of small, more affordable units because of the site's close proximity to shopping and services. Discussing the Planning Commission's action, she reported that members of the Commission on Aging spoke in support of the project at the hearing and the project received the Planning Commission's unanimous support.

Mr. Doug Maupin, representing Watt Developers LLC, reported that the developer worked closely with staff and the owner of the property over a period of 16 months to come up with an appropriate use for this site. He voiced his opinion that the proposed project, which would create a pedestrian-friendly environment for move up/move down buyers and provide moderately priced housing for seniors, was ideal for this location. He announced that, as a result of previous discussions with Mayor Walker, Kelt Energy/Torrance Petroleum, the owners of the subject property, had agreed to shutdown, cap, clean up and remediate a one-acre oil field they own in the middle of Madrona Marsh and donate the property to the City in conjunction with approval of this project.

Mayor Walker thanked Kelt Energy/Torrance Petroleum and clarified that an agreement would have to be worked out to the satisfaction of the City Attorney prior to the City's acceptance of the parcel.

Mr. Mark Degenhart, President of Kelt Energy/Torrance Petroleum, 3520 Torrance Boulevard, estimated that the abandonment/clean up/remediation of the site would be completed in approximately one year.

Councilmember Scotto asked about the possibility of equipping some of the units in the senior development with devices to assist the disabled, such as handrails and grab bars in the bathrooms.

After conferring with his associates, Mr. Maupin agreed to offer homebuyers the option of having the devices installed free of charge.

Mr. Dan Withee, Withee Malcolm Architects, 1983 W. 190th Street, project architect, voiced his opinion that the site was an ideal location for a pedestrian-oriented project.

In response to Councilmember Scotto's inquiry, Fire Chief Bongard confirmed that the project meets requirements for emergency vehicle access.

In response to Councilmember Witkowsky's inquiry, Mr. Maupin indicated that the sales price of the senior units would start at approximately \$160,000. He noted that the State budget crisis derailed an effort to secure funding for a subsidy that would have reduced the purchase price.

Councilmember Witkowsky asked if there would be any services provided for seniors, such as shuttle bus service, and whether there would be an on-site manager. Mr. Maupin noted that the senior development is not an assisted care facility and explained that the homeowners association would decide what services to offer and how to fund

them. He stated that he did not know if there would be an on-site manager, however, developments of this size typically do not have one. He confirmed that there would be two separate homeowner associations.

Mr. Steve Muller, representing the Muller Company, 23521 Paseo de Valencia, #200, Laguna Hills, the owner of Torrance Executive Plaza, which is adjacent to the proposed development, indicated that he supported the project but had the following concerns: 1) Landscaping – he requested that there be provisions for landscaping along the walls that back up to his property; 2) Shared entrance – he requested approval of any modifications to the entrance his property shares with the proposed development; and 3) Lighting – he requested that the developer replace the security lighting straddling the common property line, which must be removed for construction. He expressed his willingness to work with the developer regarding a possible easement for sewer/drainage purposes but noted that no agreement has been reached.

Mr. Maupin advised that plans for the perimeter wall include tree wells and lattices for vines and offered to replace the security lighting to Mr. Muller's satisfaction. He noted that the landscaping plan must be approved by the Planning Director.

Mr. Frank Wolf, 2409 W. 180th Place, commended Mr. Maupin for including units for seniors in this project. He related his understanding that there are no provisions for emergency power; noted that ceiling sprinkler systems sometimes fail during fires; and questioned how the building would be evacuated in the event of a power failure.

Mr. Maupin advised that the elevators should not be used in case of fire; that they are designed to go down to the bottom floor automatically should a fire occur; and that there will be battery-powered hallway lights to lead residents to the stairwells in the event of an emergency. Mr. Withee noted that there will be areas in the stairwell for people to sit and wait for assistance, if they are not able to go down the stairs.

Ms. Irene Griffith, 3416 W. 229th Street, stated that she appreciated the inclusion of senior units but was disappointed that they are not rental units. She commented on the need for affordable rental units in Torrance.

MOTION: Councilmember Scotto, seconded by Councilmember Nowatka, moved to close the public hearing; the motion passed by unanimous roll call vote.

Expressing support for the project, Councilmember Lieu stated that he was very pleased that moderately priced senior units were included. He commended Mayor Walker for facilitating the agreement with Kelt Energy/Torrance Petroleum.

Councilmember Witkowsky commented on the acute need for affordable rental units for seniors and vowed to remain an advocate for this type of housing.

Councilmember Mauno echoed Councilmember Witkowsky's remarks. Voicing support for the project, he stated that any housing geared to the senior population was a step in the right direction.

Commenting positively on the project, Councilmember McIntyre commended Mr. Maupin for his efforts and Kelt Energy/Torrance Petroleum for their generosity. She noted that she lives within three blocks of the site and looks forward to the project's completion.

Councilmember Nowatka commented on the Council's long-standing commitment to senior housing and promised that these efforts would continue.

Councilmember Scotto voiced support for the project, stating that he thought it was well suited to this location near shopping, mass transit and medical facilities. He noted that the senior units should be well within the reach of people who own homes in Torrance and wish to downsize.

MOTION: Councilmember Scotto moved to deny the appeal and approve the project with the following additional conditions:

- 1) The bathrooms shall be adapted for handicapped standards if requested by the buyer, at no additional cost, to the satisfaction of the Planning Director (Resolution No. 2003-05 and 2003-06);
- 2) Light standards shall be relocated; landscaping shall be provided to buffer properties to the east and south; and the existing Torrance Boulevard entry shall be redesigned to the satisfaction of the Planning Director, with the cost to be borne by the developer (Resolution No. 2003-04 and 2003-06).

The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote, with Mayor Walker abstaining.

MOTION: Councilmember Scotto moved to adopt a Mitigated Negative Declaration. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A ONE HUNDRED UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE BOULEVARD
CUP02-00020: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-04 as amended. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A SIXTY-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE BOULEVARD
CUP02-00021: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-05 as amended. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A ONE HUNDRED-UNIT TOWNHOME DEVELOPMENT AND A SIXTY-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE BOULEVARD
DVP02-00002: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-06 as amended. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 53955 FOR THE SUBDIVISION OF ONE PARCEL INTO TWO PARCELS AND FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE BOULEVARD
TTM53955: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-07. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE REQUIRED FRONT LANDSCAPED SETBACK IN CONJUNCTION WITH THE DEVELOPMENT OF A SIXTY-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE BOULEVARD
WAV02-00010: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-08. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

RESOLUTION NO. 2003-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING FOR A ONE HUNDRED-UNIT TOWNHOME DEVELOPMENT AND LESS THAN THE REQUIRED PARKING FOR A

SIXTY-UNIT SENIOR CONDOMINIUM DEVELOPMENT ON PROPERTY
LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC
PLAN ZONE DEL AMO SUB-DISTRICT ONE AT 3520 TORRANCE
BOULEVARD

VAR02-00001: WATT DEVELOPERS LLC (DOUG MAUPIN)

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2003-08. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote, with Mayor Walker abstaining.

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The Redevelopment Agency met from 6:30 p.m. to 9:51 p.m.

16. ORAL COMMUNICATIONS

16a. City Manager Jackson advised that Governor Davis recently submitted proposals to address the State budget crisis, which would have a significant impact on the City's next two-year budget, as well as the current budget because one of the proposals would take away part of the City's revenue stream effective immediately. He reported that, in response, the City has begun taking steps, including not filling vacancies except for public safety positions and constraining departmental purchases and professional service contracts. He indicated that he would be bringing forward a recommendation that proposed mid-year budget enhancements for the animal control program and the CERT program fire captain position be deferred. He commented on the severity of the budget crises and noted that all cities in California will be significantly affected. He pointed out that the governor chose to reduce a tax that benefited local governments, with a guarantee that if circumstances changed in the future, the cities would be held harmless, however, his current proposal reneges on that promise. He expressed the hope that the legislature would reject the governor's proposal.

16b. Councilmember Lieu voiced his opinion that the governor's call for immediate cuts was irresponsible, noting that the proposed cuts could bankrupt many cities, but Torrance has been fiscally prudent.

16c. Councilmember Mauno stated that the budget situation was tragic and that, unfortunately, it is the cities that will have to pay for State officials' mismanagement.

16d. Councilmember Mauno thanked all those who applied for commission appointments.

16e. Councilmember McIntyre reiterated the comments made previously about the budget and expressed the hope that State legislators would pass a budget that cities can live with.

16f. Councilmember Nowatka agreed with previous comments, noting that other cities will be in much worse condition than Torrance. He requested that the animal control issue be revisited and that the Council be provided with a cost/benefit analysis of staying with L.A. County versus a City-run program.

16g. Councilmember Nowatka congratulated the newly appointed commissioners.

16h. Councilmember Nowatka congratulated Councilmember Lieu on his recent promotion to Major in the USAF Reserve.

16i. Councilmember Scotto echoed comments on the budget, noting that the City has worked hard to be fiscally conservative, and encouraged letters to State legislators. He voiced his opinion that it was grossly irresponsible for the State to take away monies already budgeted.

16j. Councilmember Witkowsky noted that the League of California Cities Local Action Coalition had drafted some speaking points on the budget issue, which are available on its website. She complimented staff for running the City so well. She also noted that Torrance Unified and all school districts would be extremely impacted by State budget cuts.

16k. Councilmember Witkowsky congratulated Councilmember Lieu on his promotion.

16l. Mayor Walker stated that this budget crisis is the most serious since Proposition 13; noted that the City's longstanding practice of being fiscally conservative has served it well; and offered assurances that essential city services will continue to be provided.

16m. Antonie Churg, 25802 Skylark Dr. spoke asking the City Council to place an item on the agenda to consider a resolution against the war in Iraq.

17. EXECUTIVE SESSION

- a. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(California Government Code § 54956.9(c):
 - 1. Initiation of Litigation – One case

Redevelopment Agency Closed Session

- 4a. REAL PROPERTY-CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(California Government Code § 54956.8)
 - Property: 3520 Torrance Boulevard (Kelt Oil Property)
 - Negotiating Parties: LeRoy J. Jackson and Doug Maupin
 - Under Negotiation: Acquisition of Real Property for Senior Housing

Considered earlier in the meeting, see page 1. No formal action was taken on any item considered in closed session.

18. ADJOURNMENT

At 10:11 p.m., the meeting was adjourned to Tuesday, January 21, 2003, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

Attest: /s/ Dan Walker
Mayor of the City of Torrance

/s/ Sue Herbers
Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on February 25, 2003