

March 21, 2000

**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 6:09 p.m. on Tuesday, March 21, 2000, in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Cribbs, Horwich, Lee, Messerlian*, O'Donnell, Walker and Mayor Hardison.

*Arrived at 7:06.

Absent: None.

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

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember Horwich.

Reverend Hoey, South Bay Presbyterian Church, gave the invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Lee 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 Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

MOTION: Councilmember Lee 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 Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Mayor Hardison announced a Composting Bin Truck Sale at Sears on Saturday, March 25, with composting workshops on site from 12:00 noon.

City Clerk Herbers announced that the Los Angeles County Registrar was continuing to count provisional ballots and that final results would be made available by Tuesday, March 28, and presented to the City Council on Tuesday, April 4, at which time the new Councilmembers will be seated.

Mayor Hardison asked that the City flags be flown at half-staff on Friday, March 24, in memory of Los Angeles Police Officer Louis Villalobos.

6. COMMUNITY MATTERS

6a. RESOLUTION NO. 2000-21 RE POLICE OFFICER JAMES BARR

RESOLUTION NO. 2000-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE HONORING POLICE OFFICER JAMES BARR AS
THE RECIPIENT OF A DISTINGUISHED SERVICE AWARD**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-21. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilmember Messerlian).

To be presented at a later date.

6b. RESOLUTION NO. 2000-33 RE POLICE OFFICER BRETT ANDERSON

RESOLUTION NO. 2000-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE HONORING POLICE OFFICER BRETT ANDERSEN
AS THE RECIPIENT OF A DISTINGUISHED SERVICE AWARD**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-33. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilmember Messerlian).

To be presented at a later date

6c. RESOLUTION NO. 2000-34 RE POLICE OFFICER STEVEN BROCK

RESOLUTION NO. 2000-34

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE HONORING POLICE OFFICER STEVEN BROCK
AS THE RECIPIENT OF A DISTINGUISHED SERVICE AWARD**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-34. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilmember Messerlian).

To be presented at a later date.

6d. **RESOLUTION NO. 2000-35 RE POLICE OFFICER SEAN TANABE**

RESOLUTION NO. 2000-35

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE HONORING POLICE OFFICER SEAN TANABE
AS THE RECIPIENT OF A DISTINGUISHED SERVICE AWARD**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-35. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilmember Messerlian).

To be presented at a later date.

7. **CONSENT CALENDAR**

Mayor Hardison noted supplemental material available at the meeting on Item 7b.

7a. **APPROVAL OF MINUTES – December 14, 1999 and February 15, 2000**

7b. **CONTRACT RE COMPUTER LAW SYSTEM, INC.**

Recommendation

Recommendation of the City Attorney and the Information Systems Director that City Council the contract with Computer Law Systems, Inc. in the amount of \$44,635 for the purchase and implementation of a case matter management system and document management system.

7c. **AUTHORIZATION FOR USE OF FIRE DEPARTMENT LOGOS**

Recommendation

Recommendation of the Fire Chief that City Council authorize the use of the Torrance Fire Department graphics on a special Fire Department series of Hot Wheels.

7d. **PURCHASE ORDER FOR INSTALLATION OF EQUIPMENT IN POLICE UNITS**

Recommendation

Recommendation of the General Services Director and the Chief of Police that City Council authorize a purchase order be issued in the amount of \$94,526.32 to Pursuit Technology, Inc., of Buena Park, California to furnish and install various equipment in twenty-seven (27) Ford Crown Victorias.

7e. **CONCESSION AGREEMENT WITH SOUTH BAY TENNIS CENTER**

Recommendation

Recommendation of the Parks and Recreation Commission and the Parks and Recreation Director that City Council approve an extension to the concession agreement with South Bay Tennis Center for an additional three years with a two-year option.

7f. WAIVER OF RENTAL FEES FOR EMPLOYEE AMATEUR VARIETY SHOW

Considered separately, see below.

7g. CONTRACT RE TRAFFIC SIGNAL AT WAYNE AVENUE AND DEL AMO

Recommendation

Recommendation of the Planning Director that City Council:

- 1) Accept the bid from and award a contract to C.T.& F., Inc. in the amount of \$92,882.40 for the traffic signal and interconnection for Wayne Avenue and Del Amo Boulevard;
- 2) Authorize a 5% contingency of \$4,645.00;
- 3) Authorize staff to prepare a standard public works agreement between the City and C.T.& F., Inc.;
- 4) Authorize the Mayor and City Clerk to execute and attest to said agreement; and
- 5) Agreement be approved as to form by the City Attorney.

7h. CHANGE ORDER RE MADRONA MARSH NATURE CENTER

Considered separately, see page below.

MOTION: Councilmember O'Donnell moved for the approval of Consent Calendar Items 7a, 7b, 7c, 7d, 7e, and 7g. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote, with Councilmember O'Donnell abstaining on Item 7a, the minutes of February 15, 2000 (absent Councilmember Messerlian).

Consent Calendar Items 7f and 7h were considered at this time.

7f. WAIVER OF RENTAL FEES FOR EMPLOYEE AMATEUR VARIETY SHOW

Recommendation

Recommendation of the City Manager and General Services Director that City Council waive the rental fees of the James Armstrong Theatre for the City of Torrance Employee Amateur Variety Show.

In response to Councilmember Cribbs' inquiry, City Manager Jackson confirmed that the liability insurance for this event can be covered under the umbrella of the City policy, thereby saving employees this added expense.

MOTION: Councilmember Cribbs moved to concur with the staff recommendation, adding that the liability insurance will be covered under the umbrella of the City policy. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilman Messerlian).

7h. CHANGE ORDER RE MADRONA MARSH NATURE CENTER

Recommendation

Recommendation of the General Services Director that City Council approve an amendment to the EMAE International, Inc. contract in the amount of \$28,700.02

for additional costs incurred during the construction of the Madrona Marsh Nature Center.

Councilmember Cribbs expressed concerns about the alarming number of discrepancies that have come to light so early in the construction process; commented that she believed the architect should be held accountable for dimension errors in the drawings; and questioned what amount remains to be paid on the architect's contract.

General Services Director Tilden reported that the City is negotiating with the architect regarding discrepancies in the drawings; that those items the City would have paid for had they been included in the original drawings are considered "value-added" items for which the property owner is typically responsible; and that approximately 10 percent of the architect's fees are outstanding.

Councilmember Cribbs voiced her opinion that, in the future, one entity should be responsible for the management of major projects, including approval of all payments, and that front-loaded contracts, where the majority of the fees are paid before the work is completed, should be avoided.

In response to Mayor Hardison's inquiry, Mr. Tilden briefly discussed the problems encountered by the contractor and stated that he had confidence in the team assembled to oversee the construction phase of this project.

MOTION: Councilmember Cribbs moved to concur with the staff recommendation. The motion was seconded by Councilmember Walker and approved by unanimous voice vote (absent Councilmember Messerlian).

11. ADMINISTRATIVE MATTERS

11a. REDEVELOPMENT AGENCY ANNUAL REPORT FOR FISCAL YEAR 1998-99

Considered out of order, see page 20.

11b. SENATE BILL 402

Recommendation

Recommendation of the City Manager that City Council adopt a Resolution in opposition to Senate Bill (SB) 402 (Burton) – Compulsory and Binding Arbitration.

Assistant to the City Manager Keane presented the staff report (per written material of record).

RESOLUTION NO. 2000-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE OPPOSING SENATE BILL 402**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-36. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote (absent Councilmember Messerlian).

11c. ADOPTION OF CLASS SPECIFICATIONS FOR CLERICAL POSITIONS

Recommendation

Recommendation of the City Manager that City Council approve the proposed Class Specifications for Office Support Technician I, II, and III. It is also the recommendation of the City Manager that City Council approve the reallocation of eight budgeted positions as follows:

- 1) Library – 1 Secretary vacancy reallocated to 1 Office Support Technician III classification;
- 2) Police – 2 Typist Clerk vacancies reallocated to 2 Office Support Technician II classification;
- 3) Police – 1 Secretary vacancy reallocated to 1 Office Support Technician III classification;
- 4) Fire – 1 Secretary vacancy reallocated to 1 Office Support Technician III classification;
- 5) City Clerk – 1 Secretary vacancy reallocated to 1 Office Support Technician III classification, 1 Typist Clerk vacancy reallocated to 1 Office Support Technician II classification;
- 6) Planning – 1 Typist Clerk vacancy reallocated to 1 Office Support Technician II classification.

Adoption of a preliminary pay grid to be used to recruit immediately for the position and to hire temporary employees. The final grid would be the subject of meet and confer after the unit determination made by the Employee Relations Committee of the Civil Service Commission.

In a slide presentation, Assistant to the City Manager Keane outlined the staff recommendation (per written material of record). She reported that staff had met with Torrance Municipal Employee (TME) representatives approximately a dozen times but had been unable to come to an agreement regarding the new class specifications; noted that the Civil Service Commission had unanimously approved the new specifications after reviewing them at their March 13, 2000 meeting; and emphasized that the new specifications would have no direct impact on incumbents as it deals only with vacant positions.

Ms. Jeannie Moorman, Vice President of TME, Local 1117, stated that her organization had not had enough time to resolve all the outstanding issues involved in this major revision of class specifications for clerical workers. She explained that although management and TME had met several times over the past year on the proposed class specifications, each meeting brought new revisions, and that the last draft, which was presented on February 1, 2000, included very significant changes prompting many more questions which need to be answered. She cited concerns about employee access to computer training and the lack of details regarding the testing process and voiced objections to clerical employees' being subjected to additional Civil Service testing to prove their proficiency. She maintained that management, not the union, had prolonged the negotiations by submitting a proposal that had not been fully thought out and that the staff recommendation violates the Municipal Code and the union's contract. She requested that Council direct management to finish the meet and confer process before going forward with the new class specifications.

Ms. Deborah Rogers, representing Police Communications Operators; Ms. Diane Fraley, representing clerical employees; Mr. Joe Gonzales, representing Fleet and Transit employees; Ms. Sandy Raysik, representing library employees; and Mr. Bill Rubner, representing Park Services employees, submitted petitions on behalf of the Clerical unit of TME, Local 1117.

Ms. Maria Fresquez, 3216 W. 189th Street, a clerical employee for 23 years currently working Fire Prevention, stated that many questions remain about the new class specifications, particularly with regard to testing procedures, and that approving them would be like signing a blank check. She contended that it was unfair to require clerical employees to undergo proficiency testing for new job classifications when employees in other units have been reclassified and granted pay raises without having to do so. She noted that clerical workers have been overlooked in recent pay raises.

Ms. Suzanne Launer, a secretary in the Civil Service Department, stated that many clerical workers are struggling to keep up with new technology; commented on the varied duties they perform; and expressed concerns about proposed proficiency tests. With regard to the clerical vacancies, she related her understanding that there are at least 12 people who have successfully completed the Civil Service examination and are ready to work for the City.

Ms. Linda Phelan, a Police Department clerical employee, voiced her objections to the term "Office Support Technician" and questioned the City's ability to conduct valid salary surveys using this new terminology. Noting that many clerical employees are financially strapped single parents, she maintained that pay raises for clerical employees have not kept pace with the cost of living and that the proposed pay scale would actually mean a decrease in wages.

Ms. Shirley Duran, a Police Department clerical employee, urged the Council to reject the proposed class specifications and to direct the City Manager's office to meet and confer with TME in good faith to resolve the outstanding issues.

Mr. Robert Mulligan, representing Street and Sanitation employees, stated that he believed the proposed revisions were unfair and submitted a petition in support of the Clerical unit of TME, Local 1117.

Mr. Alan Lee, representing TME, Local 1117, contended that management dictated the pace of negotiations, noting that a significantly revised proposal was submitted as late as February 22, 2000, and voiced his opinion that staff's recommendation was designed to bully TME into accepting an incomplete and unfair proposal. He reported that Ms. Keane, at TME's request, personally explained the proposal to a group of about 50 clerical employees and that they found it unacceptable and raised legitimate concerns. He requested that the Council direct management to return to the negotiating table, relating his belief that this matter could be resolved within 60 days pursuant to provisions contained in the Memorandum of Understanding (MOU).

Mayor Hardison expressed her frustration that this process has gone on for two years and stated that she thought it was important to move forward so that new employees can be hired who have the competencies required in today's workplace. She voiced concerns that TME was attempting to interject some issues involving

compensation for current employees' competencies that should be addressed at another time.

Mr. Lee offered clarification that clerical employees understand that typing and shorthand premiums are a thing of the past and that the main issue of contention is access to training so that they may take advantage of any new premiums that are offered.

Councilmember Lee echoed Mayor Hardison's comments with regard to the length of the process and the need to move forward.

With the aid of slides, Ms. Keane outlined the specifics of the revised proposal with regard to premiums offered for current employees who pass qualifying/proficiency examinations and discussed training and testing opportunities. She emphasized that employees who choose not to take tests or do not pass tests may stay in their existing positions; that the preliminary pay grid is for temporary employees only; and that no employees would be paid less than they are currently receiving. She stated that the clerical employees' response to the proposal was very disappointing and caused staff to conclude that an agreement could not be reached. Responding to the assertion that no other employees have been required to undergo competency testing, she advised that when the Administrative Analyst series was revised, incumbents were offered an opportunity to transition to the new classifications by taking competency tests.

Returning to the podium, Mr. Lee related his understanding that there was nothing preventing the City from hiring temporary employees should the staff recommendation not be approved. He indicated that TME was in agreement with a lot of the issues covered in the proposal, including pay, and that he believed the outstanding issues could be resolved in a timely manner.

Councilman Walker voiced support for delaying action on this matter for 30 days, noting that Alan Lee, in a private meeting, had assured him that it was possible to resolve this matter within that time frame.

MOTION: Councilmember O'Donnell moved to hold this item for 30 days. The motion was seconded by Councilmember Walker, and discussion briefly continued.

Mayor Hardison expressed concerns that, should the outstanding issues not be resolved, the Council would be in the same position 30 days from now and the City would be no closer to filling vacant positions.

Councilmember Horwich suggested amending the motion to include that if an agreement has not been reached at the end of 30 days, the class specifications as proposed will automatically be adopted.

Councilmember Walker stated that he preferred to have the item returned in draft form prior to adoption. Councilmember O'Donnell concurred, noting that there will be three new Councilmembers who will need background information.

Following input from City Attorney Fellows regarding the wording of the motion, Councilmember Cribbs offered the following substitute motion:

MOTION: Councilmember Cribbs moved to approve the Class Specifications as proposed but to stay implementation until April 26, 2000. The motion was seconded by Councilmember Horwich and passed by a 4-2 majority roll call vote, with Councilmembers O'Donnell and Walker dissenting and Councilmember Messerlian abstaining (Councilman Messerlian having arrived in Council Chambers at 7:06 p.m.).

11d. MODIFICATION OF DEPUTY CITY TREASURER PAY

Recommendation

Recommendation of the City Manager that City Council adopt the Supplemental Memorandum of Understanding (MOU) for Torrance Management Employees Organization (TMEO) modifying the pay grid for the Deputy City Treasurer.

Assistant to the City Manager Keane presented the staff report (per written material of record). She noted that contrary to information in the report, the Civil Service Commission had not taken action on this item.

**RESOLUTION NO. 2000-38
MEMORANDUM OF UNDERSTANDING
TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION
SUPPLEMENTAL #4**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING RESOLUTION NO. 99-72 SETTING
FORTH CHANGES REGARDING HOURS, WAGES, AND
WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY
THE TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-38. The motion was seconded by Councilmember Messerlian and passed by unanimous roll call vote.

11e. APPOINTMENT OF DEPUTY CITY ATTORNEY II

Recommendation

Recommendation of the City Attorney that City Council appoint Kristin J. Hansen to the position of Deputy City Attorney II.

City Attorney Fellows outlined Ms. Hansen's experience in the City Attorney's Office and related his belief that she is highly qualified for the position of Deputy City Attorney II.

MOTION: Councilmember Messerlian moved to concur with the City Attorney's recommendation. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

11f. STATUS OF SPECIAL ADJUSTMENTS

Recommendation

Recommendation of the City Manger that the City Council receive and file the status report regarding Special Adjustments in the City of Torrance.

Assistant to the City Manager Keane noted supplemental material available at the meeting.

MOTION: Councilmember Messerlian moved to accept and file the staff report regarding adjustments made for various bargaining units since July 1, 1999. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote.

11g. SOUTH BAY AUTOHAUS LEASE AMENDMENT

Recommendation

Recommendation of the Land Management Team that City Council authorize the Mayor to execute and the City Clerk to attest to a First Amendment to Lease by and between the City of Torrance, as Lessor, and Carwell Corporation, LLC, a Delaware Limited Liability Corporation, d.b.a. South Bay Autohaus, for the property located at 3233 Pacific Coast Highway.

Land Management Team Chairman Sunshine presented the staff report (per written material of record).

MOTION: Councilmember Lee moved to concur with the Land Management Team's recommendation. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

11h. ROLLING HILLS PLAZA LEASE AMENDMENT

Recommendation

Recommendation of the Land Management Team that City Council authorize the development of a lease amendment and other supporting documentation to implement the following:

- 1) Lease assignment documents assigning the leasehold interest in property located on Crenshaw Boulevard as encumbered in City lease number C97-186 and leased to Daniel F. Selleck, as Lessee, to the Rolling Hills Plaza Center Lease; and
- 2) An amended and restated lease for the Rolling Hills Plaza Shopping Center that will:
 - a) Adjust the rent structure to \$20,000 per month from March 2000 through December 2000;
 - b) Set the rent at 5% of gross rents for the years 2001 and 2002; Incorporate the current Selleck leasehold parcel into the Master Lease for Rolling Hills Plaza Shopping Center;
 - c) Appropriate loan documentation to fund a \$2.3 million loan from the Airport Fund to the Rolling Hills Plaza Shopping Center specifically to assist in the acquisition of the leased property located on Crenshaw Boulevard currently leased to Daniel F. Selleck; and

- d) Predicate the transaction(s) listed on the construction and operation of a BMW Dealership located at the Rolling Hills Plaza Shopping Center.

Land Management Team Chairman Sunshine presented the staff report (per written material of record).

Ms. Marie Johnson, 804 Hickory Avenue, voiced concerns about the impact this project would have on parking at the Rolling Hills Plaza Center.

Mr. Sunshine explained that the BMW dealership would be located at the northernmost portion of the center and that tentative plans include a parking structure to replace the parking that is lost and possibly add some more.

In response to Councilmember Messerlian's inquiry, Mr. Sunshine provided clarification of the structuring of the \$2.3 million loan and confirmed that the loan would be paid back to the Airport Fund.

MOTION: Councilmember Cribbs moved to concur with the Land Management Team's recommendation. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

11i. PROPOSED MODIFICATIONS RE WALTERIA NEIGHBORHOOD TRAFFIC

Recommendation

Recommendation of the Planning Director that City Council:

- 1) Modify the signal phasing at the intersection of Hawthorne Boulevard and PCH and coordinate the signal timing for better progression for this section of Hawthorne Boulevard;
- 2) Pain center line on Newton Street; and
- 3) Install left-turn phasing on Hawthorne Boulevard and Newton Street.

Mayor Hardison noted supplemental material available at the meeting.

Traffic Engineer Sedadi provided background information and outlined the staff recommendation (per written material of record). She advised that one of the proposed solutions from the Walteria Traffic-Calming Committee was a reconfiguration of the intersection of Newton Street and 242nd Street and that staff had developed and included in the agenda material an alternative concept using a traffic circle or roundabout that the Council might wish to consider.

Councilmembers voiced support for the three modifications proposed in the staff recommendation, but indicated they did not favor the installation of a traffic circle or any other traffic restricting device at this time.

Councilmember Messerlian suggested relocating the MTA bus stop at Pacific Coast Highway and Hawthorne Boulevard in order to facilitate the flow of traffic, and Ms. Sedadi indicated that staff had contacted the MTA and was exploring that possibility.

Mayor Hardison noted that she had been charged with the task of forming the Walteria Traffic-Calming Committee, a committee that was assembled in an effort to find

solutions to an issue that had divided the community, and thanked the following committee members for their efforts: John Anagost, Guy Belcore, Tina Cernansky, John Howard, Keith Iaia (Chair), David Lally (Co-Chair), Trent Plungas, Teresa Rankin, Bob Tapp, Ed Tobias, and Josey Vanderpas. She expressed her disappointment that someone had intentionally distributed misleading flyers just prior to this meeting in order to provoke community response and assured residents that the installation of traffic diverters was not a matter under consideration at this meeting.

Mayor Hardison invited members of the audience wishing to comment on the staff recommendation to come forward.

Ms. Toni O'Brien, 3932 Newton Street, expressed support for the staff recommendation and suggested additional measures for slowing traffic, including reconfiguring the Newton Street/242nd Street intersection and new signage indicating "zero tolerance" for speeding.

Ms. Bonnie Elliott, 344 Calle Mayor, stated that she did not favor the proposal to paint a double center line on Newton Street because it would make it impossible to get around someone who is impeding the flow of traffic and offered her personal observation that traffic on Newton Street is not any heavier than on other streets except during times when parents are taking their children to and from school.

Ms. Maureen Moore, 24240 Neece Avenue, indicated that she did not object to the striping on Newton Street but commented that in her 17 years of driving that street, she had never observed anyone pass another vehicle and that she did not think speeding was a big problem.

Ms. Georgeann Earwood, 26302 Delos Drive, voiced concerns that the Country Hills Homeowners Association was meeting tonight and was not represented at this meeting. Mayor Hardison advised that the president of the homeowners association had submitted a letter for the record.

Ms. Pamela Gibson, 23607-C Anza Avenue, suggested that enforcing existing laws with regard to speeding and stop signs would take care of many problems in the area and offered to share studies about why people run red lights with the Council.

Mr. Trent Plungas, 24243 Ocean Avenue, expressed support for modifying signal phasing at the intersection of Hawthorne Boulevard/Pacific Coast Highway, coordinating signal timing on Hawthorne Boulevard, and painting a solid center line down Newton Street, but voiced objections to installing a left-turn arrow on Hawthorne Boulevard at Newton Street because it would encourage more cut-through traffic.

Mr. Bill Hoffman, 3831 Bluff Street, offered his observation that many cars run stop signs in the area. He stated that he thought Newton Street should be re-paved and the intersection of Hawthorne Boulevard/Pacific Coast Highway should be improved.

Mr. Michael Moore, 3208 Danaha Street, noted that the installation of left-turn phasing on Hawthorne at Newton is part of the LACMTA South Bay Synchronization Project and stated that he believed painting a center line down Newton Street would be a waste of money. He voiced his opinion that residents east of Hawthorne Boulevard and residents in the Country Hills area were slighted in this process as they were not

adequately represented on the ad hoc committee and many of them did not receive notice of this meeting.

Ms. Emeli Anagnost, 4022 W. 242nd Street, voiced her objections to the installation of a left-turn arrow at the intersection of Hawthorne Boulevard and Newton Street, citing concerns about increased traffic and neighborhood safety, and proposed instead to allow no left turns at this intersection.

Ms. Jackie Searles, 24266 Neece Avenue, related her strong opposition to the installation of diverters and expressed support for the three modifications recommended by staff. She stated that she believed many of the problems on Newton Street were due to motorists running stop signs and suggested the installation of speed bumps to slow traffic. Mayor Hardison offered clarification that diverters were not being considered at this meeting and briefly explained the City's policy with regard to speed bumps.

Ms. Adelaide Carlson, 4520 Highgrove Avenue, suggested that sidewalks and curbs be installed on Newton Street in order to provide a safe place for people to walk.

Ms. Raegan Phillips, 24240 Ocean Avenue, indicated that she supported the staff recommendation but was concerned about the amount of money that has been wasted on unsuccessful attempts to correct this problem.

Ms. Judy Lanfried, 5102 Newton Street, stated that she would like the chokers in front of her home removed and maintained that they are a safety hazard. Mayor Hardison noted that this was not a matter under consideration at this meeting but requested that staff contact Ms. Lanfried regarding the future scheduling of this item.

Mr. Guy Belcore, representing the owners of the Village Center and a member of the Walteria Traffic-Calming Committee, noted that the business community and Newton Street residents have somewhat adversarial positions because while they both want to reduce traffic, business owners do not want to filter out legitimate traffic. He voiced his opinion that, along with painting a center line on Newton Street, painting an edge-line or installing curbs and sidewalks should also be considered and offered clarification that although some committee members recommended that no left turns be allowed for northbound traffic on Hawthorne Boulevard at Newton Street, this was not the consensus of the committee.

Mayor Hardison thanked Mr. Belcore for serving on the committee, noting that he commuted a long way to attend the meetings.

Ms. Wendi Hoffman, 24431 Hawthorne Boulevard, #1, manager of Walteria Plaza Apartments, voiced concerns that apartment residents were not notified of these meetings and offered to assist in the notification process for future meetings.

Mr. Nick Bazos, 24044 Vista Montana, expressed support for the staff recommendation and recommended more police enforcement of existing traffic laws.

Ms. Bonnie Neal, 24401 Hawthorne Boulevard, stated that she supported the three modifications recommended by staff but was concerned about what action might be taken if these measures do not work.

The Council briefly recessed from 8:55 p.m. to 9:15 p.m.

Responding to comments about the notification process, Mayor Hardison reported that 1592 notices were mailed out to residents within the notice area, including residents of properties where the owners do not have Torrance mailing addresses and all residents of apartments within the area, and that notices were hand-delivered to 172 businesses in the area.

Dr. John Anagnost, 4022 W. 242nd Street, a member of the Waleria Traffic-Calming Committee, voiced his opinion that the modifications proposed will do nothing to alleviate the problem of cut-through traffic and that safety issues were being ignored for the sake of convenience. He stated that he was disappointed that the committee's unanimously approved recommendation to reconfigure the Newton Street/242nd Street intersection did not make it to the Traffic Commission because he thought it would have been a very low cost solution. He reported that one of the recommendations the committee approved by a vote of 7 to 4, was to prohibit left-hand turns for northbound traffic at the intersection of Hawthorne Boulevard and Newton Street and that he believed that would at least provide some relief from traffic.

Ms. Katherine Johnston, 4017 W. 242nd Street, manager of the Carioca Apartments, stated that Dr. Anagnost's opinions do not reflect her views and that she felt that the opinions of residents who live in apartment complexes in the neighborhood were overlooked.

Mr. Ed Tobias, 3904 Newton Street, a member of the Waleria Traffic-Calming Committee, confirmed Dr. Anagnost's account of the actions of the committee, noting that committee members all agreed that adding left-turn phasing on Hawthorne Boulevard at Newton Street would only increase traffic. He suggested that traffic counts be taken before any modifications are implemented and that the committee be reconvened if these measures prove unsuccessful. He stated that he thought it best not to resurface Newton Street until the traffic can be reduced because at this time the potholes are the only defense against traffic.

Mr. Shawn O'Brien, 3932 Newton Street, stated that he was opposed to painting an edge line on Newton Street because it would limit parking and noted that potholes that were filled in November had returned due to winter rains. Mayor Hardison offered clarification that painting edge lines was not part of the staff recommendation.

Mr. Jeremiah Allen, 3208 Danaha Street, noted that Newton Street is designated as a collector street and voiced concerns that any restrictions on traffic would just redirect traffic to other neighborhood streets.

Mr. John Howard, 24260 Neece Avenue, a member of the Waleria Traffic-Calming Committee, stated that given the fact that the committee was heavily weighted with Newton Street residents, the vote to recommend the prohibition of left turns onto Newton Street from Hawthorne Boulevard was not surprising. Voicing support for left-turn phasing, he noted that a Los Angeles County traffic expert was of the opinion that it would be highly beneficial in reducing traffic accidents at the intersection and that the Torrance Police Department believes it would be more effective in restricting traffic than the signs that are currently being ignored. He explained that the reconfiguration of the Newton Street/242nd Street intersection was approved by the committee in concept only

and that after visiting the site, he believed the design that was proposed is completely unworkable.

Responding to Mr. Howard's comments, Mayor Hardison offered clarification that the committee was made up of five members representing Newton Street, five members representing other streets, and one member representing the business community.

Ms. Josey Vanderpas, 4308 Newton Street, a member of the Walteria Traffic-Calming Committee, stated that the committee had worked very hard to reach a consensus and that she was disappointed that many of their recommendations seem to have been disregarded.

Ms. Mary Pooler, 24237 Ocean Avenue, expressed doubts that the proposed modifications would be effective and urged the Council to do more to slow down traffic, including lowering the speed limit and increasing police enforcement.

Ms. Barbara Tapp, 3950 Newton Street, noted that her husband was on the Walteria Traffic-Calming Committee but was unable to attend this meeting. Voicing support for prohibiting left turns at the Hawthorne Boulevard/Newton Street intersection, she maintained that cars will back up in the left-turn pocket on Hawthorne Boulevard if left-turn phasing is installed and that people will demand longer and longer lights. She suggested monitoring the situation with traffic counts and revisiting the issue within a certain period of time to determine if the modifications are working.

Mr. Jerry Brannon, owner and operator of Brannon's Custom Draperies, 24421 Hawthorne Boulevard, stated that the rift this issue has caused in the Walteria community has been very painful for his family and read a letter from his father to residents and merchants of Walteria urging them to ask the Council to put an end to this debate as there is no cost-effective way to deal with the traffic issue. He suggested forming a special assessment district to fund curbs and sidewalks in the area.

Mr. Armand Rhoden, 3954 Newton Street, indicated that he served on the Walteria Traffic-Calming Committee due to the illness of Bob Tapp. He commented that he thought the committee had worked very hard to find solutions and that he believed the Mayor had done a good job of creating a balanced committee. He suggested delaying the painting of the center line until Newton Street has been resurfaced and reevaluating the situation once the modifications have been in place for a while.

Councilmember Lee commended everyone involved for attempting to find a solution to this long-standing problem and thanked Mayor Hardison for her efforts in this regard. He voiced support for addressing this issue incrementally, starting with the three items listed in the staff recommendation.

Councilmember Horwich stated that he believed the three items recommended by staff were a good starting point and suggested that staff monitor the impact of the modifications for six months, submitting a report to the Traffic Commission after that time with the idea of developing further recommendations. Commenting on the safety issue, he indicated that he thought the installation of sidewalks was essential to ensure the safety of residents.

Councilmember O'Donnell echoed Councilmember Horwich's comments and urged that a study be done regarding the formation of an assessment district for the purpose of installing curbs and sidewalks.

Mayor Hardison explained that some of the recommendations proposed by the WALTERIA Traffic-Calming Committee can still be considered in a later phase, noting that in agenda material presented to the Traffic Commission staff categorized recommendations according to implementation periods ranging from under 6 months to over 1 year. She pointed out that some of the recommendations involve other agencies such as Caltrans and require large sums of money for which adjustments would have to be made in the budget.

Addressing the left-turn phasing on Hawthorne Boulevard at Newton Street, Mayor Hardison related her understanding that this item was being recommended as a matter of safety and that the City will have control over the phasing so it can be timed to allow access to businesses without impacting Newton Street.

Ms. Sedadi advised that there have been 21 accidents in the last two years at the Hawthorne Boulevard/Newton Street intersection and that the Los Angeles County Metropolitan Transportation Authority (LACMTA), after receiving information from the City, determined that a left-turn signal was warranted and agreed to include it as part of the South Bay Synchronization Project.

In terms of long-term solutions, Mayor Hardison expressed the hope that residents would reconsider their position on sidewalks or at least agree to the installation of curbs or edge lines to better define the street without sacrificing the rural atmosphere. She requested that staff continue to explore the reconfiguration of the Newton Street/242nd Street intersection and the relocation of the bus stop at Hawthorne Boulevard and Pacific Coast Highway. She voiced support for reevaluating the situation in 6 months to 1 year and recommended that staff obtain a series of traffic counts at various intersections before and after the modifications have been implemented.

MOTION: Councilmember Lee moved to concur with the staff recommendation. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

11j. **PURCHASE OF WATER RIGHTS FROM ALLIED SIGNAL/HONEYWELL**

Recommendation

Recommendation of the City Manager that the City Council authorize the City to bid and negotiate the purchase of water rights from Allied Signal/Honeywell (approximately 255 acre feet) for an amount comparable to values established as the market rate.

MOTION: Councilmember Walker moved to concur with the staff recommendation. The motion was seconded by Councilmember O'Donnell and passed by unanimous roll call vote.

12. HEARINGS

12a. MAUPIN DEVELOPMENT PROJECT – 2850 MONTEREY STREET

Recommendation

Recommendation of the Planning Director that City Council deny the appeal and adopt a Negative Declaration, approve a Zone Change, from M-2 and P-1 to PD and approve as conditioned PD99-00002, CUP99-00036, MOD99-00014, DIV99-00026, TTM53064 to allow the construction of a 133 unit planned residential development with vehicular access to Monterey Street on property located at 2850 Monterey Street. The Planning Director further recommends that City Council adopt an Ordinance amending Division 9 of the Torrance Municipal Code to reclassify certain property located at 2850 Monterey Street from M-2 (Heavy Manufacturing) and P-1 (Planting and Parking) to PD (Planned Development) and approve the ordinance summary for publication. The Planning Commission recommends that City Council deny the appeal and adopt a Negative Declaration, approve ZON99-0008 and approve as conditioned PD99-00002. The Commission could not reach a consensus on CUP99-00036, MOD99-00014, TTM53064 and DIV99-00026.

EAS99-00018, ZON99-00008, MOD99-00014, PD99-00002, CUP99-00036, DIV99-00026, TTM53064: DOUG MAUPIN / MAUPIN DEVELOPMENT

Planning Manager Isomoto reported that the Ordinance and Resolutions for this project had been amended in accordance with directions from the Council at their last meeting and were being brought back for formal adoption.

Mayor Hardison noted that someone had expressed an interest in reopening the public hearing that was closed at the last meeting. City Attorney Fellows advised that in order to do so, the matter would have to be re-noticed and the hearing set for a later date.

Responding to a letter from Mark Green, 1744 Iris Avenue, dated March 20, 2000, concerning the revised resolutions, Planning Manager Isomoto stated the following:

- That "Block 7" is a typographical error and should be corrected to read "Lot 7";
- That the number of units and the address of the property are correct as listed (the number of units being modified by conditions);
- That it was not Council's direction to close the Monterey Street access to models once Plaza del Amo access is opened;
- That Council indicated that a 20-foot setback on Monterey Street was sufficient because the units facing Monterey Street have only two stories;
- That Council specified that vehicular access to Monterey Street for construction purposes shall be allowed for one year beginning after certification that the site has been cleaned (time period was not limited by issuance of Certificates of Occupancy);
- That plans show zero-lot lines so this does not need to be listed in the conditions;
- That the water main will be installed according to Engineering Department requirements which include the notification of residents;

- That Council did not indicate that they wished to deny the Division of Lot;
- That the maximum height of the Monterey-facing units, the retention of mature landscaping, and the restriction of encroachments on the Monterey setback are already adequately addressed in code requirements and/or conditions listed in the resolutions.

After a brief discussion, Councilmembers proposed the following amendments to Resolution Nos. 2000-29 and 2000-30:

Modify

Condition 14 That a central mail location on Plaza del Amo shall be provided...

Condition 25 That vehicular access for construction purposes shall be allowed to the subject property from the existing driveways on Monterey Street for a period of one year...

Condition 57 That vehicular access for the models and sales shall be allowed to the subject property from Monterey Street, a fence shall enclose this area to keep it separate from the rest of the site to the satisfaction of the Planning Director.
(Condition 3 – Resolution No. 2000-28)

Add

Condition 64 That all construction workers must park on the site.

MOTION: Councilmember Cribbs moved to deny the appeal and adopt a Negative Declaration. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote.

ORDINANCE NO. 3480

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 2850 MONTEREY STREET FROM M-2 (HEAVY INDUSTRIAL) AND P-1 (PLANTING AND PARKING) TO PD (PLANNED DEVELOPMENT)
ZON99-00008: CITY OF TORRANCE**

MOTION: Councilmember Cribbs moved for the adoption of Ordinance No. 3480. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote.

MOTION: Councilmember Lee moved to approve the summary of Ordinance No. 3480 as presented for publication. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

RESOLUTION NO. 2000-28

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED TENTATIVE TRACT MAP (43319) TO ALLOW VEHICULAR ACCESS FROM MONTEREY STREET AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE PENDING) AT 2850 MONTEREY STREET
MOD99-00014: DOUG MAUPIN/ MAUPIN DEVELOPMENT**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-28 as amended. The motion was seconded by Councilmember Messerlian and passed by unanimous roll call vote.

RESOLUTION NO. 2000-29

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNED DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 42 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ESTABLISHMENT OF A DEVELOPMENT PLAN FOR A ONE HUNDRED THIRTY THREE UNIT PLANNED DEVELOPMENT PROJECT ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE PENDING) AT 2850 MONTEREY STREET
PD99-00002: DOUG MAUPIN/ MAUPIN DEVELOPMENT**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-29 as amended. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote.

RESOLUTION NO. 2000-30

**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 133 UNIT MULTIPLE OWNER OCCUPIED RESIDENTIAL DEVELOPMENT, SOME OF WHICH ARE THREE STORIES IN HEIGHT ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE PENDING) AT 2850 MONTEREY STREET.
CUP99-00036 DOUG MAUPIN / MAUPIN DEVELOPMENT**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-30 as amended. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote.

RESOLUTION NO. 2000-31

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF ONE LOT INTO TWO LOTS ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE PENDING) AT 2850 MONTEREY STREET.
DIV99-00026 DOUG MAUPIN / MAUPIN DEVELOPMENT**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-31. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote.

RESOLUTION NO. 2000-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 53064 ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE PENDING) AT 2850 MONTEREY STREET
TTM53064: DOUG MAUPIN/ MAUPIN DEVELOPMENT**

MOTION: Councilmember Cribbs moved for the adoption of Resolution No. 2000-31. The motion was seconded by Councilmember Horwich and passed by unanimous roll call vote.

The Redevelopment Agency met from 10:55 p.m. to 10:59 p.m.

Item 11a was considered concurrently with Redevelopment Agency Item 4a.

11a. REDEVELOPMENT AGENCY ANNUAL REPORT FOR FY 1998-99

Recommendation

Recommendation of Redevelopment Staff to accept and file the Redevelopment Agency Annual Report for Fiscal Year 1998-99 including the Independent Auditors' Report on Financial Statements and Compliance and file said report without further action.

Planning Manager Bihn reported that 1998-99 was a good year for the Agency with many projects successfully accomplished.

Mayor Hardison stated that she looked forward to the printed and bound copy of the report which will include photographs and asked that staff make sure that outgoing Councilmembers receive a copy.

MOTION: Councilmember Lee moved to accept and file the Redevelopment Agency Annual Report for Fiscal Year 1998-99. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

15. ORAL COMMUNICATIONS

City Manager Jackson on behalf of the Executive Staff and City employees thanked the outgoing Councilmembers for their professional efforts over the past years and wished them well.

Councilmember Cribbs relayed concerns and requested that staff meet with Southern California Edison regarding recent power outages.

Councilmember Cribbs commented on recent Police Department promotion ceremonies.

Commenting on the recent election, Councilmember Cribbs stated that she felt state and national issues took away from the local issues.

Councilmember Cribbs asked staff to look into filming rates for use of City property.

Councilmember Horwich commented on a recent visit to the new Diamond Valley Reservoir, noting that it has the capacity to hold a six-month supply of water for the Los Angeles area.

Councilmember Horwich reported on his attendance at a South Bay Special Olympics event and further noted a field event scheduled for May 13.

Councilmember Lee requested tapes of the last two City Council meetings.

Councilmember Lee asked staff once again to look into the condition of Beryl Street behind Towers School.

Councilmember O'Donnell announced that free Senior Tax Counseling is available through April 15 and that home improvement assistance is available through the City.

Councilmember O'Donnell commented on the large voter turnout for the March election.

Councilmember O'Donnell related her enjoyment of the Wilson Park Sports Center opening.

Councilmember Walker relayed a comment from a citizen regarding trash trucks blocking streets at Windemere on Plaza del Amo for long periods of time.

Councilmember Walker also commented on the recent opening of the Sports Center and noted the attendance of family members of the late Charles Wilson.

Mayor Hardison echoed comments on the Sports Center opening and voiced concerns about power outages at the Golden West Towers.

Mayor Hardison reminded all to return census forms by April 1.

Mayor Hardison commented on temporary relocation of the Genealogy group meetings.

Mayor Hardison noted that recent airplane noise was due to adverse wind conditions and related to safety issues.

Mayor Hardison thanked Planning Director Gibson and staff for their efforts in the quick turnarounds they made for getting information to the Council in a timely manner. She further indicated that while she sensed some frustration among Walteria Traffic-Calming Committee members, she still believed in the process.

16. EXECUTIVE SESSION

Mayor Hardison announced that subsequent to the posting of the agenda on Friday, March 17, the City Attorney's office received a letter by facsimile proposing settlement in Case No. YC032025 Lee Jackson v. City of Torrance et al and was requesting that the Council consider discussing this new information in closed session and provide advice on how to proceed. As the Government Code requires a two-thirds vote of the Council to add an urgency item to the agenda, Councilmember Messerlian, seconded by Councilmember O'Donnell, moved to add this item to the agenda pursuant to Government Code Sections 54954.2(b)(2) and 54956.9(a); and the motion was approved by unanimous roll call vote.

Mayor Hardison announced that subsequent to the posting of the agenda on Friday, March 17, the City Attorney's office received a letter by facsimile proposing a settlement in Los Angeles Superior Court Case No. C 719953 People v. Mobil and was requesting that City Council consider discussing this new information in closed session and provide advice on how to proceed. As the Government Code requires a two-thirds vote of the Council to add an urgency item to the agenda, Councilmember Messerlian, seconded by Councilmember O'Donnell, moved to add this item to the agenda pursuant to Government Code Sections 54954.2(b)(2) and 54956.9(a); and the motion was approved by unanimous roll call vote.

At 11:19 p.m., the Council recessed to closed session to consider the aforementioned items. The Council returned to open session at 12:36 a.m. No formal action was taken on any matter considered in closed session.

17. ADJOURNMENT

At 12:36 a.m., Wednesday, March 22, 2000, the meeting was adjourned to Tuesday, April 4, 2000, at 7:00 p.m. in Council Chambers.