

April 3, 2001

**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 7:05 p.m. on Tuesday, April 3, 2001, in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Cribbs, Messerlian, Nowatka, Scotto, Walker, Witkowsky, and Mayor Hardison.

Absent: None.

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

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Cultural Arts Administrator Myers.

Reverend Joanne Satterburg, First United Methodist Church, gave the invocation for the meeting.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Nowatka and, there being no objection, it was so ordered by Mayor Hardison.

**MOTION:** Councilmember Cribbs moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Nowatka and, there being no objection, it was so ordered by Mayor Hardison.

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Mayor Hardison requested that the meeting be adjourned in memory of the following people: Jerry Alter, former Planning and Water Commissioner; Betty Witkowsky, mother-in-law of Councilwoman Witkowsky; Hyman "Mickey" Fischer, retired police lieutenant; Gordon Hahn, former Los Angeles City Councilmember and State Assemblyman; and Marissa Witham, former CitiCable intern, Cable Communications.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Hardison announced a joint meeting of the City Council and the Commission on Aging to be held on April 10, at 5:30 p.m. in the West Annex meeting room.

Councilmember Messerlian announced a meeting of the Finance and Governmental Operations Committee on Monday, April 16, at 5:30 p.m. in the 3<sup>rd</sup> Floor Assembly Room to review Transit Department programs.

Councilmember Walker announced a meeting of the Ad Hoc Rose Float Committee on Wednesday, April 11, at 5:30 p.m. in the 3<sup>rd</sup> Floor Assembly Room regarding the 2001 Torrance Rose Float Design.

Councilmember Cribbs announced a meeting of the Armed Forces Day Committee on Monday, April 23, at 12:00 p.m. in the downstairs Assembly Room of the Police Department.

Mayor Hardison invited members of the public to participate in the Great City Hall Tune In (Agenda Item 6c) by calling (310) 618-2455 or e-mailing to [CouncilLive@torrnet.com](mailto:CouncilLive@torrnet.com) between 7:30 p.m. and 8:00 p.m. She reminded participants that topics could not include issues on the evening's agenda.

**6. COMMUNITY MATTERS**

**6a. RESOLUTION NO. 2001-27 RE NORVILLE W. SHERMAN**

**RESOLUTION NO. 2001-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE HONORING AND COMMENDING  
NORVILLE W. SHERMAN UPON HIS RETIREMENT  
FROM THE CITY AFTER TWENTY-THREE YEARS  
OF SERVICE**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-27. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

*To be presented at a later date.*

**6b. PROCLAMATION RE "NATIONAL LIBRARY WEEK"**

Mayor Hardison presented a proclamation declaring the week of April 1 through April 7, 2001, as National Library Week in the City of Torrance to Kathryn Roberts, Library Commission Chair. Ms. Roberts reported on upcoming programs scheduled for the month of April at the Katy Geissert Civic Center Library and branch libraries.

6c. **GREAT CITY HALL TUNE IN**

Considered out of order, see pages 5-6.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES – February 6 and February 20, 2001**

7b. **SALE OF SURPLUS/OBSOLETE VEHICLES**

**Recommendation**

Recommendation of the **General Services Director and Transit Director** that City Council authorize the sale of forty (40) surplus/obsolete vehicles; one (1) to salvage and thirty-nine (39) to Nationwide Auction Company for public sale in conjunction with Consignor Asset Management Intranet (CAMI).

7c. **ACCEPTANCE OF WELFARE-TO-WORK FUNDING**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council accept and appropriate \$1,070,588 in Welfare-to-Work funding to the Employment & Training Division budget and authorize the execution of the 2001 Welfare-to-Work agreement with the City of Los Angeles for \$1,070,588.

7d. **PURCHASE OF AUTOMATED REFUSE CONTAINERS**

**Recommendation**

Recommendation of the **Street Services Director** that City Council approve an expenditure of \$56,000 to purchase 1,152 black automated 101-gallon refuse containers, from Toter Incorporated, to upgrade part of the City's residential alley collection to individual curbside collection.

7e. **CONTRACT SERVICES AGREEMENT RE BUS TRANSMISSION REPAIRS**

**Recommendation**

Recommendation of the **Transit Director** that City Council approve and authorize the Mayor to execute and the City Clerk to attest to a two year agreement with S & J Chevrolet to repair and rebuild the Allison transmissions of the Torrance Transit buses for an annual cost not to exceed \$100,000.

7f. **CONTRACT SERVICES AGREEMENT RE REPAIR/OVERHAUL OF BUS ENGINES AND TRANSMISSIONS**

**Recommendation**

Recommendation of the **Transit Director** that City Council approve and authorize the Mayor to execute and the City Clerk to attest to a two year agreement with Valley Detroit Diesel Allison (VDDA) to repair and rebuild the Detroit Diesel bus engines and the Allison transmissions of the Torrance Transit buses for an annual cost not to exceed \$100,000.

**7g. CONTRACT AMENDMENT RE PIZAZZ PRODUCTIONS**

**Recommendation**

Recommendation of the **Parks & Recreation Director** that City Council approve an amendment for Pizzazz Productions (C2000-251) to extend the term through the end of the current fiscal year and increase the sum of the contract by \$20,000 making the new "not to exceed" total \$30,177.50.

**7h. ACCEPTANCE AND APPROPRIATION OF DONATIONS**

**Recommendation**

Recommendation of the **City Librarian** that City Council accept and appropriate donations to the Library from the South Bay Lapidary and Mineral Society and the Hollywood Riviera Sportsman's Club for specified purposes.

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

**11. ADMINISTRATIVE MATTERS**

**11a. CONTINUATION OF LOCAL STATE OF EMERGENCY**

**Recommendation**

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

City Manager Jackson advised that, while the movement of the slope has slowed, it continues to progress and still poses a threat for residents in the area.

Building and Safety Director Isomoto reported on efforts to monitor the slope.

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

**11b. RESOLUTION NO. 2001-29 RE LEGAL COUNSELOR POSITION**

**Recommendation**

Recommendation of the **City Attorney** that City Council approve a Resolution amending Resolution No. 2001-09 setting forth changes regarding wages, hours and working conditions for Certain Full Time Salaried And Hourly Employees by establishing a pay range and benefit package for the non-civil service position of legal counselor.

City Attorney Fellows reported that several attorneys in the City Attorney's Office will be going out on leave for various periods of time in the coming months and that he was proposing to create the full-time non-civil service position of legal counselor to cover for those on leave. He noted that funding was available by reallocating currently budgeted positions.

**RESOLUTION NO. 2001-29**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE AMENDING RESOLUTION NO. 2001-09  
SETTING FORTH CHANGES REGARDING WAGES, HOURS,  
AND WORKING CONDITIONS FOR CERTAIN FULL-TIME  
SALARIED AND HOURLY EMPLOYEES**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-29. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

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City Clerk Herbers invited the public to view the works of photographer Mary Jane Sesto exhibiting as a part of the Art on View program with the Torrance Artist Guild.

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Agenda Item 6c was considered out of order at this time.

**6. GREAT CITY HALL TUNE IN**

Mayor Hardison invited members of the public to participate in the Great City Hall Tune In by calling (310) 618-2455 or e-mailing to [CouncilLive@torrnet.com](mailto:CouncilLive@torrnet.com).

**E-Mail:** Andy Grieco commented on the street line painting on Cabrillo Avenue between Plaza Del Amo and the Lomita city line. Street Services Director Bell explained that the lines are not straight along this stretch of Cabrillo due the various street widths and the bicycle lane. He noted that there have been problems with the striping machine and that the City was purchasing a new one.

**Audience:** Joni Gang, Friends of Torrance Animals, presented a 75-page petition in favor of a local animal control operation and invited attendance at the Environmental Quality Commission meeting on Thursday, April 5. Mayor Hardison noted that the petitions had no information on the costs involved in the operation of a City-run program.

**Audience:** Scott Gobble, Southern California Edison, thanked the City of Torrance and citizens for their conservation efforts and noted various programs for assistance and information in response to questions from Councilmembers.

**Phone:** Robert Johnson, 1617 Acacia Avenue, commented on traffic congestion and parking problems in the vicinity of Nativity School. Planning Director Gibson advised that City staff would contact the principal of Nativity School to encourage him to initiate some kind organized system for the drop-off and pick-up of school children. Police Chief Herren stated that he would ask traffic officers to focus their efforts in that area and indicated that his department

would also contact the principal to see if the location was suitable for a valet-type parking system.

**Phone:** Alan Naito, 230<sup>th</sup> Place commented on increased traffic in southeast Torrance and the need for more aggressive enforcement. Planning Director Gibson reported that Planning staff was in the process of preparing an analysis of traffic patterns in that area in order to ascertain whether traffic calming measures should be implemented. He noted a neighborhood meeting would be scheduled to discuss traffic issues and that the matter would also be considered by the Traffic Commission.

**E-Mail:** Jim Stadler, President of Seaside Homeowners Association, asked when drainage problems on Mindora, Katherine and Reynolds streets would be addressed. Street Services Director Bell noted that a L. A. County Public Works study was underway and that the City of Torrance was taking measures to alleviate some of the problems.

**Phone:** Michelle Tredinne, 1634 Acacia Avenue, echoed concerns about traffic in the vicinity of Nativity School. Mayor Hardison assured Ms. Tredinne that City staff would be looking into this issue.

**E-Mail:** Jeff Fellows questioned what had happened to the man's head with the hat sculpture at Sea-Aire park. Parks & Recreation Director Barnett reported that it had been removed to make room for new children's play equipment.

**E-Mail:** Lorrie Minkel asked about Sunday hours at branch libraries. City Librarian Buckley noted that the Katy Geissert Civic Center Library would be open on Sundays beginning in September.

## 12. **HEARINGS**

### 12a. **APPEAL RE 5550 190<sup>TH</sup> STREET CONDOMINIUM PROJECT**

#### **Recommendation**

Recommendation of the **Planning Director and Planning Commission** that City Council deny the appeal and take the following action on property located at 5550 190th Street:

- 1) Adopt a Negative Declaration;
- 2) Adopt an Ordinance approving a Zone Change from C-3 (General Commercial) to R-3 (Limited Multiple Family Residential);
- 3) Approve an Ordinance Summary for publication; and
- 4) Adopt Resolutions approving:
  - A General Plan Amendment from General Commercial to Medium High Density Residential;
  - A Conditional Use Permit to allow the construction of a three story, 11-unit condominium project with a Floor Area Ratio over 0.6;
  - A Tentative Tract Map for condominium purposes; and

- A Variance to allow the required third garage space for each unit to be in tandem.  
EAS00-00012, ZON00-00004, GPA00-00004, CUP00-00037, TTM53318,  
VAR00-00001: 190th/Beryl LLC / Elizabeth Srour

Mayor Hardison announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing had been properly advertised.

Planning Manager Isomoto briefly described the development and noted that the Planning Commission had voted unanimously to approve the project.

Asking about the rationale for allowing increased Floor Area Ratios (FARs), Mayor Hardison questioned whether it was the City's goal in the R-3 zone to have more units of a smaller size, thereby making them more affordable, or to have larger units but fewer of them, the strategy developers currently seem to favor. She noted that she had requested information on how this project compares to surrounding projects.

Planning Manager Isomoto reported on the FAR and the number of units per acre of adjacent developments. With regard to larger versus smaller units, she explained that the majority of developers are coming into the Planning Department with at least three-bedroom floor plans because they feel that these are the most salable units and that, while staff sometimes asks them to decrease the size of the units and to provide a few more, they are not always successful. She stated that the Code allows up to a 0.6 FAR, which can be exceeded with approval of a Conditional Use Permit, and advised that staff felt the higher FAR was warranted in this case based on the size and location of the property and the surrounding projects. She noted that the Code requires three garage spaces for three-bedroom and up units which tends to lead to higher FARs.

Mr. Patrick Killen, 46 11<sup>th</sup> Street, Hermosa Beach, project architect, stated that he had worked closely with Planning staff to determine what would be appropriate for this site and had come up a project consisting of 11 attached condominium units, which are fairly modest in size by today's standards. He described the project, noting that the units are oriented away from 190<sup>th</sup> Street and that the project is separated from the sidewalk by a landscaped berm instead of retaining walls.

Commenting on the City's parking requirements, he stated that requiring three garage spaces for three-bedroom condominiums is a very unusual requirement and that it was his experience that there are rarely three adults living in these units. He suggested that if the City wants to encourage smaller, more affordable units, consideration might be given to allowing two-car garages for smaller three-bedroom units.

Mayor Hardison questioned whether those cities that require only two-car garages for three-bedroom units also require additional guest parking spaces. Mr. Killen responded that the usual requirement is one guest parking space for every two units as opposed to the City's requirement of one space per five units. He maintained that exterior parking spaces are much more usable because third spaces within a garage are frequently used for storage.

Councilmember Witkowsky commented on the scarcity of parking in beach cities and stated that she would be very reluctant to do away the third garage space. She noted that when parking is at a premium, people who are using the third space for storage often reconsider.

**MOTION:** Councilmember Walker moved to close the public hearing. The motion was seconded by Councilmember Messerlian and passed by unanimous roll call vote.

**MOTION:** Councilmember Messerlian moved to adopt a Negative Declaration. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

#### **ORDINANCE NO. 3497**

**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 5550 W. 190<sup>TH</sup> STREET FROM C-3 (GENERAL COMMERCIAL) TO R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL)  
ZON00-00004: BERYL/190<sup>TH</sup> LLC/ELIZABETH SROUR**

**MOTION:** Councilmember Messerlian moved for the adoption on Ordinance No. 3497. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**MOTION:** Councilmember Cribbs moved to approve the publication of an Ordinance Summary. The motion was seconded by Councilmember Messerlian and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2001-30**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (GPA00-00004) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO MEDIUM HIGH DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 5550 W. 190<sup>TH</sup> STREET  
GPA00-00004: BERYL/190<sup>TH</sup> LLC/ELIZABETH SROUR**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-30. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**RESOLUTION NO. 2001-31**

**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 AN 11-UNIT MULTIPLE OWNER OCCUPIED RESIDENTIAL DEVELOPMENT WITH A FAR OVER 0.6 AND UNITS THAT ARE THREE STORIES IN HEIGHT ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 5550 W. 190<sup>TH</sup> STREET  
CUP00-00037: BERYL/190<sup>TH</sup> LLC/ELIZABETH SROUR**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-31. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**RESOLUTION NO. 2001-32**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 53318 ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 5550 190<sup>TH</sup> STREET  
TTM53318: BERYL/190<sup>TH</sup> LLC/ELIZABETH SROUR**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-32. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**RESOLUTION NO. 2001-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 5550 190<sup>TH</sup> STREET  
VAR00-00001: BERYL/190<sup>TH</sup> LLC/ELIZABETH SROUR**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-33. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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The Redevelopment Agency met from 7:26 p.m. to 7:29 p.m.

**15. ORAL COMMUNICATIONS**

Councilmember Nowatka expressed birthday greetings to Councilmember Cribbs.

Councilmember Scotto commented on the Energy Summit held the previous week and expressed the hope that local cities would work together to help solve the energy crisis.

Mayor Hardison concurred with Councilman Scotto and noted that Torrance was well represented at the summit, with five of seven Council members and several staff members present. She reported that the predominant message was that it was important to continue to conserve energy as well as investigate other possible solutions, including alternative fuels. She asked that the City Council be kept apprised of the City's efforts through Council agenda items.

Mayor Hardison thanked the Councilmembers and City staff for their support of the Torrance Education Foundation event held the previous Saturday.

**16. EXECUTIVE SESSION**

At 8:42 p.m., pursuant to Government Code Section 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda under (16a) Real Property – Conference with Real Property Negotiator. Agenda Item 16a(1) was removed from the agenda and was not discussed in closed session.

At 8:59 p.m., the Council reconvened in open session. No formal action was taken on any matter considered in closed session.

**17. ADJOURNMENT**

At 8:59 p.m., the meeting was adjourned to Tuesday, April 10, 2001, at 5:30 p.m. for a joint meeting with the Commission on Aging in the West Annex Commission Room, with the regular meeting to commence at 7:00 p.m. in the Council Chambers.

Attest:

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Mayor of the City of Torrance

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Sue Herbers  
City Clerk of the City of Torrance

Approved on May 22, 2001