

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

**1. CALL TO ORDER**

The Torrance City Council convened in a joint meeting with the Commission on Aging on Tuesday, June 17, 2003 at 5:30 p.m. in the Katy Geissert Civic Center Library meeting room.

**ROLL CALL**

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

Absent: None.

**ROLL CALL - COMMISSION ON AGING**

Present Commissioners Amemiya, Breaker, Clutter, Dean, Doty, Griffith, Nolte, Virobik, Wolf and Chairman Callen.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, Parks & Recreation Director Barnett, Sr. Recreation Supervisor Wand, Recreation Services Administrator Jones and Planning Director Gibson

**FLAG SALUTE:** Chairman Callan led the flag salute.

**4. EXPRESSION OF THANKS FOR SERVICES PROVIDED BY THE CITY**

Chairman Callen expressed appreciation for all that the City has done for seniors and stated that Torrance is the best city around.

**5. DISCUSSION REGARDING AFFORDABLE SENIOR CITIZENS HOUSING (TO INCLUDE DISCUSSION OF APPROVAL PROCESS FOR SENIOR CITIZENS HOUSING DEVELOPMENTS)**

Commissioner Virobik distributed statistics compiled by Focal Point volunteers with the number of requests they receive for Affordable Senior Citizens Housing. Several Commissioners expressed their concern about the lack of affordable housing for seniors within the city, indicating that there seems to be housing available for those with greater financial resources.

Councilwoman Witkowsky questioned "shared housing" options; there was a brief discussion about the services in this regard provided by Love, Inc. Liability issues were also discussed.

Commissioners Callen and Griffith suggested that more rental units were needed as opposed to condominiums and single family homes available for purchase.

Commissioner Griffith expressed concern about the fact that developers make presentations to the Commission on Aging and that often when the final project up for approval by the Planning Commission or the City Council looks very different from what was originally proposed.

Commissioner Dean indicated that perhaps after developers make presentations to the Commission on Aging, the Commission should send a letter to the Planning Commission indicating "what they heard" about the respective project(s.)

City Attorney John Fellows discussed State requirements including - that if the City imposes senior housing requirements then the City may have to pay costs and if a senior project is built then the City is obligated to award subsidies.

Planning Director Jeff Gibson noted that it is possible to add conditions of approval to make a specific number of units affordable but cautioned that there is limited applicability along with risks for seniors if resources are dedicated only to seniors. He stressed the need to use caution when adding conditions of approval. He noted that turnover can drive the market and that administration is intensive. He also stated that parking standards are less than regular development standards but that current marketplace demand is from those who are more affluent and more mobile who are looking for amenities including additional parking.

Mayor Walker suggested that it might be advantageous to encourage developers to renovate some of the older apartment buildings in the city rather than build new units that would be much more expensive.

City Manager, LeRoy Jackson indicated that the State has taken away some of the City's flexibility for using redevelopment funds for Senior Citizens Housing.

Councilwoman McIntyre discussed the successful "Alliance on Aging Homeshare Program" in Northern California that attempts to match homeowners with others who can provide services (other than caregiver services.) She noted that she had asked for materials to be sent to her to share with the City to determine if this is a feasible option for the City of Torrance.

Councilman Mauno discussed the possibility of developing partnerships with Los Angeles County.

## **6. ORALS/ANNOUNCEMENTS**

### **7. RECESS**

At 6:20 p.m., the City Council recessed to return to City Hall, and reconvened in Council Chambers at 6:30 p.m.

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

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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 Labor Negotiator, and 17b) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code Sections 54957.6 and 54956.8.

The Council reconvened in Council Chambers at 7:13 p.m. No formal action was taken on any matter considered in closed session.

2. **FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Mauno.

City Clerk Herbers gave the non-sectarian invocation for the meeting.

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

**MOTION:** Councilmember Mauno 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 Mauno 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**

City Manager Jackson stated that Item 13a would be deferred to June 24, 2003.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Walker announced that the 23<sup>rd</sup> Annual 4<sup>th</sup> of July Celebration would be held at Wilson Park from 11:00 a.m. to 9:00 p.m. with a fireworks show at 9:00 p.m.

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 2003-58 RE KENNITH M. HALL**

RESOLUTION NO. 2003-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING FIRE BATTALION CHIEF AND FIRE MARSHAL KENNITH M. HALL UPON HIS RETIREMENT FROM THE CITY AFTER FORTY-TWO YEARS OF SERVICE

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

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-58. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

*To be presented at a later date.*

6b. **RECOGNITION OF RYAN APPLGATE FOR 2003 CALIFORNIA STATE JUDO CHAMPIONSHIPS**

Mayor Walker presented a proclamation to Ryan Applegate commending and congratulating him for his great achievement of placing first in his division for the 2003 California Junior State Judo Championships and wishing him continued success in his future endeavors. Ryan then thanked his Sensei Ed Shiosaki of South Bay Judo Dojo. Sensei Shiosaki described the program and thanked the Mayor, City Councilmembers, and Parks and Recreation Director Barnett for their assistance.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES – APRIL 1, 2003**

7b. **AUDITING SERVICES AGREEMENT WITH CONRAD ASSOCIATES, LLP**

**Recommendation**

Recommendation of the **Finance Director** that City Council approve a one year auditing services agreement (with a City option of two one-year extensions) with Conrad and Associates LLP. to provide external auditing services (B2003-12). The contract amount for Fiscal Year 2002-2003 audit totals \$59,520, with option year approval by the Finance Director of \$61,306 for Fiscal Year 2004, and \$63,145 for Fiscal Year 2005 plus a 5% contingency of \$9,200.

7c. **PURCHASE ORDER RE PERVO TRAFFIC PAINT**

**Recommendation**

Recommendation of the **Street Services Director** that City Council authorize a purchase order to be issued to Pervo Paint of Los Angeles, CA in the amount not to exceed \$60,000 for the sole source purchase of Pervo brand traffic paint on an as needed basis, from July 1, 2003 through June 30, 2004.

7d. **CONTRACT FOR REPAIR OF AIR CONDITIONING**

**Recommendation**

Recommendation of the **General Services Director** that City Council

- 1) Award a contract to HVAC Mechanical of Anaheim, CA for \$48,956 with a 5% contingency of \$2,448 to repair the computer room air conditioning unit in the basement main City Hall building (FEAP # 303);
- 2) Approve design fees for Montross & Associates Inc. for \$1,050; and
- 3) Approve a 10% project management fee of \$4,895.

7e. **LEASE AGREEMENT WITH SOUTH BAY AVIATION FOR TIE-DOWNS AT ZAMPERINI FIELD**

**Recommendation**

Recommendation of the **Land Management Team** that City Council authorize the Mayor to execute and the City Clerk to attest to a five (5) year lease by and between South Bay Aviation, Inc., and the City of Torrance for 19,369 square feet at Zamperini Field at the monthly rate of \$1,026.56 on which 18 City-owned tie-downs are situated.

7f. **AUTHORIZATION OF CONTINUED OPERATION OF HARBOR WORKSOURCE CENTER**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council authorize the continued operation of the Harbor WorkSource Center based on the WorkSource Center Allocations from the City of Los Angeles for the term of July 1, 2003 through June 30, 2004.

7g. **AMENDMENT TO VOCATIONAL TRAINING AGREEMENT WITH PROFESSIONAL CAREER INSTITUTE**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council execute an amendment to the vocational training agreement C2002-221 with Professional Career Institute. This amendment will extend the agreement from June 30, 2003, to June 30, 2005. The agreement provides training in Computer Networking and Computer Systems Technology.

7h. **CONTRACTS FOR MEDICAL SERVICE**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council:

- 1) Approve a contract for medical services with the Medical Institute of Little Company of Mary for one year, from July 1, 2003 to June 30, 2004, in the amount of \$117,500; and
- 2) Approve a contract for medical services with Western Medical Group for one year, from July 1, 2003 to June 30, 2004, in an amount not to exceed \$28,000.

7i. **CONTRACT AMENDMENT WITH REGINA KLENJOSKI DANCE COMPANY**

**Recommendation**

Recommendation of the **Parks and Recreation Director** that City Council approve an amendment to contract C2002-214 with the Regina Klenjoski Dance Company, in the amount of \$27,000, increasing the total not to exceed value of the agreement to \$66,550. Expenditure will be fully reimbursed by class fees.

7j. **APPROVAL OF FUNDING FOR GRANTS TO NON-PROFIT ARTS ORGANIZATIONS**

**Recommendation**

Recommendation of the **Cultural Arts Commission** and the **Parks and Recreation Director** that City Council approve funding for Fiscal Year 2003-2004 Grants to Non-Profit Arts Organizations as follows: Torrance Symphony Association (\$1,000), Torrance Cultural Arts Foundation (\$1,000), South Bay Conservatory (\$1,000) Regina Klenjoski Dance Company (\$1,000), and the Gratitude Retreat Foundation (\$1,000) for a total of \$5,000.

7k. **NARRATIVE AND FINANCIAL REPORTS FROM THE 2002 NON-PROFIT SOCIAL SERVICE AGENCY GRANTS**

**Recommendation**

Recommendation of the **Community Services Commission** and **Parks and Recreation Director** that City Council accept and file the Narrative and Financial Reports of completed projects from the 2002 Non-Profit Social Service Agency Grant recipients: Behavioral Health Service (\$2,000), Being Alive South Bay (\$3,000), H.E.L.P. (\$2,500), H.O.P.E. (\$2,000), My Handi-Capable Reporter (\$2,000), National Council of Alcoholism (\$2,583), Pediatric Therapy Network (\$2,361), PROJECTtouch (\$2,000), R.S.V.P. (\$1,000), Salvation Army (\$1,356), So. Bay Children's Health Center (\$2,500), South Bay Post-Polio Support Group (\$1,000) St. Paul United Methodist Church (\$2,400), and Torrance-Lomita Meals on Wheels, Inc. (\$1,300).

Considered out of order (see page 7).

**7l. AGREEMENT WITH EL CAMINO COLLEGE DISTRICT FOR FIREFIGHTER TRAINING PROGRAM**

**Recommendation**

Recommendation of the **Fire Chief** that City Council approve an agreement for in-service firefighter training program between the City of Torrance and El Camino College District ("District"). Since the Fire Department will be providing much of the training and coordination in the program, the City will be entitled to a portion of the State funding received by District for fire fighter students enrolled in the District courses of instruction.

**7m. PURCHASE ORDERS FOR PARAMEDIC MEDICAL AND PHARMACEUTICAL SUPPLIES**

**Recommendation**

Recommendation of the **Fire Chief** that City Council authorize purchase orders be issued to Bound Tree Medical, LLC for the amount not to exceed \$61,500 as a cooperative purchase with the City of Santa Ana and to Blue Ridge Medical, Inc. for the amount not to exceed \$20,000 as a cooperative purchase with the City of Sacramento. This would enable the Fire Department to purchase one-year supply of paramedic medical supplies and pharmaceutical supplies for an anticipated total amount not to exceed \$81,500.

**7n. CONTRACT WITH COUNTY OF LOS ANGELES DELINQUENCY PREVENTION PROGRAM**

**Recommendation**

Recommendation of the **Police Chief** that Council accept and endorse the County of Los Angeles Delinquency Prevention Program contract, in the amount of \$29,069.66, so that the needed assistance to our children can continue.

**7o. APPROPRIATION OF COPS GRANT FUNDING AND CONTRACT FOR DOCUMENT IMAGING SOFTWARE AND SERVICES**

**Recommendation**

Recommendation of the **Police Chief** that Council:

- 1) Appropriate and allocate COPS grant funds plus interest in the amount of \$187,888.25; and
- 2) Award a contract not to exceed \$187,888.25 to Matrix Imaging Products, LLC., of Costa Mesa, CA, for the purchase of document imaging and file management software and services.

**7p. AGREEMENT WITH DEL AMO FASHION CENTER FOR POLICE SUBSTATION**

**Recommendation**

Recommendation of the **City Manager** authorize the execution of a memorandum agreement between the City and the Del Amo Fashion Center for police services provided by the City and subvention received from Del Amo Fashion Center for the period of July 1, 1998 through April 30, 2003.

**MOTION:** Councilmember Lieu moved for the approval of Consent Calendar Items 7a through 7p, with the exception of Item 7k. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

Consent Calendar Item 7k was considered at this time.

**7k. NARRATIVE AND FINANCIAL REPORTS FROM THE 2002 NON-PROFIT SOCIAL SERVICE AGENCY GRANTS**

**Recommendation**

Recommendation of the **Community Services Commission** and **Parks and Recreation Director** that City Council accept and file the Narrative and Financial Reports of completed projects from the 2002 Non-Profit Social Service Agency Grant recipients: Behavioral Health Service (\$2,000), Being Alive South Bay (\$3,000), H.E.L.P. (\$2,500), H.O.P.E. (\$2,000), My Handi-Capable Reporter (\$2,000), National Council of Alcoholism (\$2,583), Pediatric Therapy Network (\$2,361), PROJECTtouch (\$2,000), R.S.V.P. (\$1,000), Salvation Army (\$1,356), So. Bay Children's Health Center (\$2,500), South Bay Post-Polio Support Group (\$1,000) St. Paul United Methodist Church (\$2,400), and Torrance-Lomita Meals on Wheels, Inc. (\$1,300).

Councilmember Witkowsky announced that she would abstain from voting on this item due to a conflict of interest, as she is the executive director of RSVP.

**MOTION:** Councilmember Lieu moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote, with Councilmember Witkowsky abstaining.

**11. ADMINISTRATIVE MATTERS**

**11a. EXCLUSIVE VENDING MACHINE CONTRACT**

**Recommendation**

Recommendation of the **City Manager** that City Council accept recommendations of the Citizen Development and Enrichment Committee:

- 1) Direct the City Manager to develop an exclusive vending contract through consultant, Mr. Michael Hogue of Educational Sponsorship Partners, with either Coca-Cola or Pepsi Cola;
- 2) Develop the contract on a parallel course with the Torrance Unified School District who will also be entering into a consultant agreement with Mr. Hogue to develop an exclusive vending contract;
- 3) Ensure that the first priority for all net proceeds realized by the City be used to mitigate scheduled fee increases in Park and Recreation programs;
- 4) Direct the City Attorney to develop a contract with Mr. Michael Hogue for the consultant services as outlined;
- 5) Direct the Citizen Development and Enrichment Committee review the proposal submitted through Mr. Hogue from an appropriate vendor, and forward recommendations to the City Council regarding the award of the exclusive vending contract; and
- 6) Direct the Citizen Development and Enrichment Committee to conduct twice yearly reviews of the vending contract once the program is in place.

Councilmember Nowatka presented the material of record, requesting that the Council concur with the recommendations of the Citizen Development and Enrichment Committee.

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

**11b. CONTINUATION OF STATE OF LOCAL EMERGENCY RE CAROLWOOD LANE AND 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 Lane and Singingwood Drive.

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

**11c. OPPOSITION TO AB1160**

**Recommendation**

Recommendation of the **City Manager** and **Planning Director** that City Council adopt a Resolution and direct staff to work with other South Bay cities to oppose AB1160, which if passed would further erode local governments' ability to regulate second residential units.

Councilmember Witkowsky noted that the League of California Cities was holding press conferences about AB1160 and suggested that this might be an opportunity for the City to emphasize its opposition to this legislation. Planning Director Gibson stated that, at the Council's direction, staff would explore the possibility of participating in the press conferences.

Councilmember Mauno reported that the Board of the Independent Cities Association met recently and was taking a very aggressive stand against the bill.

Councilmember Nowatka stated that he had relayed the City's opposition to AB1160 to the South Bay Cities Council of Governments and the Southern California Association of Governments as representative of District 36.

Ms. Sandi Monda, 21506 Talisman Street, expressed appreciation for having the resolution brought forward this evening, stating her belief that the bill would be defeated if more organizations and R-1 property owners took an active role in opposing it. She shared a communication received from the League of California Cities stating that AB1160 was recently made a two-year bill but cautioned that hearings on the bill could begin as early as this fall.

Ms. Linda Gottshall-Sayed, speaking on behalf of West Torrance Homeowners Association, suggested adding to the resolution the effects that AB1160 would have on local infrastructure and natural resources.

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

**RESOLUTION NO. 2003-61**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
OPPOSING AB1160 (STEINBERG) – HOUSING SECOND UNITS

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-61. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**12. HEARINGS**

**12a. ADOPTION OF OPERATING BUDGET**

**Continued from June 10, 2003**

**Recommendation**

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

- 1) Hold a second public hearing on the proposed 2003-2005 City of Torrance Operating Budget;
- 2) Adopt the two-year Operating Budget for Fiscal Year 2003-2004 and Fiscal Year 2004-2005; and
- 3) Adopt a Resolution appropriating funding for 2003-2004 Fiscal Year.

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

Finance Director Tsao reported that the proposed 2003-2005 Operating Budget is balanced and bridges the \$12 million deficit projected for 2004-2005. He noted that the budget incorporates revisions requested by the City Council during budget workshops and hearings, as well as previous actions taken by the City Council.

Mayor Walker invited public comment. As there were no requests to speak, the public hearing was closed.

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

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

**RESOLUTION NO. 2003-62**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE TWO-YEAR OPERATING BUDGET FOR THE 2003-04 AND 2004-05 FISCAL YEARS AS PROPOSED BY THE CITY MANAGER AND AMENDED BY THE CITY COUNCIL; AND ESTABLISHING THE ANNUAL APPROPRIATION FOR THE 2003-04 FISCAL YEAR

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-62. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Mayor Walker commended the City Manager and staff for their endeavors in putting together a balanced budget.

Councilmember Witkowsky complimented residents who spoke out about the budget, adding that many changes were made because of their input.

Councilmember Lieu commended staff for balancing the budget with no layoffs of City employees, consolidating departments from 14 to 10, and preserving public safety by not reducing the budget of the Fire and Police Departments.

**12b. CUP02-00025, DIV02-00013, PCR02-00001: TAE SEOK OH (JOONG H. LEE)**

**Recommendation**

Recommendation of the **Planning Director** that City Council approve the appeal and adopt Resolutions to approve as conditioned a Conditional Use Permit (CUP02-00025) and a Planning Commission Review (PCR02-00001) allowing the construction of a two-unit condominium development and a Division of Lot (DIV02-00013) for condominium purposes on property located in the Small Lot, Low-Medium Overlay in the R-2 Zone at 2103 Gramercy Avenue.

The **Planning Commission** recommends that City Council deny without prejudice CUP-00025, PCR02-00001 and DIV02-00013.

**CUP02-00025, DIV02-00013, PCR02-00001: TAE SEOK OH (JOONG H. LEE)**

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

Planning Manager Isomoto presented the written material of record, requesting that the City Council approve the appeal of the Planning Commission's decision to deny without prejudice the project at 2103 Gramercy Avenue. She provided background information about the Small Lot, Low-Medium Overlay Zone, explaining that the overlay boundary encompasses 197 properties and that 27 projects have been approved since the overlay was established in 1987. She briefly described the two-unit detached condominium project, noting that the project's floor area ratio (FAR) including the garage would be .62. She reported that the Planning Commission considered this project on February 5, March 5, and March 19, 2003 and that the applicant has made numerous revisions to the plans to address the concerns of neighbors, Planning Commission, and staff.

Responding to Councilmember Witkowsky, Planning Manager Isomoto reported that the project under construction at 1907 Gramercy Avenue, which is very similar to the proposed project, was approved in 2001.

Planning Manager Isomoto, in response to Mayor Walker, provided clarification regarding the Planning Commission's action, noting that a motion to approve the project failed to pass by a vote of 3 to 4 and a subsequent motion to deny it without prejudice passed unanimously.

Mr. Burke Large, 1807 Andreo Avenue, spoke of the significant historical background of the area and the efforts made by residents to pass the 1987 ordinance. He voiced objections to curb cuts and the splitting lots for condominium purposes and asked that the rules set forward in 1987 be followed.

Mr. Don Barnard, 2028 Gramercy Avenue, stated that the proposed condominium development does not fit the character or charm of the neighborhood, would destroy houses on both sides of it, and contribute to more congestion, parking problems, crime, and turnover. He indicated that he wanted to see progress but that history was part of progress. He stated that there was no consistency in the Planning Department's application of the ordinance and that the standards set in 1987 should be followed. He distributed signed petitions and a pictorial of every house on Gramercy Avenue.

Ms. Irene Alvarez, 1925 Gramercy Avenue, urged the Council to approve the project, stating that it would add beauty to the neighborhood, provide off-street parking, and make surrounding homes more valuable.

Ms. Kathryn Oh, representing her parents and the applicants, Mr. and Mrs. Tae Seok Oh, reported that her parents purchased the property in 1989 in preparation for their retirement. She maintained that the proposed project was more consistent and conservative than the 27 projects approved since 1987, noting that the average FAR of those projects was .66 including the garage, while the proposed project has an FAR of .62. She discussed the revisions that were made to the plans at three different times in response to concerns from neighbors. She suggested that many residents felt pressured to sign the petition against the project.

Ms. Sara Guyan, 2119 Gramercy Avenue, voiced her opposition to the project, stating that it would take away from the charm and quaintness of the neighborhood and that widening the curb cut would take away parking spaces. She expressed concerns that if the project was approved, it would open the door for more two-story condominiums to be built.

Mr. Raymond McCoy, 1918 W. 220<sup>th</sup> Street, stated that the approval of condominiums in the area was taking away the uniqueness that brought him to Torrance.

Mr. Gene Higginbotham, 2114 Arlington Avenue, stated that the vast majority of residents oppose the project because they want to preserve the historical characteristics of the neighborhood.

Mr. Thomas Herndon, 1912 Andreo Avenue, voiced his opposition to the proposed project.

Mr. Charlie Tibbets, 2020 Gramercy Avenue, voiced his dislike of condominiums and asked that the Council deny the project.

Ms. Kim Appleton, Gramercy Avenue, stated that there has been no interaction with the residents of the condominium across the street and that it would be a shame to lose the camaraderie neighbors currently enjoy.

Mr. Thomas Loeser, 1924 Andreo Avenue, expressed concerns that developers would outbid those who wish to live in the neighborhood, tear down existing houses, and build condominiums if the City Council approves this project.

Mr. John McConnon, 2012 Gramercy Avenue, asked that the two-block radius from 220<sup>th</sup> to 222<sup>nd</sup> Streets and Gramercy to Andreo Avenues be preserved.

Ms. Bonnie Mae Barnard, 2028 Gramercy Avenue, distributed copies of the 1987 Small Lot, Low-Medium Overlay Zone Ordinance. She reported that the stated purpose of the ordinance was to preserve neighborhood characteristics. She read excerpts from the ordinance, which state that no permits will be issued for development in the zone unless the requirements of the ordinance are met and that overlay standards take precedence over the underlying R-2 zone. She contended that the proposed project does not meet the requirements of the ordinance, citing Section 91.44.5, Subsections A through G, stressing that all of these provisions must be met.

Ms. Barnard reported that 93% of the houses in the area fit within the characteristics of the ordinance and that over 100 residents signed the petition stating that the project would be detrimental. Citing Section 91.44.6 of the ordinance, she maintained that substantial demolition of the existing dwelling and curb cuts are not allowed. She distributed documents that were given to the Planning Commission that provide data about homes in the neighborhood; stated that the information presented

clearly shows that the project is not consistent with the majority of homes in the neighborhood; and urged the Council to uphold the Planning Commission's decision.

Ms. Mary Bray, 1701 Andreo Avenue, stated that she bought her home because of the old-town feel of the neighborhood, has restored it without taking away from the character, and that she would like to see a historical preservation overlay zone enacted to protect the entire downtown area.

Ms. Liz Fobes, 1731 Andreo Avenue, stressed the need to preserve homes built in the 1910s, 1920s, and 1930s. She asked the Council to direct staff to craft an ordinance that would establish a historic preservation policy/overlay zone, deny or table the proposed Conditional Use Permit and Division of Lot, and enact a moratorium on the tearing down of historic structures.

Returning to the podium, Ms. Oh stated that the proposed project meets the guidelines of the Small Lot, Low-Medium Overlay Zone Ordinance; that many modifications have been made in response to neighbors' concerns; and that it is much more consistent and conservative than projects that have been approved.

**MOTION:** At 8:45 p.m., Councilmember Scotto, seconded by Councilmember McIntyre, moved to close the public hearing; the motion passed by unanimous roll call vote.

Mayor Walker stated that he was a member of the City Council Committee for Community Planning and Design, at the time the Small Lot, Low-Medium Overlay Zone Ordinance was adopted; that establishing a downtown historic zone was considered; and that the decision not to do so was based on the fact, that while some residents wanted to preserve their homes, many others wanted to maintain their ability to exercise their individual property rights. He further stated that there are older homes in the downtown area that he would love to see preserved, however, he did not favor depriving property owners of the right to develop their property within the bounds of the law. He noted that it was the Planning Director's judgment that the project complies with existing law; pointed out that only 27 projects have been approved in the overlay area since 1987; and voiced his opinion that should the project be approved, it would not cause significant change or lead to any greater rush to develop property than was already occurring throughout California.

Voicing support for the project, Councilmember Witkowsky noted that the subject property is zoned R-2, which allows two units on a lot, and that the units will be occupied by the same family. She pointed out that the project makes use of the existing curb cut and that 3 to 4 parking spaces will be added, which should improve the parking situation. She related her understanding that the applicant has complied with most of the items outlined in the petition.

At Mayor Walker's request, Planning Director Gibson provided background on the 1987 Small Lot Overlay Ordinance, noting that, at the time, the City Council recognized opportunities for differing kinds of development to come forward and set a threshold for discretionary review. He stated that he believed the applicant had made a good faith effort to address the concerns of neighbors.

Planning Manager Isomoto stated that staff was recommending approval of the project because it follows the guidelines and meets the intent of the ordinance. She reviewed the provisions of the Small Lot Overlay Ordinance and explained how each requirement was met.

Expressing concerns about the project's density, Councilmember Scotto stated that the ordinance was designed to maintain the integrity of the neighborhood and that the proposed project does not do this; therefore, he could not support it.

Councilmember McIntyre stated that she believed the Ohs had made a good faith effort to comply with the guidelines and that she had been inclined to support the project before this evening because one family would be living in the two units, but she recognizes that the units could be sold in the future and the situation could change. She indicated that she was very impressed by the time and effort put forth by people in the surrounding community to make their point and that she had decided not to support the project because it lacks the integrity and historicity of other homes in the immediate and adjacent area. She commented on the importance of preserving this historic area of Torrance.

Responding to Councilmember Nowatka, Planning Manager Isomoto advised that the existing houses on the subject property are not Craftsman-style houses and confirmed that the applicant could remodel or add to either of the houses without changing the style as long as the FAR does not exceed .50.

Councilmember Lieu stated that he was inclined to support the project for the following reasons: 1) the applicants had accommodated many of the neighbors' concerns; 2) the project appears to be the same as, or more conservative than, the 27 projects that have been approved before it; and 3) the Council has consistently interpreted the ordinance in a certain manner, as evidenced by the fact that no project has been denied since its adoption, and it would be unfair to change that now. He stated that, if introduced, he would support a stronger ordinance for historical preservation.

**MOTION:** Councilmember Lieu moved to concur with the staff recommendation to approve the appeal and approve the project as conditioned. The motion was seconded by Councilmember Witkowsky and passed as reflected in the following roll call vote:

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

#### **RESOLUTION NO. 2003-63**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE  
CONSTRUCTION OF A TWO-UNIT CONDOMINIUM DEVELOPMENT ON  
PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY IN  
THE R-2 ZONE AT 2103 GRAMERCY AVENUE  
**CUP02-00025: TAE SEOK OH (JOONG H. LEE)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-63. The motion was seconded by Councilmember Witkowsky and passed as reflected in the following roll call vote:

AYES: Councilmembers Lieu, Mauno, McIntyre, Nowatka, Witkowsky, and Mayor Walker.  
NOES: Councilmember Scotto.

**RESOLUTION NO. 2003-64**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNING COMMISSION REVIEW TO ALLOW THE CONSTRUCTION OF A TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE SMALL LOT, LOW-MEDIUM OVERLAY IN THE R-2 ZONE AT 2103 GRAMERCY AVENUE

**PCR02-00001: TAE SEOK OH (JOONG H. LEE)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-64. The motion was seconded by Councilmember Witkowsky and passed as reflected in the following roll call vote:

AYES: Councilmembers Lieu, Mauno Nowatka, Witkowsky, and Mayor Walker.

NOES: Councilmembers McIntyre and Scotto.

**RESOLUTION NO. 2003-65**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A DIVISION OF LOT TO ALLOW THE SUBDIVISION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-2, SMALL LOT, LOW-MEDIUM OVERLAY ZONE AT 2103 GRAMERCY AVENUE

**DIV02-00013: TAE SEOK OH (JOONG H. LEE)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-65. The motion was seconded by Councilmember Witkowsky and passed as reflected in the following roll call vote:

AYES: Councilmembers Lieu, Mauno Nowatka, Witkowsky, and Mayor Walker.

NOES: Councilmembers McIntyre and Scotto.

The City Council recessed from 9:10 p.m. to 9:28 p.m.

**12c. ZON03-00002, GPA0-00003, CUP03-00005, TTM54027, VAR03-00002 EAS-3-00003): WESCO HOMES & DEVELOPMENT INC. (SUBTEC – CHERYL VARGO)**

**Recommendation**

Recommendation of the **Planning Director** that City Council deny the appeal and take the following action on property located at 3604 Redondo Beach Boulevard:

- 1) Adopt a Negative Declaration (EAS03-00003);
- 2) Adopt an Ordinance approving a Zone Change (ZON03-00002) from General Commercial (C-2) to Limited Multiple-Family Residential (R-3) for the subject property;
- 3) Adopt Resolutions approving a General Plan Amendment (GPA03-00001) from Local Commercial to Medium Density Residential, Conditional Use Permit (CUP03-00005), a Tentative Tract (TTM54027), and a Variance (VAR03-00002) for a proposed seventeen-unit condominium development with a tandem parking arrangement for the third parking space; and
- 4) Approve an Ordinance Summary for publication.

The **Planning Commission** recommended approval of the Negative Declaration, but was unable to reach a consensus on the Zone Change and General Plan Amendment, and voted to deny the Conditional Use Permit, Variance, and Tentative Tract Map.

**ZON03-00002, GPA03-00003, CUP03-00005, TTM54027, VAR03-00002 (EAS03-00003): WESCO HOMES & DEVELOPMENT INC. (SUBTEC - CHERYL VARGO)**

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

It was the consensus of the Council to forego the staff presentation.

In response to Councilmember Scotto's suggestion, Planning Manager Isomoto confirmed that it would be possible to add two parking spaces at the rear of the building by moving it closer to Redondo Beach Boulevard and agreed that the additional parking spaces would outweigh the loss of landscaping along the frontage. He also suggested adding a parking space between Buildings 4 and 5, and Ms. Isomoto stated that she believed it would be possible but staff would have to review open space calculations to make sure requirements would still be met.

Councilmember Nowatka recommended that a condition be included requiring that an area be provided for the storage of recyclable materials. He requested clarification of the gated area referred to in Condition No. 17. Planning Manager Isomoto advised that the condition was inserted in error and should be deleted.

In response to Councilmember McIntyre, Planning Manager Isomoto clarified Condition No. 20, explaining that staff was recommending a conventional straight sidewalk as opposed to the meandering sidewalk proposed by the applicant.

Ms. Cheryl Vargo, representing Wesco Homes & Development, stated that the applicant worked very closely with staff to design a project with ample landscaped buffers along the street frontage, but was willing to provide two additional parking spaces by moving the building forward. She noted that three curb cuts would be eliminated entirely, providing a net increase in street parking. She asked staff to reconsider the meandering sidewalk.

Mr. Craig Boggs, 16700 Yukon Avenue, expressed concerns that the project would exacerbate existing traffic and parking problems on Yukon Avenue.

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

Responding to Councilmember Mauno, Planning Manager Isomoto confirmed that a commercial use on this site would generate significantly more traffic than the proposed residential development.

Mayor Walker expressed the hope that the project would serve as a catalyst to better development in North Torrance.

Voicing support for the project, Councilmember Witkowsky pointed out that approximately 62 parking spaces would be provided for the project.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation to approve the appeal and approve the project with the following modifications: delete Condition No. 17, and add conditions requiring: 1) that an area be provided for the storage of recyclable materials; 2) that the building to be moved forward to allow for two additional parking spaces at the rear; and 3) that a parking space be added between Buildings 4 and 5. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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

**ORDINANCE NO. 3537**

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 3604 REDONDO BEACH BOULEVARD FROM C-2 (GENERAL COMMERCIAL) TO R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL)

**MOTION:** Councilmember Nowatka moved for the adoption of Ordinance No. 3537. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-66**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT 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 DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED IN THE R023 ZONE (ZONE CHANGE PENDING) AT 3604 REDONDO BEACH BOULEVARD

**GPA03-00001: WESCO HOMES/SUBTEC – CHERYL VARGO**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-66. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-67**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 17 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 3604 REDONDO BEACH BOULEVARD

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-67 as amended. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-68**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING TENTATIVE TRACT MAP 54027 ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 3604 REDONDO BEACH BOULEVARD

**TTM54027: WESCO HOMES/SUBTEC – CHERYL VARGO**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-68. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-69**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE 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 3604 REDONDO BEACH BOULEVARD

**VAR03-00002: WESCO HOMES/SUBTEC – CHERYL VARGO**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-69. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**12d. ZON03-00001, CUP03-00002, TTM53988, VAR03-00001 (EAS03-00001): JCC HOMES (RICHARD GAUNT)/CITY OF TORRANCE**

**Recommendation**

Recommendation of the **Planning Commission** and **Planning Director** that City Council deny the appeal and take the following action on property located at 23747 Arlington Avenue (project site) and 23701, 23717, 23725 and 23739 Arlington Avenue (included in the Zone Change);

- 1) Adopt a Negative Declaration (EAS03-00001);
- 2) Adopt an Ordinance approving a Zone Change (ZON03-00001) from Conditional Commercial (C-5) to Residential Professional (RP) for the subject properties;
- 3) Adopt Resolutions approving a Conditional Use Permit (CUP03-00002), a Tentative Tract (TTM53988), and a Variance (VAR03-00001) for a proposed eight-unit condominium development; and
- 4) Approve an Ordinance Summary for publication.

**EAS03-00001, (ZON03-00001), CUP03-00002, TTM53988, VAR03-00001: JCC HOMES (RICHARD GAUNT)/CITY OF TORRANCE**

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

It was the consensus of the Council to forego the staff presentation.

Mr. Kurt Nelson, representing JCC Homes, requested that the Council reconsider Condition No. 8, requiring that solid block walls be used to separate rear yards, suggesting a combination of cement pilaster and wood fence.

Responding to Councilmember Scotto, Mr. Nelson indicated that the price range of the condominiums would be \$500,000 to \$600,000.

Planning Manager Isomoto explained staff's concern about wood fencing and the maintenance issue for future condominium owners.

Ms. Mickey Schneider, 23725 Arlington Avenue, stated that as owner of DuBunne Day Spa located next door to the project, she was concerned about the economic hardship to her business. She requested that construction be limited to a regular eight-hour union shift from 7:00 a.m. to 3:30 p.m. on weekdays, with no construction on Saturdays and Sundays. She stated that her loss of revenue would be \$2,500 to \$3,000 per day and that at least six employees were at risk of losing their positions.

Mr. Nelson stated that he hoped to complete the project as quickly as possible and limiting the hours of construction would only lengthen the course of construction.

In response to Councilmember Witkowsky, Mr. Nelson stated that he would ask the field supervisor to confine noisier construction activities to morning hours whenever possible to reduce the impact on Ms. Schneider's business.

Planning Manager Isomoto noted that the Code allows construction from 7:00 a.m. to 8:00 p.m., seven days a week, and that the Planning Commission recommended limiting the hours for this project to from 7:00 a.m. to 5:00 p.m. on weekdays, with no construction on Saturdays and Sundays (Condition No. 24).

Mr. Ken Gaugh, 1433 El Prado, legal counsel for DuBunne Day Spa, requested that Condition No. 24 be modified requiring construction to end by 3:30 p.m. on weekdays.

**MOTION:** At 10:12 p.m., Councilmember Witkowsky, seconded by Councilmember Scotto, moved to close the public hearing; the motion passed by unanimous roll call vote.

Councilmember Scotto stated that he thought limiting the hours of construction per Condition No. 24 was a good compromise and that he would support the project as conditioned.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation to deny the appeal and approve the project as presented. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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

#### **ORDINANCE NO. 3538**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 23701, 23717, 23725, 23739, AND 23747 ARLINGTON AVENUE FROM C-5 (CONDITIONAL COMMERCIAL) TO R-P (RESIDENTIAL PROFESSIONAL DISTRICT)

**MOTION:** Councilmember Nowatka moved for the adoption of Ordinance No. 3538. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2003-70**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN EIGHT-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE C-5 ZONE (CHANGE OF ZONE TO R-P PENDING) AT 23747 ARLINGTON AVENUE  
**CUP03-00002: JCC HOMES (RICHARD GAUNT)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-70. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-71**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A TENTATIVE TRACT ALLOWING ONE LOT TO BE SUBDIVIDED FOR AN EIGHT-UNIT CONDOMINIUM ON PROPERTY LOCATED IN THE C-5 ZONE (CHANGE OF ZONE TO R-P PENDING) AT 23747 ARLINGTON AVENUE  
**TTM53988: JCC HOMES (RICHARD GAUNT)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-71. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**RESOLUTION NO. 2003-72**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE R-P ZONE (ZONE CHANGE PENDING) AT 23747 ARLINGTON AVENUE  
**VAR03-00001: JCC HOMES (RICHARD GAUNT)**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2003-72. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**MOTION:** Councilmember Scotto moved to approve an ordinance summary for publication. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Mayor Walker indicated to Ms. Schneider that it was incredibly rare that construction was prohibited on weekends for other than safety reasons and that it was a major concession to allow this condition.

**13. APPEALS**

**13a. APPEAL OF ENVIRONMENTAL QUALITY COMMISSION DECISION REGARDING A DANGEROUS DOG**

**Recommendation**

Recommendation of the **Building and Safety Department and the Environmental Quality Commission** that City Council deny the appeal and that the finding that "Gunny" the dog meets the definition of a dangerous animal be upheld; that the dog either be humanely destroyed or not be allowed to return to live in the City; and the further recommendation of the Environmental Quality Commission that the dog be placed with a rescue group if one can be found to accept him.

Item was continued to June 24, 2003 meeting.

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At 10:16 p.m., the City Council recessed without leaving their seats and met as the Redevelopment Agency of the City of Torrance until 10:19 p.m.

\*

**16. ORAL COMMUNICATIONS**

**16a.** Councilmember Lieu shared information about an art exhibition at the U.S. Arts Education Center at 22344 Hawthorne Boulevard.

**16b.** Councilmember McIntyre commented on the recent death of a 37-year-old mother from breast cancer and urged support of the campaign to fight the disease by purchasing breast cancer stamps now available at post offices.

**16c.** Councilmember Nowatka announced that he would not be a candidate for the 53<sup>rd</sup> Assembly District and that he would be running for re-election to the City Council in 2004.

**16d.** Councilmember Scotto stated that he would also be running for re-election in March 2004.

**16e.** Councilmember Witkowsky announced that she would also be a candidate for re-election in March 2004.

**16f.** Councilmember Witkowsky asked for information about an insurance indemnity agreement with the City of Hawthorne for use of the City's stage for the Air Fair.

**16g.** Mayor Walker thanked Councilmember Nowatka for stepping in as Mayor pro tem at the last meeting, noting that each Councilmember would have an opportunity to conduct a meeting.

**16h.** Brenda Lidikay, 1752 Calamar Street, thanked everyone who had assisted her with a problem related to stolen flags from her front lawn.

**17. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**18. ADJOURNMENT**

At 10:29 p.m., the meeting was adjourned to Tuesday, June 24, 2003, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m.

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 October 14, 2003