

**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 5:32 p.m. on Tuesday, August 12, 2003, in City Council Chambers at Torrance City Hall.

ROLL CALL

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

Absent: None.

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

*

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

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17a) Conference with Labor Negotiator; 17b) Conference with Legal Counsel – Existing Litigation; 17c) Real Property – Conference with Real Property Negotiator; and Redevelopment Agency Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6, 54956.9(a) and 54956.8.

The Council reconvened in Council Chambers at 7:30 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 former Mayor Dee Hardison.

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 **WITHDRAWN OR DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Walker asked that the meeting be adjourned in memory of Opal Bassett, mother of Mrs. Leroy (Connie) Jackson, who passed away in her sleep at home on Wednesday, August 6, 2003, at the age of 83.

6. **COMMUNITY MATTERS**

6a. **INTRODUCTION OF KASHIWA EXCHANGE STUDENTS**

Torrance Sister City Association President Hazel Taniguchi introduced Adult Leader Kazuko Takayama and exchange students: Kanae Hattori, Erina Hirayama, Katsuhiro Iwasaki, Aiko Mise, Shingo Sakamaki, Satomi Takahashi, Kazutoshi Watanabe, and Yuki Yamanaka.

6b. **INTRODUCTION OF DEL AMO ROTARY CLUB EXCHANGE STUDENTS**

Del Amo Rotary Club President Dr. Marc Benard introduced and presented certificates to exchange students Sayaka Tonezawa and Miki Okada from the Urawa-East Rotary Club, Japan.

7. **CONSENT CALENDAR**

7a. **EXTENSION OF CONTRACT FOR ZAMPERINI FIELD MAPPING**

Recommendation

Recommendation of the **Engineering Director** that City Council approve an amendment to contract (C2002-163) with DCA Civil Engineering Group that extends the term of the contract to April 30, 2004, for Zamperini Field (Torrance Airport) Mapping.

7b. **APPROVAL OF FINAL TRACT MAP NO. 53382**

Recommendation

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

- 1) Approve Final Tract Map No. 53382, creating 6 attached condominium units on one lot, located at 1653 Cravens Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map;
- 2) Accept a two and a half-foot wide alley easement for the length of the project; and
- 3) Accept a 15-foot corner radius street easement at Cravens Avenue and Gramercy Avenue.

7c. **EXTENSION OF CONSULTING SERVICES AGREEMENT RE CITYWIDE TRAFFIC COUNT SERVICES**

Recommendation

Recommendation of the **Community Development Director** that City Council execute an amendment to the existing consulting services agreement with Transportation Studies, Inc. (C2002-226) to extend its service to September 24, 2004 and to add \$15,000 to the existing amount not to exceed \$39,999.

7d. **PURCHASE ORDER RE ANIMAL CONTROL TRUCK BODIES**

Recommendation

Recommendation of the **General Services Director** and the **Chief of Police** that City Council authorize a purchase order with California Truck Equipment Company (CTEC) of Downey, CA, in the amount of \$42,027.50 for the purchase of two (2) Animal Control Truck Bodies, as a cooperative purchase with the City of San Jose, CA.

7e. **BUILDING PERMIT/PLAN REVIEW EXPEDITING PROGRAM**

Recommendation

Recommendation of the **Building and Safety Director** that City Council approve a consulting services agreement with California Code Check for plan review services on an "as needed" basis, in an amount not to exceed \$150,000.

7f. **PURCHASE ORDER RE TORO ROTARY MOWERS**

Recommendation

Recommendation of the **Street Services Director** that City Council authorize a purchase order to be issued to Turf Star Inc. of Brea, CA in the amount of \$32,945.10 for the sole source purchase of two Toro Groundsmaster 225 rotary mowers.

7g. **CONTRACT SERVICES AGREEMENT TO REPAIR BUS 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 S & J Chevrolet to repair and rebuild the Allison transmissions of Torrance Transit buses for an annual cost not to exceed \$50,000.

7h. **DONATION OF OBSOLETE BUS PARTS/ENGINES TO HARBOR OCCUPATIONAL CENTER**

Recommendation

Recommendation of the **Transit Director** that City Council authorize the donation of obsolete bus parts and engines to Harbor Occupational Center.

7i. **CONTRACT SERVICES AGREEMENT RE OVERHAUL AND REPAIR 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 Torrance Transit buses for an annual cost not to exceed \$50,000 per year.

MOTION: Councilmember McIntyre moved for the approval of Consent Calendar Items 7a through 7i. The motion was seconded by Member Lieu and passed by unanimous roll call vote.

11. **ADMINISTRATIVE MATTERS**

11a. **RESOLUTIONS RE HOURS, WAGES AND WORKING CONDITIONS FOR CERTAIN FULL-TIME AND PART-TIME EMPLOYEES**

Recommendation

Recommendation of the **City Manager** that City Council adopt pay Resolutions for the Certain Full-Time Salaried and Hourly Employees and the Certain Part-Time Hourly Employees.

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. 2003-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 2002-77 SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN FULL-TIME SALARIED AND HOURLY EMPLOYEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-96. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 2002-78 SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN PART-TIME HOURLY EMPLOYEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-97. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11b. **RESOLUTIONS WITHDRAWING EMPLOYEE GROUPS FROM THE CALPERS HEALTH CARE SYSTEM**

Recommendation

Recommendation of the **City Manager** that City Council adopt Resolutions which will terminate the participation in PERS Health Insurance for specific employee groups.

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

RESOLUTION NO. 2003-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT – EXTERNALLY FUNDED AND LIMITED TENURE (AND UNREPRESENTED) EMPLOYEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-105. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT – ELECTED OFFICIALS

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-106. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT – MANAGEMENT EMPLOYEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-107. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT – CERTAIN MANAGEMENT EMPLOYEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-108. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT – POLICE AND FIRE TRAINEES

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-109. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT – TORRANCE CITY EMPLOYEES
ASSOCIATION

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-110. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT – LIBRARY EMPLOYEES ASSOCIATION

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-111. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT – TORRANCE MUNICIPAL
EMPLOYEES (AFSCME)

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-112. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2003-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ELECTING TO CEASE TO BE SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT – PARKS & RECREATION
EMPLOYEES ORGANIZATION

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-113. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11c. RESOLUTION RE COMPENSATION FOR EXECUTIVE AND MANAGEMENT EMPLOYEES

Recommendation

Recommendation of the **City Manager** that City Council adopt a Resolution setting forth changes regarding employment compensation for Executive and Management Employees for the period beginning August 10, 2003.

Assistant to the City Manager Keane noted supplemental material consisting of a revised Resolution.

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. 2003-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
REPEALING RESOLUTION NO. 2002-124 SETTING FORTH CHANGES
REGARDING EMPLOYMENT COMPENSATION FOR EXECUTIVE AND
MANAGEMENT EMPLOYEES EFFECTIVE JUNE 29, 2003

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-98. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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

Recommendation

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

11e. MEMORANDUM OF UNDERSTANDING RE TORRANCE MUNICIPAL EMPLOYEES AFSCME LOCAL 1117

Recommendation

Recommendation of the **City Manager** that City Council adopt a Memorandum of Understanding Resolution setting forth hours, wages, and working conditions for employees represented by Torrance Municipal Employees – AFSCME Local 1117 for the period July 27, 2003 to June 30, 2004.

Assistant to the City Manager Keane noted supplemental material correcting an omission in the Resolution.

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. 2003-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
REPEALING RESOLUTION NO. 2000-142 SETTING FORTH HOURS, WAGES,
AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE
TORRANCE MUNICIPAL EMPLOYEES – AFSCME, LOCAL 1117

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-99. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11f. MEMORANDUM OF UNDERSTANDING RE AFSCME—TORRANCE LIBRARY EMPLOYEES ASSOCIATION

Recommendation

Recommendation of the **City Manager** that City Council adopt a Memorandum of Understanding Resolution setting forth hours, wages, and working conditions for employees represented by AFSCME – TLEA (Torrance Library Employees Association) for the period July 27, 2003 to June 30, 2004.

Assistant to the City Manager Keane noted supplemental material correcting a scrivener's error in the Resolution.

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. 2003-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
REPEALING RESOLUTION NO. 2000-143 SETTING FORTH HOURS, WAGES,
AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE
TORRANCE LIBRARY EMPLOYEES ASSOCIATION (TLEA)

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-100. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Mayor Walker thanked employee groups, TME President Alan Lee, and City staff for their cooperation during labor negotiations.

12. HEARINGS

12a. **AMENDMENT OF TORRANCE MUNICIPAL CODE RE SPEED LIMITS ALONG SEPULVEDA BOULEVARD AND LOMITA BOULEVARD**

Recommendation

Recommendation of the **Community Development Director** and the **Police Chief** that City Council concur with staff's recommendation to adopt an Ordinance to:

- 1) Amend Section 61.10.4 "Subsection m" of the Torrance Municipal Code (TMC) to read Sepulveda Boulevard between west City limit and east City limit within the City with a maximum speed limit of forty (40) miles per hour; and
- 2) Amend Section 61.10.5 "Subsection b" of the TMC to read Lomita Boulevard between Hawthorne Boulevard and east City limit within the City with a maximum speed limit of forty-five (45) miles per hour.

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.

Community Development Director Gibson stated that staff was recommending the adoption of an Ordinance setting speed limits for the above-mentioned streets and noted that Transportation Planner Semaan was available to answer questions.

Mayor Walker invited public comment. As no one came forward to speak, the public hearing was closed.

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

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

ORDINANCE NO. 3540

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 61.10.4 AND 61.10.5 OF DIVISION 6 OF THE TORRANCE MUNICIPAL CODE RELATED TO POSTED SPEED LIMITS WITHIN THE CITY

MOTION: Councilmember Nowatka moved for the adoption of Ordinance No. 3540. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

12b. **EAS03-00006, GPA03-00003, ZON03-00004, CUP03-00019, VAR03-00004, TTM54015: PARK/GIBBS DEVELOPMENT/CHERYL VARGO**

Recommendation

Recommendation of the **Community Development Director** that City Council approve the appeal and take the following action on property located at 2708 Cabrillo Avenue:

- 1) Adopt a Negative Declaration (EAS03-00006);

- 2) Adopt an Ordinance approving a Zone Change (ZON03-00004) from C-1 (Retail Commercial District) to R-3 (Limited Multiple-Family Residential District);
- 3) Adopt a Resolution approving a General Plan Amendment from Local Commercial to Medium-Density Residential;
- 4) Adopt a Resolution approving a Conditional Use Permit (CUP03-00019) to allow the construction of 48 Townhouse units and a 44-unit Senior Citizens Condominium;
- 5) Adopt a Resolution approving a Tentative Tract (TTM54015);
- 6) Adopt a Resolution approving a Variance (VAR03-00004) for the use of tandem parking for the townhouse units; and,
- 7) Approve an Ordinance Summary for publication.

The Planning Commission recommends that the project be denied.

EAS03-00006, GPA03-00003, ZON03-00004, CUP03-00019, VAR03-00004, TTM54015: PARK/ GIBBS DEVELOPMENT/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.

Councilmember Mauno announced that he was abstaining from consideration of this item because he is employed by a company with a financial interest in the subject shopping center and exited Council Chambers.

Councilmember Scotto announced that he was also abstaining because he owns a business within 300 feet of the project site and exited Council Chambers.

With the aid of slides, Planning Manager Isomoto discussed the General Plan designation and the zoning of surrounding parcels and briefly described the project. She noted that the Planning Commission voted to deny the project by a vote of 4-2 due to concerns about the loss of a large commercially zoned parcel and that the Community Development Director was recommending approval of the appeal and approval of the project.

Councilmember Witkowsky complimented the architect on the wrought iron fencing along Border Avenue and asked about fencing along Sepulveda Boulevard.

Cheryl Vargo, representing Park/Gibbs Development, advised that no fencing was planned along Sepulveda Boulevard, however, there would be a 30-foot green belt with shrubbery and mature trees.

Ms. Vargo reported that the applicant has been working on this project for a year; that the mixed-use commercial/residential project originally envisioned for the site did not work out; and that after several revisions, the applicant arrived at the townhouse/senior condominium project before the Council.

Submitting a chart of residential projects/units approved from 1998 to June of 2003, Ms. Vargo suggested that the Planning Commission did not have enough information when they voted to deny the project due to concerns about the loss of commercial property. She stated that the City's 1992 General Plan demonstrated a need for an additional 4270 housing units over the next 20 years and that in the last 10

years, approximately 1500 units have been built, only a small percentage of which have required zone changes. She noted that since the General Plan was adopted, the Crossroads shopping center and a Costco store were built on land that was formerly zoned industrial, adding almost 70 acres to the City's commercial base and creating a need for another 900 housing units. She explained that with less than half an acre of vacant residential land in Torrance, the recycling of marginal commercial properties is one of the few options available to provide much needed housing.

Noting that neighbors had expressed concerns about the height of the project, Ms. Vargo explained that while the senior complex would be 41 feet high at the peak of the roof, the plate height, which is what is most visible from the street, would be 32 feet and the plate height of the townhouses would be 26 feet. She pointed out that there is a 60-foot railroad right-of-way and a significant setback between the townhouses and residences to the north. She reviewed photographs she submitted of the existing landscaped buffer adjacent to the railroad tracks, other properties in the vicinity, and the new Ralphs Market that replaced the one at this location.

Responding to questions from Councilmembers, Ms. Vargo offered clarification regarding the landscaping proposed adjacent to the railroad tracks; confirmed that there would be sound attenuation for units facing railroad tracks; and discussed measures that would be taken to address drainage issues.

Kurt Gibbs, representing Park/Gibbs Development, 2402 Michelson, Suite 280, Irvine, reported that the subject property was developed by his grandfather 40 years ago and that it is no longer viable as a commercial site because of its size, location and below-grade topography. He noted that he submitted letters from Ted Lawson of CB Richard Ellis and Mike Jensen of Pacific Retail Partners, which detail their unsuccessful efforts to attract retailers to this location. He stated that Ralphs Market has a long-term lease and could likely control the property until 2012; that a termination agreement has been negotiated, which includes a deed restriction preventing other markets from locating on this site; and that Savon Drugs has also agreed to terminate its lease at this location.

In response to Councilmember Nowatka's inquiry, Mr. Gibbs confirmed that even if this project does not go forward, it was unlikely that the under-performing Savon at this location would survive.

Michael Olson, 23110 Huber Avenue, voiced support for the proposed project, stating that the center was becoming blighted; that it was no longer a viable location for a grocery store; and that the townhouses/senior condominiums would provide housing opportunities for those who cannot afford single-family residences or wish to downsize.

Doug Petersen, 2708 Cabrillo Avenue, noted that he detailed his objections in a letter included in the agenda material. He contended that the project was out of character with the mainly single-family homes in this neighborhood and would overwhelm the area.

Mary Letendre, 1880 Lincoln Avenue, voiced her opinion that the three-story project was not appropriate for this area and suggested that people live elsewhere if there is no more land available in Torrance for residential housing. Noting recent residential developments in the area, she pointed out that there might be a need for a

small retail center at this location. She reported that this is a flood prone area, and Mayor Walker explained that drainage issues would be addressed as part of this project.

Howard Brady, 1843 Sante Fe Avenue, expressed concerns about the loss of retail establishments at this location; the proposed project's impact on parking; and existing drainage problems on his block.

Dee Hardison, 2024 W. 236th Street, commented on the City's efforts to attract another market to the center during her tenure as mayor; disputed the contention that the property owner aggressively marketed the site; indicated that she only recently became aware of the exclusionary clause prohibiting a market at this location; and conceded that a commercial center on this property was probably no longer viable. She stated that she had no doubt that senior housing is needed in the City, but was concerned about how massive this project would appear from Sepulveda Boulevard. She asked about the justification for the Floor Area Ratio (FAR) in excess of .60 for the townhouse portion of the project.

Planning Manager Isomoto advised that staff believed the FAR of .79 was appropriate because it was consistent with developments to the west along Sepulveda Boulevard and projects to the east and to the north of the site.

Ms. Vargo noted that there would be a 30-foot landscaped setback with mature trees along Sepulveda Boulevard to minimize the project's bulk and explained that senior complexes are typically three or four stories.

In response to Councilmember Lieu's inquiry, Ms. Vargo indicated that the price of the senior units would start at about \$170,000.

At Mr. Petersen's request, Planning Manager Isomoto provided clarification regarding the parking.

MOTION: Councilmember McIntyre, seconded by Councilmember Witkowsky, moved to close the public hearing; roll call vote reflected unanimous approval (absent Councilmembers Mauno and Scotto).

Commenting on the degradation of the site, Mayor Walker stated that it was unfortunate when covenants in a lease could tie up a property for years and restrict its usage/development; recalled that when the Ralphs Market on Pacific Coast Highway relocated from Anza to Calle Mayor there were similar restrictions; and requested that staff look into ways of avoiding this problem in the future. He indicated that he favored approval of the proposed residential project, which he found to be very acceptable, rather than having the property remain in its current state for another ten years.

Councilmember Witkowsky noted that neighbors expressed concerns about the massiveness of Coleman Court when it was built several years ago and, surrounded by trees, it now stands as a jewel in the South Bay. She voiced support for the project, citing the need for affordable senior housing and the project's attractive exterior and ample parking. She suggested that the CC&Rs include a disclosure about the trains.

Indicating that she would also support the project, Councilmember McIntyre stated that while she was a little concerned about the density, she believed the project was thoughtfully conceived and well designed, particularly the senior housing which includes many innovative features, and was convinced that it was no longer viable as a commercial site. She suggested that FAR standards be more strictly adhered to in the future.

Councilmember Nowatka indicated that he shared Councilmember McIntyre's concerns about the project's density and the approval of projects with an FAR in excess of guidelines, but would support the project because of the well thought out design. He noted that the walls adjacent to the railroad tracks are a magnet for graffiti and expressed the hope that something could be done to prevent it.

Councilmember Lieu stated that he would support the project because he was satisfied that the space was no longer commercially viable and because the senior component, with units priced under \$200,000, addresses the need for more affordable senior housing.

MOTION: Councilmember Witkowsky moved to concur with the Community Development Director's recommendation to approve the appeal, approve the project, and adopt a Negative Declaration. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

ORDINANCE NO. 3541

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 2708 CABRILLO AVENUE FROM C-1 (RETAIL COMMERCIAL DISTRICT) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)

MOTION: Councilmember Nowatka moved to adopt Ordinance No. 3541. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

MOTION: Councilmember Witkowsky moved to approve an Ordinance Summary for publication. The motion was seconded by Mayor Walker and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

RESOLUTION NO. 2003-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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 R-3 ZONE (ZONE CHANGE PENDING) IN THE CITY OF TORRANCE AT 2708 CABRILLO AVENUE
GPA03-00003: PARK/GIBBS DEVELOPMENT

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-101. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

RESOLUTION NO. 2003-102

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 44-UNIT SENIOR CITIZEN CONDOMINIUM AND A 48-UNIT TOWNHOUSE CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE C-1 ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 2708 CABRILLO AVENUE
CUP03-00019: PARK/GIBBS DEVELOPMENT

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-102. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

RESOLUTION NO. 2003-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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 2708 CABRILLO AVENUE
VAR03-00004: PARK/GIBBS DEVELOPMENT

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-103. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

RESOLUTION NO. 2003-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT ALLOWING ONE LOT TO BE SUBDIVIDED FOR A 44-UNIT SENIOR CITIZEN CONDOMINIUM AND A 48-UNIT TOWNHOUSE DEVELOPMENT ON PROPERTY LOCATED IN THE C-1 ZONE (CHANGE OF ZONE TO R-3 PENDING) AT 2708 CABRILLO AVENUE
TTM54015 PARK/GIBBS DEVELOPMENT

MOTION: Councilmember Nowatka moved for the adoption of Resolution No. 2003-104. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmembers Mauno and Scotto).

Councilmembers Mauno and Scotto returned to Council Chambers.

*

The Redevelopment Agency met from 5:32 p.m. to 9:30 p.m.

16. ORAL COMMUNICATIONS

16a. Councilmember Lieu expressed condolences to City Manager Jackson and his wife Connie.

16b. Councilmember Mauno also expressed condolences to City Manager Jackson and his wife Connie.

16c. Councilmember Mauno encouraged attendance at the Armstrong Theatre production of *Anything Goes*, commending the cast and crew for a first-rate production.

16d. Councilmember Mauno reported that he attended a planning meeting of the Independent Cities Association (ICA), as the City's representative, and the areas of focus for the coming year were identified as follows: 1) abolishing or amending AB1866; 2) exploring the issue of local financing; and 3) working with cities on a regional basis to obtain federal and state grant funds.

16e. Councilmember Mauno reported on the ICA's plans to host a townhall meeting with the top gubernatorial candidates.

16f. Councilmember McIntyre echoed condolences to City Manager Jackson.

16g. Councilmember McIntyre announced a performance of the Torrance Symphony at Wilson Park on August 24th.

16h. Councilmember Nowatka encouraged attendance at the Torrance Symphony's concert in the park.

16i. Councilmember Nowatka extended condolences to the Jackson family.

16j. Councilmember Scotto echoed condolences.

16k. Councilmember Scotto praised the production of *Anything Goes*, noting that at \$15/\$20 a seat, it is the best deal around for entertainment.

16l. Councilmember Scotto announced Splash Dance Aquacade on August 15th & 16th at the Benstead Plunge.

16m. Councilmember Witkowsky echoed condolences.

16n. Councilmember Witkowsky echoed comments on the performance of *Anything Goes*.

16o. Mayor Walker echoed condolences to City Manager Jackson and his wife Connie.

16p. Dee Hardison, 2024 W. 236th Street, noted that due to the lack of vacant land zoned for residential use, commercial/industrial land has to be rezoned to accommodate new housing projects; expressed concerns that developers, rather than the City, are determining where these projects are being built; and suggested that the City take a more proactive approach in planning for future developments. She also commented on the proliferation of mixed-use senior housing projects and recommended that steps be taken

to ensure that the good features included in the project approved at tonight's meeting be incorporated into future projects.

17. **EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

18. **ADJOURNMENT**

At 9:39 p.m., the meeting was adjourned to Tuesday, August 19, 2003, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

***Adjourned in Memory of
Opal Bassett***

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