

August 21, 2007

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 6:00 p.m. on Tuesday, August 21, 2007 in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Barnett, Brewer, Drevno, Nowatka, Sutherland, Witkowsky, and Mayor Scotto.

Absent: None.

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

Mayor Scotto announced that subsequent to the posting of the agenda, the City Attorney received a settlement proposal in the case of Willett v City of Torrance, Case No. 06CC03319, therefore, he has requested that the City Council consider adding this item to the agenda because immediate instruction from the Council regarding this matter is needed. In order to take action on a matter that is not on the agenda, the California Government Code requires a two-thirds vote of the Council that immediate action is necessary and that the need to take action arose subsequent to the posting of the agenda.

MOTION: Councilmember Witkowsky moved to add the item to the agenda. The motion was seconded by Councilmember Drevno and passed by unanimous roll call vote, with Councilmember Nowatka abstaining.

The item was considered as part of City Council closed session agenda pursuant to Government Code Sections 54954.2(b)(2) and 54956.9(a).

Councilmember Nowatka announced that he would excuse himself from discussion of the addendum item due to a conflict of interest.

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Agenda Item 18 was considered out of order at this time.

18. EXECUTIVE SESSION

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on the addendum item and agenda matters listed under 18A) Conference with Legal Counsel – Existing Litigation, and 18B) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54956.9(a) and 54956.8.

The City Council reconvened at 7:01 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 Assistant City Attorney Pohl.

Councilmember Witkowsky gave the non-sectarian invocation.

**3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA / MOTION TO
WAIVE FURTHER READING**

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, August 16, 2007.

MOTION: Councilmember Brewer 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 Witkowsky and passed by unanimous roll call vote.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

City Clerk Herbers announced that the City Council would be making appointments to the Civil Service Commission and the Environmental Quality and Energy Conservation Commission on August 28. She invited the public to submit their names for the new certification classes in October and November to be eligible for January commission appointments.

Councilmember Sutherland announced that the Ad Hoc Facilities Naming Committee would meet on Wednesday, September 12, at 4:30 p.m. in the Third Floor Assembly room.

Councilmember Nowatka announced that a joint meeting of the Citizen Development and Enrichment Committee and the Torrance Unified School District would be held Tuesday, August 28, at 4:00 p.m. in the Third Floor Assembly room.

7. ORAL COMMUNICATIONS #1

7A. Debbie Hays, Torrance Historical Society, invited everyone to attend a free walking tour of historical landmarks in downtown Torrance on Sunday, August 26, from 1:30 to 3:00 p.m., starting at the museum located at 1345 Post Avenue.

7B. Melanie Dreike, West Torrance Homeowners Association, expressed concerns regarding a Planning Commission item from the August 15 meeting regarding a request for a Conditional Use Permit to allow two take-out restaurants at Anza and Del Amo. She asked that the HOA be notified when the appeal is heard by the City Council.

8. CONSENT CALENDAR

8A. APPROVAL OF MNUTES

Recommendation

The **City Clerk** recommends that City Council approve the City Council minutes of June 12, June 19, June 26, and July 3, 2007.

8B. FUNDING FOR KASHIWA SISTER CITY 35TH ANNIVERSARY MEMENTOS

Recommendation

The **City Manager** recommends that City Council appropriate \$8,000 from the Program Contingency Reserve to fund the purchase of various mementos to commemorate the 35th Anniversary of the Torrance-Kashiwa Sister City.

8C. SUBSIDY OF RENTAL FEES FOR 9TH ANNUAL EMPLOYEE VARIETY SHOW

Recommendation

The **City Manager** recommends that City Council authorize subsidy of rental fees in the amount of \$1498.75 at the James Armstrong Theatre for the 9th Annual City of Torrance Employee Variety Show.

8D. SUBSIDY OF RENTAL FEES FOR CALPACS TRAINING SESSION

Recommendation

The **City Manager** recommends that City Council authorize subsidy of rental fees in the amount of \$492.38 at the Ken Miller Recreation Auditorium for a CalPACS 2.0 training hosted by the South Bay Cities Council of Government.

8E. APPROVAL OF FINAL TRACT MAP NO. 61463

Recommendation

The **Community Development Director** recommends that City Council:

- 1) Approve Final Tract Map No. 61463;
- 2) Accept a three foot (3') wide street easement on Jefferson Street; and
- 3) Abandon a portion of former Vine Street.

This Final Map will create one lot with 33 condominium units. The Project was subdivided by Standard Pacific Homes and located at 2303 Jefferson Street, which conforms to and meets all conditions of approval of the Tentative Map.

8F. AGREEMENT AMENDMENT FOR TREE SERVICES

Recommendation

The **Public Works Director** recommends that City Council authorize the one-year renewal option to the agreement with West Coast Arborist (C2004-173) for an additional amount of \$140,000, increasing the total amount of the agreement to \$612,000 to furnish all labor, materials, and equipment required for tree and/or stump removal, tree planting and tree trimming on an as needed basis.

8G. APPROPRIATION FOR CARPENTER WAGON

Considered separately, see page 4.

8H. APPROVAL OF FINAL TRACT MAP NO. 66754

Recommendation

The **Community Development Director** recommends that City Council approve Final Tract Map No. 66754, creating 10 condominium units on a one lot subdivision. The project, subdivided by 23015 Samuel LLC, is located at 23015 Samuel Street, and conforms to and meets all conditions of approval of the Tentative Tract Map.

8I. AGREEMENT AMENDMENT RE GENERAL PLAN UPDATE

Recommendation

The **Community Development Director** recommends that City Council:

- 1) Approve the Assignment, Assumption and Consent/Assignment of consulting services agreement C2004-197 from Cotton/Bridges/Associates, a division of P&D Consultants to Hogle-Ireland, Inc.;
- 2) Approve a Second Amendment to consulting services agreement with Hogle-Ireland, Inc. (C2004-197) to increase the contract amount by \$86,195 plus approve a 5% contingency of \$4,310 for a with a new not to exceed total of \$416,905;
- 3) Approve an extension of term from October 26, 2007 to October 31, 2008; and
- 4) Transfer and appropriate \$40,000 from the General Fund Community Development operating budget to FEAP 366-Comprehensive Planning Project.

8J. APPROPRIATION FOR WIRELESS LOCAL AREA NETWORK SYSTEM AT TORRANCE AIRPORT

Considered separately, see page 4.

MOTION: Councilmember Witkowsky moved for the approval of Consent Calendar Items 8A through 8F, 8H and 8I. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

Consent Calendar Items 8G and 8J were considered separately at this time.

8G. APPROPRIATION FOR CARPENTER WAGON

Recommendation

The **Acting Community Services Director** recommends that City Council appropriate funds from the Community Services Department Donation Account and approve the purchase of an enclosed trailer with graphics for the Carpenter Wagon program in the amount of \$4,100 (including sales tax, license, fees, and graphics).

Councilmember Brewer stated that he was pleased that the Carpenter Wagon program was being brought back.

Recreation Services Manager Jones reported that Home Depot has agreed to partner with the City on this program, with the City to provide the trailer and Home Depot to provide the labor and materials to teach woodworking skills to Torrance youths at City parks.

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

8J. APPROPRIATION FOR WIRELESS LOCAL AREA NETWORK SYSTEM AT TORRANCE AIRPORT

Recommendation

The **City Manager, Emergency Preparedness Team and Information Technology Director** recommend that City Council:

- 1) Authorize the purchase of a Ceragon 100Mbps Wireless Local Area Network system, not to exceed \$35,000 from FEAP #570 – Alternate EOC Project; and
- 2) Authorize the budget allocation of \$11,000 for ongoing maintenance and replacement costs from the Airport Fund for a total first year expenditure not to exceed \$46,000.

Assistant to the City Manager Sunshine provided clarification regarding the allocation from the Airport Fund for ongoing maintenance and replacement costs for the Wireless Local Area Network system at the request of Karen Fitch, resident. He confirmed that the expense was airport-related as the WLAN system will enhance security at the airport and provide for better communication with City Hall.

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

10. PLANNING AND ECONOMIC DEVELOPMENT

10A. APPOINTMENT OF STRATEGIC PLAN COMMITTEE MEMBERS AND APPROVAL OF REVISED BUDGET AND TIMELINE FOR RENEWAL

Recommendation

The **Community Development Director** recommends that City Council:

- 1) Appoint the members of the Strategic Plan Committee
- 2) Appropriate and transfer \$55,000 from the General Fund Community Development operating budget to FEAP #366 – Strategic Plan; and
- 3) Concur with the revised Strategic Plan renewal timeline.

Deputy Community Development Director Cessna reported that Agenda Items 10A through 10D provide the framework for the Strategic Plan renewal. She explained that Item 10A addresses the composition of the Strategic Plan Committee, the revised budget and the revised timeline, and Items 10B, 10C and 10D award contracts for professional services needed for the renewal. She noted that the committee is composed of eight representatives from various interest groups within the community, including homeowners associations, large and small businesses, seniors, youth, and the Torrance Unified School District, along with seven members at large appointed by the Council. She briefly reviewed the timeline for the renewal, noting that work on the General Plan update will continue concurrently allowing for the sharing of information.

Councilmember Sutherland expressed his preference that all members of the committee be residents of Torrance.

City Manager Jackson reported that residency was not required for the two previous Strategic Plan Committees because it was felt that all stakeholders in the City should be represented, including those who work and/or operate businesses here.

MOTION: Councilmember Brewer moved to appropriate and transfer \$55,000 from the General Fund Community Development operating budget to FEAP #366 – Strategic Plan and to approve the revised timeline for the Strategic Plan renewal. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

MOTION: Councilmember Brewer moved to approve the following appointments. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

NAME	REPRESENTS	NAME
Steve Hemingway	Small business	Chamber of Commerce
Toni Bock	Large Business	Chamber of Commerce
Don Clouch	Homeowner Group	Southeast & East Torrance
Rick Wagner	Homeowner Group	Northwest and North Torrance
Michael Wermers	Homeowner Group	Southwood Riviera & South/West Torrance
Todd Hays	Homeowner Group	Old Torrance & Central Torrance
TBA	Youth Council	Appointed in September
Dr. Don Stabler	Torrance Unified	
Art Callen	Commission on Aging	
COUNCIL APPOINTMENTS		
<i>Councilmember Witkowsky</i>	Lola Unger	
<i>Councilmember Nowatka</i>	Frank Piersol	
<i>Councilmember Sutherland</i>	Stephanie Ernster	
<i>Councilmember Brewer</i>	Kristin Matsuda	
<i>Councilmember Drevno</i>	Harvey Horwich	
<i>Councilmember Barnett</i>	Jim Fauk	
<i>Mayor Scotto</i>	Marcia Cribbs	

City Clerk Herbers administered the oath of office to committee members present.

City Manager Jackson requested the Council's concurrence with guidelines for the committee as outlined in supplemental material, which state that the committee was created for the sole purpose of the renewal of the City's Strategic Plan and will expire upon completion of this task; that meetings will be public and subject to the Brown Act; and that action minutes will be taken of the meetings.

MOTION: Councilmember Brewer moved to concur with the committee guidelines. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

10B. CONSULTING SERVICES AGREEMENT FOR TELEPHONE SURVEYS

Recommendation

The **Community Development Department Director** recommends that City Council award a consulting services agreement to Fairbank, Maslin, Maullin & Associates (FMMA) to conduct statistically-valid telephone surveys of the residential and business communities in the amount of \$45,930 plus a 5% contingency of \$2,296.50 for a total contract amount of \$48,226.50.

Richard Bernard, representing Fairbank, Maslin, Maullin & Associates, provided information about the telephone surveys to be conducted. He reported that 500 randomly selected residents and 300 randomly selected businesses will be surveyed; that the survey will last approximately 20 minutes; and that pollsters are not subject to the do-not-call list rules. He advised that the margin of error for the survey is plus or minus 4.4%.

Councilmember Witkowsky suggested that residents be alerted that the telephone surveys will be taking place because scam artists sometimes pretend to be pollsters.

Deputy Community Services Director Cessna confirmed that an effort would be made to notify the public about the surveys via announcements at Council meetings and on cable TV, along with notices to homeowners groups.

Councilmember Sutherland asked that the Council be provided with a copy of questions before the survey begins.

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

10C. AGREEMENT FOR COMMUNITY PROFILE, ENVIRONMENTAL SCAN INDICATORS

Recommendation

The **Community Development Department Director** recommends that City Council award a consulting services agreement to The Planning Center to prepare an updated community profile, environmental scan and performance indicators in the amount of \$87,414 plus a 5% contingency of \$4,371 for a total contract amount of \$91,785.

Responding to questions from the Council, Steve Gunnells, representing The Planning Center, provided clarification regarding the scope of the environmental scan.

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

10D. CONSULTING SERVICES AGREEMENT FOR FACILITATION SERVICES

Recommendation

The **Community Development Director** recommends that City Council approve a consulting services agreement with R. Scott Adams in the amount of \$47,200 for consultation and facilitation services for the Strategic Plan Update.

Deputy Community Services Director Cessna noted that R. Scott Adams was involved in both of the prior Strategic Plan updates.

Mr. Adams stated that he was looking forward to working with the Strategic Plan Committee on this task as he formerly worked for the City of Torrance and has strong ties to the city.

Councilmember Witkowsky related her experience that Mr. Adams is an excellent facilitator, and Mayor Scotto expressed confidence in Mr. Adam's leadership abilities.

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

10E. STATUS REPORT ON CURCULATION ENHANCEMENTS IN THE VICINITY OF SAM LEVY SCHOOL

Recommendation

The **Community Development Director** and **Public Works Director** recommend that City Council accept and file a status report on the circulation enhancements in the vicinity of Sam Levy School as part of the Hull Middle School relocation.

With the aid of slides, Project Manager Bilezarian provided a status report on circulation enhancements in the vicinity of Sam Levy School. He reported that drop off areas have been created in parking lots off Madison Street and 229th Place; that modifications have been made to the intersections of Madison/230th Street/229th Place and Hawthorne/230th Street; and that signage restricting turns on 229th Place and restricting parking on Madison Street during designated hours will be installed prior to the start of school. He noted that a crossing guard has been assigned to the Madison/230th Street/229th Place intersection and a traffic officer will also be present when school starts to assist with circulation. He reviewed the following options for easing backups in the westbound right-turn lane on Lomita Blvd. at Hawthorne Blvd.: 1) Install dual right-turn lanes with a protected right-turn green arrow; 2) Install a protected right-turn green arrow for the existing right-turn lane; and 3) Permit a right turn from the existing #2 through lane going westbound on Lomita Blvd.

Transportation Planning Manager Semaan noted that Hull School has sent letters to parents advising them of turn restrictions with a map of the recommended routes.

Councilmember Brewer expressed concerns that allowing westbound traffic on 229th Place to turn left onto Madison will cause a major back-up.

Transportation Planning Manager Semaan reported that staff will observe how traffic flows during the first few days of school and additional modifications may be necessary if problems develop.

Councilmember Witkowsky noted that barricades will prevent residents of New Horizons from going westbound on 229th Place from Nadine Circle during designated hours (8 a.m. to 9 a.m. and 3 p.m. to 4 p.m.) and suggested that residents be informed of this restriction.

Transportation Planning Manager Semaan advised that the barricading was being done at the request of New Horizons residents to prevent cut-through school traffic and agreed to look into the possibility of having the homeowners association inform residents via their newsletter.

Councilmember Witkowsky expressed concerns about the impact on businesses on 230th Street, particularly the 7-Eleven store.

Transportation Planning Manager Semaan explained that 230th Street was being re-stripped to improve capacity and that staff will discuss with Caltrans the possibility of modifying the timing of signals to improve the flow of traffic.

Mayor Scotto noted that the hours during which 7-Eleven will be affected are not peak hours and convenience stores usually benefit from having schools nearby. He echoed concerns about a potential back-up on 229th Street and suggested having more police officers present to assist during the first days of school.

Police Sergeant Broman reported that several traffic officers will be monitoring the situation for the first two weeks of school and if problems develop, they will make immediate adjustments.

Dr. Don Stabler, Deputy Superintendent of Torrance Unified School District, noted that bus transportation will be provided for up to 400 students, thereby reducing the number of students who must be transported by parents to 230 students. He thanked Public Works and Transportation Planning staff for their assistance.

Mayor Scotto requested that the City be informed of the number of students who actually sign up for bus transportation.

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The Council recessed from 8:23 p.m. to 8:37 p.m.

12. ADMINISTRATIVE MATTERS

12A. CONSIDERATION OF REINSTATING NOVEMBER 6, 2007 AS REGULAR CITY COUNCIL MEETING NIGHT

Recommendation

The **City Manager** recommends that the City Council consider reinstating November 6, 2007 as a regular City Council meeting.

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

13. HEARINGS

13A. CONGESTION MANAGEMENT PROGRAM

Recommendation

The **Community Development Director** recommends that City Council:

- 1) Conduct a public hearing as required by the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority;
- 2) Adopt a Resolution to self-certify that the City of Torrance is in conformance with local Congestion Management Program (CMP) requirements; and,
- 3) Direct staff to submit the CMP Local Development Report (LDR) as required by the Los Angeles County Metropolitan Transportation Authority.

Mayor Scotto 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.

As no one from the public came forward to speak, the public hearing was closed.

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

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

RESOLUTION NO. 2007-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

MOTION: Councilmember Sutherland moved for the adoption of Resolution No. 2007-83. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

13B. PRE06-00041: NAJIB AND NAHIA AL-SAMARRAI – 5108 NEWTON STREET

Recommendation

The **Planning Commission** recommends that City Council deny the appeal and adopt a Resolution denying without prejudice a Precise Plan of Development to allow the construction of first and second story additions to an existing one-story single family residence on property located in the R-1 zone in the Hillside Overlay District at 5108 Newton Street.

The **Community Development Director** recommends that City Council grant the appeal and approve the project.

Mayor Scotto 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.

Mayor Scotto noted for the record that he lives near the project but outside the notification area.

With the aid of slides, Planning Manager Lodan briefly reviewed the proposed project; noted revisions made since the Planning Commission hearing; and shared photographs taken from various perspectives in the neighborhood. He reported that the Planning Commission voted unanimously to deny the project, citing concerns about the large attic and the possibility it could be used as habitable space.

Councilmember Brewer stated that he shares concerns about the attic being converted to habitable space.

Planning Manager Lodan reviewed the requirements for habitable space, including a minimum ceiling height of 7 feet.

A brief discussion ensued regarding the possibility of reducing the height of the attic and relocating the pull-down stairs to ensure that it's not used as habitable space.

Najib Al-Samarrai, 5108 Newton Street, provided background information about his family and their involvement in the community. Using photographs to illustrate, he maintained that the proposed project would not impact the view, light, air and privacy of neighbors, noting the large setbacks between his property and properties on either side. He disputed the claim of the neighbor at 5114 Newton Street that the project would exacerbate a mold and mildew problem, pointing out that this residence is surrounded by

hedges that could be creating the problem by blocking out sunlight. Referring to photographs of other homes in the immediate area, he contended that the proposed project was in harmony with the neighborhood, which has a variety of architectural styles. He clarified that the height of the attic will not exceed 6 feet 4 inches and explained that it will be used for storage of books and to house utilities.

Planning Manager Lodan advised that the plans list the attic height as 6 feet 4 inches, however, staff calculated the height to be 7 feet 4 inches by scaling the plans and therefore recommended a condition limiting the height to 6 feet 4 inches.

Councilmember Witkowsky asked if the applicant would agree to eliminate the windows in the attic to address concerns that it will be used as living space.

Mr. Al-Samarrai responded that he would like to retain the windows as they would provide natural light for the attic, noting the growing emphasis on energy conservation.

Councilmember Sutherland stated that he saw no reason to eliminate the windows in the attic because they would provide both natural light and ventilation.

Bill Haas, 5114 Newton Street, voiced objections to the proposed project. Submitting photographs to illustrate, he contended that the overly high attic ceiling would make the remodeled residence look like it has three stories, dwarfing his home and diminishing the two-story home on the other side. He stated that he has been fighting mold on the north and east sides of his house for 46 years; that hedges around the perimeter have been cut back to provide space for air circulation so they do not contribute to the problem; and that the proposed structure would exacerbate the mold problem by shading the east side of his home. He called for the attic to be reduced in height to 3.5 - 4 feet, which is the typical height of attics in Torrance, noting that according to his calculations, the attic as proposed could house 21,000 books. He expressed concerns about the precedent that would be set should the project be approved. He related his observation that survey marks meant to delineate property lines have been altered.

Ann Ferrelli, 5014 Newton Street, reported on efforts made to mitigate the impact on neighbors when she remodeled her home and urged that the applicants go back to the drawing board and retain the services of a reputable architect. She suggested that requiring the pull-down stairs to be relocated will not prevent the attic from being used as living space because a permanent staircase could be built wherever the applicants choose after the project has passed final inspection.

Mr. Al-Samarrai stated that he and his family like the design of the project and it should be judged on objective standards, not whether or not neighbors like its design. He reported that he retained the services of a well qualified architect and his expenses have mounted with the repeated revisions. He related his belief that the project would have absolutely no impact on neighbors, pointing out that the existing 18-foot separation between his and Mr. Haas' house will remain unchanged.

Councilmember Nowatka noted that illegal conversions are a common problem, therefore when the Council considers plans that have this potential, it raises some concerns.

Councilmember Witkowsky asked if Mr. Al-Samarrai would agree to reduce the height of the attic to 4.5 feet in order to gain approval of the project.

Mr. Al-Samarrai responded that the approval process has left his family financially drained and emotionally exhausted and the project will not go forward if there are any more changes.

In response to Councilmember Brewer's inquiry, Planning Manager Lodan confirmed that the project's height of 27 feet is within the allowable height for the Hillside Overlay area and that there are no restrictions on the height of attics.

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

Mayor Scotto stated that he could support the project with the following conditions: 1) That the height of the attic shall not exceed 6 feet 4 inches; 2) That the pull-down stairs to the attic shall be moved to the hallway; and 3) That the maximum height of the project shall not exceed 26 feet.

MOTION: Councilmember Brewer moved to approve the appeal and approve the project with the following conditions: 1) That the height of the attic shall not exceed 6 feet 4 inches; 2) That the pull-down stairs to the attic shall be moved to the hallway; and 3) That the maximum height of the project shall not exceed 26 feet. The motion died for lack of a second.

MOTION: Councilmember Witkowsky moved to approve the appeal and approve the project with the following conditions: 1) That the height of the attic shall not exceed 5 feet; and 2) That the pull-down stairs to the attic shall be moved to the hallway. The motion died for lack of a second and discussion continued.

Councilmember Sutherland voiced support for the project as proposed. He noted that the applicant has already revised the project to address neighbors' concerns; that it meets or exceeds all requirements and is well within Hillside Overlay guidelines in terms of floor area ratio, and that it was not the Council's role to dictate the location of windows or other design elements that are a matter of personal preference.

MOTION: Councilmember Sutherland moved to approve the appeal and approve the project with the following conditions: 1) That the height of the attic shall not exceed 6 feet 4 inches; and 2) That the folding stairs to the attic shall be moved to the hallway. The motion was seconded by Councilmember Brewer and discussion briefly continued.

Councilmember Witkowsky stated that the attic far exceeds what she believes to be an acceptable size for an attic in Torrance, therefore, she would not support the motion.

Councilmember Nowatka indicated that he also would not support the motion due to the potential that the attic would be used as habitable space, noting that relocating the pull-down stairs would not prevent a permanent staircase from being built in the future.

Mayor Scotto called for a vote on the motion, and the motion passed by a 4-3 roll call vote, with Councilmembers Barnett, Nowatka and Witkowsky dissenting.

Mayor Scotto noted that a resolution reflecting the Council's action would be brought back for adoption at the next meeting.

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The Council met as the Redevelopment Agency from 9:56 p.m. to 9:58 p.m.

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17. ORAL COMMUNICATIONS #2

17A. Councilmember Nowatka, with the concurrence of Council, requested that City Manager staff explore the concept of owning a museum at the airport and using the City's legislative consultant for exploring possible funding sources.

17B. Councilmember Nowatka invited everyone to attend the Torrance Symphony's free concert at Wilson Park on Sunday, August 26, at 1:30 p.m.

17C. Councilmember Witkowsky noted that the first case of West Nile virus has been reported in Los Angeles County and reminded residents to eliminate any standing water on their property.

17D. Councilmember Barnett invited everyone to attend the annual Aquacade at the Benstead Plunge on Friday, August 24, and Saturday, August 25.

17E. Councilmember Brewer reported that the Community Services Department has arranged to have a series of movies and concerts in City parks this summer and thanked those who have assisted with planning and setting up these events. He noted that the movies have been very successful and suggested that consideration be given to holding concerts later in the afternoon next year to encourage more attendance.

Recreation Services Manager Jones announced that the last event will be a concert at Wilson Park on Sunday, September 16, from 2:00 p.m. to 4:00 p.m.

17F. Councilmember Drevno encouraged everyone to participate in California Coastal Clean-up Day on Saturday, September 15, at Torrance Beach.

17G. Councilmember Drevno stated that she was pleased that the Carpenter Wagon was being brought back because it was always a popular program.

17H. Mayor Scotto congratulated staff member Margie Warner on the birth of her granddaughter Tyler Ann earlier in the day.

17I. Mayor Scotto asked that staff look into the possibility of reserving the Armstrong Theatre for a performance of the South Bay Ballet on May 11, 12, and 13, 2011.

17J. Mayor Scotto requested that staff explore ways of notifying residents of West Torrance about the hearing on fast food restaurants at Anza and Del Amo short of mailing out notices to each address (see Orals #1, Item 7B).

17K. Mayor Scotto, with the concurrence of Council, directed staff to explore opportunities for a public/private partnership to develop an additional community swimming pool.

17L. City Manager Jackson commended Public Works staff and the Police Department for their work on traffic enhancements in the Sam Levy School area.

18. **EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

19. **ADJOURNMENT**

At 10:09 p.m., the meeting was adjourned to Tuesday, August 28, 2007 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

Attest:

/s/ Frank Scotto

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers,
City Clerk of the City of Torrance

Approved on October 9, 2007