

**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 6:30 p.m. on Tuesday, September 17, 2002, 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.

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Agenda Item 16 was considered out of order at this time.

16. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 16a) Conference with Legal Counsel – Existing Litigation, pursuant to California Government Code Section 54956.9(a).

The Council reconvened in Council Chambers at 7:00 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 Lieu.

Reverend Nancy Johnson, Cathedral for Life Church, gave the invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Nowatka 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 Witkowsky, and hearing no objections, Mayor Walker so ordered.

MOTION: Councilmember Nowatka 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 hearing no objections, Mayor Walker so ordered.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Mayor Walker announced that Chairman Scotto would be announcing a meeting of the City Council Ad Hoc Legislative Committee to consider the measures on the November ballot.

Councilmember Scotto announced an Ad Hoc Legislative Committee meeting on Monday, October 14th at 4:00 p.m.

Councilmember Nowatka announced that the Citizen Development and Enrichment Committee would be setting a joint meeting with the Torrance Unified School District as soon as possible.

6. COMMUNITY MATTERS

6a. RESOLUTION NO. 2002-101 RE POLICE CAPTAIN STEPHEN ROSS

RESOLUTION NO. 2002-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING POLICE CAPTAIN STEPHEN PATRICK ROSS UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY YEARS OF SERVICE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2002-101. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

To be presented at a later date.

6b. RESOLUTION NO. 2002-104 RE FIDEL HERRERA

RESOLUTION NO. 2002-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING FIDEL HERRERA UPON HIS RETIREMENT FROM THE CITY AFTER FORTY-THREE YEARS OF SERVICE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2002-104. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

To be presented at a later date.

6c. PROCLAMATION RE "COASTAL CLEANUP DAY"

Mayor Walker presented a proclamation declaring Saturday, September 21, 2002, as "Coastal Cleanup Day" in the City of Torrance to Stephanie Baker, City of Torrance, and Tom Galassi from Heal the Bay. Ms. Baker invited residents to participate in a statewide effort to clean up the coastline, coordinated by the California Coastal Commission and Heal the Bay, on September 21, from 9:00 a.m. to 12:00 noon, at Torrance Beach near Miramar Park. Mr. Galassi thanked the City for supporting his organization's efforts to make coastal waters safe and healthy for people and marine life.

7. **CONSENT CALENDAR**

7a. **AUTHORIZATION TO LEASE SPACE TO MAXIMUS**

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the Mayor to execute and the City Clerk attest to a sublease by and between the City of Torrance and Maximus Inc. for approximately 230 square feet of space at the Carson WorkSource Center for a total of \$425.50 per month.

7b. **APPROVAL OF CONTRACT RE DANCE CLASSES AND PROGRAMS**

Recommendation

Recommendation of the **Parks and Recreation Director** that City Council approve a contract with Regina Klenjoski to provide dance classes and programs for the City in conjunction with the Cultural Services Division and the Learning Center for Arts Excellence, for an amount not-to-exceed \$39,550.

7c. **CONTRACT EXTENSION WITH NEC BNS, INC. RE TELEPHONE AND VOICE MAIL SYSTEMS**

Recommendation

Recommendation of the **Information Technology Director** that City Council approve a second one-year extension to contract C2000-222 with NEC BNS, Inc. to provide maintenance and repair services to the City's PBX telephone and voicemail systems. The total of the original contract was \$93,175 and the first amendment increased the amount by \$89,574 for a total of \$182,749. This amendment is for an increase of \$92,729.04 which brings the not-to-exceed amount of this contract to \$275,478.04 and extends the contract to September 30, 2003.

7d. **FY2002-2003 FTA URBANIZED FORMULA GRANT APPLICATION**

Recommendation

Recommendation of the **Transit Director** that City Council authorize the City Manager to apply for and the Transit Department to submit an on-line application for an amount not-to-exceed \$2,537,000 in Federal Transit Administration (FTA) Urbanized Area Formula Program Section 5307 Capital funds.

7e. **SENIOR RIDE PROGRAM CONTRACT SERVICE AGREEMENTS**

Recommendation

Recommendation of the **Transit Director** that City Council authorize the Mayor to execute and the City Clerk to attest to the following:

- 1) A two-year contract services agreement with Administrative Services Co-op, d.b.a. South Bay Yellow Cab and United Checker Cab Co-op to provide service for the Torrance Senior Ride Program.
- 2) A two-year contract services agreement with All Yellow Taxi, Incorporated to provide service for the Torrance Senior Ride Program.
- 3) A two-year contract services agreement with United Independent Taxi Drivers, Incorporated to provide service for the Torrance Senior Ride Program.

The recommended term is October 1, 2002 to September 30, 2004 at a cost not-to-exceed an aggregate total of \$785,000 per annum for all three contracts.

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

11. **ADMINISTRATIVE MATTERS**

11a. **CONTINUATION OF STATE OF LOCAL EMERGENCY RE CAROLWOOD DRIVE 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 Drive 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.

11b. **TERMINATION OF THE STATE OF LOCAL EMERGENCY RE TOMLEE AVENUE AREA**

Recommendation

Recommendation of the **City Manager** and the **City Attorney** that City Council adopt a Resolution terminating the state of local emergency, proclaimed August 13.

Assistant City Manager Giordano advised that the properties involved in the Tomlee Avenue explosion have entered the long-term recovery phase, therefore, there was no need to continue the state of local emergency. She noted that the waiving of permit fees and the requirement that utilities be undergrounded will remain in effect for those impacted by the explosion.

Mr. Donald Betsworth, 20927 Tomlee Avenue, requested that the City continue to provide a security guard, at least during nighttime hours, for another 30 days to protect vacant properties from break-ins.

Police Chief Herren advised that activity in the area has decreased significantly; that any vacant home is vulnerable to break-ins; and that it becomes a matter of weighing the expense involved versus the benefit of having a guard there.

Noting that residents of this neighborhood have been through a traumatic experience, Mayor Walker expressed support for continuing to provide security for another two weeks.

City Manager Jackson reported that the maximum funding of \$25,000 authorized for security has been reached, so additional funding would be needed.

City Attorney Fellows recommended that the state of local emergency be extended if the Council decides to provide security for an additional two weeks.

MOTION: Councilmember Scotto moved to continue the state of local emergency for two weeks and to approve an additional \$5000 for security services through that period.

11c. **ADOPTION OF URGENCY ORDINANCE RE EXPENDITURE LIMIT FOR PUBLIC WORKS CONTRACTS**

Recommendation

Recommendation of the **City Manager** and the **City Attorney** that City Council adopt an Urgency Ordinance increasing the expenditure limit above which the City must formally bid public works contracts.

Assistant City Manager Giordano advised that staff was recommending that the expenditure limit above which the City must formally bid public works contracts be increased from \$25,000 to \$50,000. She noted that two ordinances were provided for the Council's consideration: an ordinance raising the expenditure limit and requiring Council approval of public works contracts over \$50,000; or as an alternative, an ordinance raising the expenditure limit but still requiring Council approval of contracts of \$25,000 or more.

URGENCY ORDINANCE NO. 3520

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 22.2.2 AND 22.2.3 OF ARTICLE 2 OF CHAPTER 2 OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE AWARDING OF PUBLIC WORKS CONTRACTS AND DECLARING THE PRESENCE OF AN URGENCY

MOTION: Councilmember Scotto moved for the adoption of Urgency Ordinance No. 3520, raising the formal bidding limit for public works contracts to \$50,000 and requiring City Council approval for public works contracts of \$25,000 or more. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11d. **CLASS SPECIFICATION/SALARY RANGE FOR INFORMATION TECHNOLOGY SPECIALIST**

Recommendation

Recommendation of the **Human Resources Director** and the **Civil Service Commission** that City Council approve the proposed class specification of Information Technology Specialist.

The **Human Resources Director** further recommends adoption of an amendment to the Resolution governing employees represented by Torrance Municipal Employees - AFSCME to implement the recommended salary range and premiums.

Sr. Human Resources Analyst Lawrence reported that the Information Technology Specialist is the last class specification to be revised of the 13 specifications in the Information Technology series. Referring to the recommended salary range and premiums, she noted that premiums are included to assist staff in updating their skills and to help them prepare for promotions.

MOTION: Councilmember Scotto moved to approve the proposed class specification of Information Technology Specialist. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

RESOLUTION 2002-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2000-142 SETTING FORTH CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES - AFSCME

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2002-105. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

11e. CONTRACT RE INSTALLATION OF WOMEN'S BATHROOM AT FIRE STATION NO. 3

Recommendation

Recommendation of the **Fire Chief** that City Council approve a contract with Arneson Plumbing & Heating for \$39,936 to install a new women's bathroom at Station #3.

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

12. HEARINGS

12a. LUS02-00003: CITY OF TORRANCE

Recommendation

Recommendation of the **Planning Director** and the **Planning Commission** that City Council:

- 1) Continue to allow residential land uses subject to a conditional use permit within the Del Amo Sub-District 1 and 2 (DA-1 and DA-2) as currently set forth by the HBCSP Zone;
- 2) Adopt by Ordinance an amendment of the HBCSP Zone (Chapter 1, Article 45 of Division 9 of the Torrance Municipal Code, the Planning and Land Use Code) to add design guidelines for new development in DA-1 and DA-2, regardless of land use, for the purpose of minimizing potential impacts to adjacent residences;
- 3) Adopt by Ordinance an amendment to the findings for a Development Permit (Chapter 2, Article 36 of Division 9 of the TMC) to correspond to the design standards added to DA-1 and DA-2; and
- 4) Approve an Ordinance Summary for publication.

LUS02-00003: CITY OF TORRANCE

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

Planning Manager Tate reported that following an unsuccessful attempt by a developer to gain approval of a residential project on a parcel in the Del Amo Business District (DABD), the Southwood Project Committee requested that the Hawthorne Boulevard Corridor Specific Plan (HBCSP) be amended to prohibit residential uses in the

Del Amo Business District; that at the direction of the City Council, Planning staff has been exploring this issue for the past six months; and that four public workshops were held at which residents and other interested parties had an opportunity to express their concerns. As a result, staff was recommending that residential land uses continue to be allowed in the DABD with a Conditional Use Permit, adding new design standards applicable to both commercial and residential developments to minimize the intrusion on adjacent R-1 properties and modifying the findings for a Development Permit to correspond with the design standards. She noted supplemental material available at the meeting consisting of additional public correspondence.

Responding to questions from the Council, Ms. Tate confirmed that residential uses generate significantly less traffic than commercial uses; discussed the types of commercial uses permitted in the DABD and building height restrictions; and provided clarification regarding the language in the proposed amendment of Chapter 2, Article 36 of Division 9, regarding the findings for a Development Permit.

Mayor Walker outlined the procedure for the hearing, requesting that speakers try to limit their comments to three minutes.

Mr. Larry Corrao, 21237 Ocean Avenue, urged the Council to listen to the views of residents directly affected by residential development in the DABD, the majority of whom are strongly opposed to it.

Ms. Lola Unger, 3903 Bluff Street, representing the Torrance League of Women Voters, expressed support for the staff recommendation and related her understanding that amending the Hawthorne Boulevard Corridor Specific Plan to eliminate residential housing could put the City out of compliance with State housing law requirements. She stated that the proposal to eliminate housing in the DABD appears to be based on potential increases in traffic and school overcrowding in the neighborhood to the west of Ocean Avenue, however, according to the Planning Department, residential projects generate less traffic than commercial projects, and the Torrance Unified School District (TUSD) has advised that new students could be accommodated within existing schools without causing overcrowding. She maintained that providing adequate housing for the anticipated increase in population is a citywide responsibility, which should be shared by all areas of Torrance.

Mr. Robert Feldman, 4620 Cathann Street, indicated that he was not opposed to growth, but believes that some important factors have not been fully considered. Voicing concerns about the impact new development would have on traffic, he pointed out that there is no place in the City to construct another major arterial and no room to widen existing ones and that proposed traffic improvements will take at least 5-10 years to complete. He suggested that it was likely that vacant land designated for commercial use would remain vacant for some time because the area currently has all the commercial/retail development the population can support, while land designated for residential use is likely to be developed due to the increasing demand for housing. He maintained that there will be a significant growth in the City's population over the next 10-15 years as older couples, who currently live in the large single-family homes in which they raised their families, choose to move to smaller quarters and sell their homes to young couples with children.

Mr. Robert Thompson, 1225 Cranbrook, President of Madrona Homeowners' Association, expressed support for the Southwood Project Committee and the Southwood Homeowners' Association and voiced concerns about the impact high density development in the DABD would have on his area and on the school district.

Ms. Donna Spreitzer, 21930 Ocean Avenue, President of the Southwood Homeowners' Association, urged the Council to preserve the quality of life for Southwood residents by changing the zoning in the DABD to exclude residential use and maintained that the staff recommendation does not address the two major concerns of residents, which are traffic and density.

Mr. Walter Skiba, 1028 Avenue C, President of the Torrance AARP chapter, stated that he and his wife, along with many other seniors, would like to be able to sell their house within the next few years and move into an apartment in the Del Amo area, which is convenient to shopping/services.

Mr. Jerry Say, representing the Torrance Area Chamber of Commerce, expressed support for the staff recommendation, stating that the Hawthorne Boulevard Corridor Specific Plan is a well-thought out plan, which provides the necessary tools and options for improving the DABD. He stated that the business community shares residents' concerns about traffic issues but believes they are best dealt with on a case-by-case basis.

Mr. Douglas Maupin, Maupin Development, 2631 W. 237th Street, urged the Council to maintain the existing zoning because prohibiting residential uses in the DABD would eliminate opportunities for diverse housing, including housing for seniors. He voiced his opinion that the Conditional Use process works as it ensures that new developments are well planned and comply with all requirements. He noted that there is a trend to build residences closer to services and transportation hubs, creating pedestrian-friendly housing.

Ms. Rosemarie Bailey, 401 Avenida de Jose, voiced concerns about the stress dense housing would place on essential services such as police, fire, water, electricity and gas, as well as the impact on the school system and traffic.

Mr. Donald Heflinger, 5618 Ruby Street, requested that the Council consider lowering the maximum allowable density for residential uses in the DABD because of the impact on schools. He maintained that dense housing adversely affects the scholastic performance of students as evidenced by the fact that the two largest schools in Torrance, Victor and Hickory, which receive students from high density apartments and condos, scored 10 percent lower on standardized tests than other schools in the same general area, such as Anza and Towers, which mainly draw their students from single-family residences.

Mr. Art Callen, 2642 Loftyview Drive, commented on the need for affordable senior housing in Torrance, noting that seniors are the fastest growing segment of the population, and voiced his opinion that the DABD is an appropriate place for senior housing.

Ms. Joan Pacina, 21701 Ocean Avenue, Chair of the Southwood Project Committee, clarified that the committee supports affordable senior housing and that it is concerned about the building of dense residential developments in every area of the City, not just in the Southwood area. She thanked the Mayor and Councilmembers for meeting with committee members during the past week to discuss their views. She requested that the Council go beyond what is being recommended by Planning staff and, if nothing else,

consider amending the density allowed within the DABD. She maintained that this hearing was an opportunity for elected officials to make good on their promises to voters that residents' quality of life would only get better, that their safety and well being would always be the number one priority; and that their interests take precedence over the interests of developers. Regarding the vacant land in the DABD, she stated that residents would like to see it developed with a project that would not adversely impact neighborhood streets and schools and a project that will look as good in ten years as it does on its grand opening.

Ms. Andrea Reilly, 21515 Talisman, voiced her opinion that existing problems concerning the infrastructure, traffic congestion, traffic safety and school overcrowding should be addressed before additional dense housing is allowed. She contended that allowing dense housing before these issues are resolved is like putting the cart before the horse and that smart planning dictates that dense housing in the DABD should not be permitted.

Mr. Joseph Vasquez, 5118 Lee Street, reported that he moved his family away from an area of high density last year to give them a better life and that he was opposed to allowing residential uses in the DABD because of the impact on his Southwood neighborhood.

Mr. Ted Doty, 4134 W. 173rd Street, expressed support for continuing to allow residential uses in the DABD, noting that the majority of inquiries he receives when volunteering at Focal point are from seniors looking for housing.

Voicing support for the staff recommendation, Ms. Irene Griffith, 3416 W. 229th Street, commented on the need for affordable housing for seniors and the disabled.

Mr. Neal Matsumeda, 5016 Jacques Street, contended that dense housing in the Hawthorne Boulevard Corridor would put the City out of balance and that commercial/retail developments are needed to bring sustainable revenue into the City as opposed to residences, which create a demand for services, such as police, fire and schools.

Referring to previous speakers' comments, Ms. Sandi Monda, 21506 Talisman Street, related her understanding that that the City would not be out of compliance with State law housing requirements should the Hawthorne Boulevard Corridor Specific Plan be amended to eliminate residential land uses in the DABD. Commenting on traffic generation, she noted that most businesses are open 5 days a week, for 8 or 9 hours a day, while residences generate traffic 7 days a week, 24 hours a day. She pointed out that commercial developments would have no impact on schools. Addressing the idea of building housing closer to shopping and services, she reported that despite the large number of people who currently live within walking distance of Del Amo Fashion Center and Del Amo Financial Center, few actually walk there because of traffic and the lack of pedestrian overpasses. With regard to affordable senior housing, she stated that the Mayor at a recent meeting acknowledged that in order to provide affordable housing in the DABD a building would have to be 30 stories. She clarified that contrary to a letter from Southwest Value Partners (supplemental material), the site behind the Financial Center and the former Sports Connection site have always been the main focus of the Southwood Project Committee's efforts.

Ms. Ethel Kovach, 21730 Barbara Street, stated that there is no guarantee that any apartments/condos built in the DABD would be affordable. Referring to the proposed design guidelines, she proposed replacing the word “should” with the word “shall” because “shall” is mandatory while “should” is not.

Mr. Jack Mitchell, 22509 Redbeam, commented on the scarcity of vacant land in Torrance and voiced his opinion that the Council has no choice but to prohibit residential uses in the DABD because that is what the people they represent want.

Ms. Rebecca Darrow, 21609 Ocean Avenue, reported that there are serious traffic problems on Ocean Avenue, especially when parents are picking up and dropping off their children at school, and contended that this issue needs to be addressed before even considering adding more housing. She agreed with Mr. Feldman’s comments about the potential increase in population when homes currently occupied by seniors are sold to families.

Mr. Patrick Furey, President of Northwest Torrance Homeowners’ Association, expressed support for the Southwest Torrance Homeowners’ Association and the Southwood Project Committee. He stated that it is unfortunate that developers do not consult with residents prior to contemplating a project so that they could offer some guidance. Noting that there are a lot of vacant commercial properties along Hawthorne Boulevard, he maintained that the City needs commercial establishments, not residences, in this area to provide a strong tax basis. He urged the Council to put severe limitations on residential uses in the Hawthorne Boulevard Corridor, stating the homeowners and residents are the true stakeholders in Torrance and the Council should listen to them.

Mr. John Otten, 3735 W. 226th Street, questioned what he needed to do to retain his right to sue over this project at a later date. City Attorney Fellows advised that Mr. Otten would need to articulate the issues he believes are not being given adequate consideration and facts to support his position in order to provide a basis for subsequent litigation.

Mayor Walker offered clarification of the matter at hand, noting that no project was being considered at this time and that the public would have an opportunity to provide input should a project be brought forward in the future.

Returning to the podium, Ms. Kovach stated that she reserved the right to sue if the word “should” is not changed to the word “shall” in the design guidelines.

Ms. Peggy Hines, 21335 Grant Avenue, noted the poor condition of the roadway where her business is located on 205th Street between Gramercy and Western. She maintained that the City’s streets are in terrible shape and adding more homes and more traffic would only exacerbate the problem.

Mr. Erick Hirata, 21917 Ocean Avenue, commented on traffic safety issues and traffic congestion in his neighborhood and voiced his opposition to high-density residential developments in the Hawthorne Boulevard Corridor due to the possible impact on home values.

Ms. Sophie Dreyfuss, 5215 Lenore Street, stated that developers are only interested in making money, not about the quality of life of residents; that the high cost of land along Hawthorne Boulevard would make it impossible to build affordable housing; and that it makes more sense to leave the area commercial.

Mr. Charles Deemer, 21225 Talisman, contended that building more multi-family residences would bring the City out of balance and change its character. He commented on the potential impact on Torrance schools, noting that it took four times to get school bonds passed.

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

The Council recessed from 8:45 p.m. to 9:04 p.m.

Mayor Walker thanked the audience for their input and invited comments from the Council.

Councilmember Scotto commented that he was disappointed that no progress has been made regarding the traffic situation in the Southwood area since the Fairfield project was considered almost two years ago and that he believed that this issue needs to be focused on over the next couple of months. Indicating that he did not favor amending the HBCSP to eliminate residential uses, he voiced his opinion that the current process, whereby projects are reviewed on a case-by-case basis, is a good one. He stated that the Council would continue to look very closely at any projects brought forward and strive to do what is best for the community.

Councilmember Nowatka pointed out that Torrance had a population of approximately 130,000 people in 1980 and 138,000 in 2000, so the tremendous increase in traffic cannot be attributed to population growth. Noting that several speakers contended that property in the Hawthorne Boulevard Corridor should be reserved for revenue producing enterprises, he commented on the traffic that goes along with commercial/retail uses. He reported that the number of seniors has risen dramatically over the last 20 years, increasing from 8% (11,000 in 1980) to over 14% (19,500 in 2000) of City's total population, and noted that seniors have urged the Council not to do anything that would restrict the creation of senior housing. He explained that the recycling of single-family homes from seniors to young families is an ongoing process and not something that happens all at once. He stated that he did not believe allowing senior residences, or any type of residences, in the DABD would significantly increase traffic; indicated that he favored the current process of considering projects on a case-by-case basis; and commented on the Council's responsibility to consider quality of life issues. He conceded that residents had raised legitimate issues regarding traffic and Jefferson School, which need to be addressed.

Councilmember Witkowsky thanked staff for providing the extensive background information and stated that she also found her discussions with Southwood residents to be very helpful. She noted that there are several high-density senior developments in the City, including the Golden West Towers near City Hall and Coleman Court in the downtown redevelopment area, which have not adversely impacted their surrounding neighborhoods, and offered her personal observation that the mixed-use developments in

downtown Torrance have revitalized the area. She voiced her opinion that the Conditional Use Permit process has been effective in controlling development, pointing out that there has been only a slight increase in number of households in Torrance over the last 20 years – 49,000 in 1980; 52,000 in 1990; and 54,000 in 2000. Commenting on the traffic issue, she noted that Hawthorne Boulevard is a thoroughfare providing access from the Palos Verdes Peninsula to everything north, including the freeway, which could account for a lot of the traffic, and suggested the possibility of obtaining a traffic count to ascertain the impact of this cut-through traffic.

Councilmember Lieu asked for figures contrasting traffic generated by residential developments versus retail developments. Planning Manager Tate advised that a 100,000 square-foot building would be expected to generate 600 trips per day as a 100-unit residential project; 2,000 trips per day as an office complex; and 7,000 trips per day as a retail development.

Councilmember Lieu requested clarification of the information provided by the Torrance Unified School District. Planning Manager Tate stated that Barry Gross, representing the TUSD, reported at the third workshop that the district has experienced a slight increase in enrollment in recent years but expects that enrollment figures are about to plateau and start to decline because the City's population as a whole is aging. She noted that Mr. Gross had supplied the following information prior to this meeting: enrollment of 25,228 students in 1959; peak enrollment of 34,196 students in 1967; and current enrollment of 24,192 students in 2002. She explained that Mr. Gross also indicated that there are two school sites being used for adult school purposes that could be reopened as elementary schools should the need arise.

Councilmember Lieu noted that as the land in question is private property, it is not a question of whether it will be developed but rather how it will be developed. He stated that he would not support an outright ban of residential uses in the DABD because all the evidence he has seen indicates that residential projects generate significantly less traffic than office/retail uses of comparable size, although he was open to changing his mind if evidence could be produced to the contrary. With regard to the issue of school overcrowding, he pointed out that senior housing would have no impact on schools and that the school district has reported that there is no problem with school overcrowding. He commended the Southwood Project Committee and the Southwood Homeowners' Association for bringing this issue forward and noted that while they may not be entirely satisfied with the outcome, staff's recommendation does include a modification of the ordinance requiring a higher level of review of any developments within the DABD. He advised that traffic, schools, public services and density, will be his prime concerns when considering any projects that come before the Council in the future.

Councilmember Mauno asked about the daytime population of Torrance, stating that he has heard that it is approximately 500,000. City Manager Jackson reported that the population at 2:00 p.m. on a workday is estimated to be between 185,000 and 200,000 and explained that the 500,000 figure includes residents and everyone coming into the City to work, shop, etc., as well as traffic passing through on the way to neighboring cities, within a 24-hour period.

Councilmember Mauno observed that while it is true that traffic slows to a crawl along Hawthorne Boulevard during the daytime, one can usually drive as fast as the speed limit allows during nighttime hours. He stated that this, along with the fact that the City's

population has been fairly static for the last 20 years, supports the conclusion that it is commercial traffic that is impacting City streets, therefore, prohibiting residential developments is not a solution to traffic problems. He conceded that whatever is built in the DABD will impact the Southwood neighborhood, whether it is commercial or residential, and voiced his opinion that the City needs to find out what can be done to alleviate traffic problems and not wait for another project to be brought forward. He stated that he did not believe developers would object to paying their fair share to mitigate impacts related to their projects, which is how the process should work.

Commissioner McIntyre indicated that she was very concerned about the density of new residential projects throughout the City, as well as within the Hawthorne Boulevard Corridor. Pointing out that senior housing is one of the most dense type of development allowed by Code, she stated that there has been almost a stampede to provide senior housing within the corridor, however, this will not address the need for “affordable” senior housing. She commented on the lack of progress in dealing with traffic problems and voiced her opinion that it was time that something was done to resolve them. Noting that Southwood homeowners spent an enormous amount of time and effort on this matter, she commended them for their vigilance and called for improved dialogue between residents and City staff. Referring to Mr. Furey’s comments, she agreed that there is a lack of communication between developers and homeowners, which is another issue that needs to be addressed. She stated that she would reluctantly support the staff recommendation but would have preferred the creation of special standards for residential/mixed use developments.

Mayor Walker voiced his opinion that this Council and previous Councils have done a very fine job of protecting the interests of residents. Noting that he had asked staff some time ago to develop a solution for traffic problems on Ocean Avenue, he suggested the possibility of creating a cul-de-sac to eliminate cut-through traffic. He stated that the previous Council felt that all the traffic problems in the Southwood area should be addressed at one time; that he favored trying to solve them one at a time; and that new proposals would be forthcoming. He expressed confidence that this Council has the ability and integrity to continue to look at developments on a case-by-case basis and keep the promises they made individually to citizens of Torrance. He thanked everyone for their input and noted that they do not have to wait for a public hearing to share their views with the Council.

MOTION: Councilmember Scotto moved to concur with the staff recommendation to continue to allow residential land use in Del Amo Sub-District 1 and 2 as currently set forth by the Hawthorne Boulevard Corridor Specific Plan Zone. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

ORDINANCE NO. 3521

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE HAWTHORNE BOULDEVARD CORRIDOR SPECIFIC PLAN (HBCSP) ZONE (CHAPTER 1, ARTICLE 45 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE (TMC), THE PLANNING AND LAND USE CODE) TO ADD NEW DESIGN GUIDELINES IN ORDER TO MINIMIZE POTENTIAL IMPACTS TO EXISTING RESIDENCES FROM ANY NEW BUILDING IN THE DEL AMO BUSINESS DISTRICT (DABD); AND TO MODIFY THE FINDINGS FOR APPROVAL OF A DEVELOPMENT PERMIT (CHAPTER 2, ARTICLE 36 OF DIVISION 9 OF THE TMC) WITH RESPECT TO NEW DESIGN GUIDELINES

MOTION: Councilmember Scotto moved for the adoption of Ordinance No. 3521. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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

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The Redevelopment Agency met from 9:44 p.m. to 9:45 p.m.

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16. ORAL COMMUNICATIONS

Planning Director Gibson thanked staff members Pam Tate, Shelly Kim and Rebecca Cutting for their efforts on the Hawthorne Boulevard Corridor item.

City Clerk Herbers announced that the registration deadline for the November 5 election is October 21.

Councilmember Lieu extended condolences to the Sunshine family.

Councilmember Lieu commented on the September 11 Patriot Day ceremony.

Commenting on LAX noise, Councilmember Lieu stated that of the five airlines that cause the most noise by taking off over land at night - Northwest, China Airlines, Qantas, Korean and EVA – Northwest and China Airlines had taken steps to mitigate the noise by altering their takeoff patterns and that he hoped that the others would take note.

Councilmember Mauno stated that he thought the Patriot Day ceremonies were dignified and very special and commended all those who dedicate their careers to public service.

Councilmember Mauno reported that he had taken a Metropolitan Water District trip to northern California, which included a tour of the Sacramento Delta area, and that he was pleased to learn how well prepared Torrance is because water is sure to become one of California's biggest issues.

Councilmember McIntyre expressed condolences to the Sunshine family.

Councilmember McIntyre commended staff for bringing together people of different faiths for the September 11 Patriot Day ceremony.

Councilmember McIntyre stated that she had also enjoyed the MWD tour and commented on the district's long-term objective to encourage landscaping with native plants as a means of conserving water.

Councilmember McIntyre noted that she would be absent from the September 24 meeting.

Councilmember Nowatka related his concern that Captain Ross had not been present earlier in the evening to receive the resolution adopted in honor of his retirement.

Councilmember Nowatka expressed pleasure at the large turnout for the Patriot Day ceremony on September 11.

Councilmember Nowatka extended his condolences to the Sunshine family.

Councilmember Nowatka asked that a meeting be adjourned in memory of Joan Cook, wife of retired police Lt. Dave Cook.

Councilmember Nowatka invited attendance at the Arts Alive event at the Cultural Arts Center on Saturday and Sunday, September 28 and 29, from 11:00 a.m. to 4:00 p.m.

Councilmember Scotto commented positively on the Patriot Day ceremony, stating that he was pleased that so many had attended and hoped that people would never forget.

Councilmember Scotto invited attendance at the City of Torrance Employee Variety Show on Saturday, October 5, at 7:00 p.m., noting that proceeds would benefit the American Cancer Society.

Councilmember Scotto asked for City Council concurrence to have staff investigate affordable senior housing perhaps in the redevelopment area.

Councilmember Witkowsky commented on the ongoing processes of renewing City streets and commended the Street Department for their efforts.

Councilmember Witkowsky stated that she thought the September 11 Patriot Day ceremony was a beautiful event.

Councilmember Witkowsky expressed condolences to the Sunshine family, noting the large number of people who had attended the service earlier in the day.

Mayor Walker stated that he felt privileged to take part in the Patriot Day ceremony which was a credit to the entire City.

Mayor Walker commented on the services for Brenda Sunshine.

Morgan Tookey, Torrance, thanked Pam Tate for her patience during the Hawthorne Boulevard Corridor District issue and encouraged everyone to work with the City in the planning process.

Robert Feldman, Torrance, expressed appreciation for the hard work of staff. He voiced concerns about the lack of solutions for traffic problems and asked that the City look into future demographics and creating affordable senior housing.

City Manager Jackson asked to bring back for City Council attention modifications to the Council's previously approved travel policy that would bifurcate Armed Forces travel.

17. **EXECUTIVE SESSION**

Considered earlier, see page 1.

18. **ADJOURNMENT**

At 10:02 p.m., the meeting was adjourned to Tuesday, September 24, 2002, at 5:30 p.m. for an executive session, with the regular meeting to commence at 7:00 p.m. in the Council Chambers.

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers
City Clerk of the City of Torrance

Approved on November 12, 2002