

**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, October 9, 2001, in City Council Chambers at Torrance City Hall.

**ROLL CALL**

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

Absent: Councilmember Nowatka.

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

**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) Real Property – Conference with Real Property Negotiator and 16b) Conference with Legal Counsel – Anticipated Litigation, pursuant to California Government Code Sections 54956.8 and 54956.9(b).

The Council reconvened in Council Chambers at 7:24 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 Boy Scout Troop #310, Bruce Maass, Scoutmaster.

City Clerk Herbers gave the invocation for the meeting.

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

**MOTION:** Councilmember Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Witkowsky, and hearing no objections, Mayor Hardison so ordered (absent Councilmember Nowatka).

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

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Messerlian announced a meeting of the Finance and Governmental Operation Committee on Monday, November 19, 2001, at 5:30 p.m. in the Katy Geissert Library Meeting Room to review the 1<sup>st</sup> Quarter Budget Reports.

Mayor Hardison announced that the Torrance Area Chamber of Commerce State of the City Address and Luncheon will be held on Tuesday, October 16, 2001 at 11:30 a.m. at the Torrance Marriott.

Mayor Hardison announced that the Torrance Public Library begins Sunday hours of operation at the Katy Geissert Civic Center Library on October 21 through June 2, 2001, from 1:00 p.m. to 5:00 p.m.

Mayor Hardison announced that the Energy Efficiency Forum and Expo for Torrance businesses will be held on Tuesday, October 30, 2001 from 8:00 a.m. to 10:30 a.m. at the Toyota Meeting Hall located in the Cultural Arts Center.

Chief Bongard announced that ExxonMobil will be conducting a two to three week turnaround and routine maintenance work and there may be 24-hour activity and the possibility of additional flaring as the work is being done.

Police Chief Herren noted that law enforcement at all levels remain on high alert status and reviewed the activities in Torrance and the South Bay cities, including work being coordinated through Congresswoman Harman's office as information is collected and shared. He further noted that there had been no specific information but advised the city to remain alert and cautioned about passing along rumors. Chief Herren advised the public that in the event of a true emergency to dial 911; if there is only a nagging feeling call the FBI at 866/483-5137 or a form can be found at the FBI website <http://www.ifccfbi.gov>.

**6. COMMUNITY MATTERS**

**6a. RESOLUTION NO. 2001-126 RE ELAINE S. JANG**

**RESOLUTION NO. 2001-126**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE HONORING ELAINE S. JANG  
UPON HER RETIREMENT FROM THE CITY AFTER  
12 YEARS OF SERVICE**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-126. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

To be presented at a later date.

**6b. RESOLUTION NO. 2001-127 RE CRAIG H. NEUMANN**

**RESOLUTION NO. 2001-127**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING CRAIG H. NEUMANN UPON HIS RETIREMENT FROM THE CITY AFTER 31 YEARS OF SERVICE**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-127. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

To be presented at a later date.

**6c. RESOLUTION NO. 2001-128 RE WILLIAM A. DAVIS**

**RESOLUTION NO. 2001-128**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING WILLIAM A. DAVIS UPON HIS RETIREMENT FROM THE CITY AFTER 34 YEARS OF SERVICE**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-128. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

To be presented at a later date.

**6d. RESOLUTION NO. 2001-129 RE RONALD V. MAZZARO**

**RESOLUTION NO. 2001-129**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING RONALD V. MAZZARO UPON HIS RETIREMENT FROM THE CITY AFTER 37 YEARS OF SERVICE**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-129. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

To be presented at a later date.

**6e. PROCLAMATION RE "FIRE PREVENTION WEEK"**

Mayor Hardison presented a proclamation declaring the week of October 7 through October 13, 2001, as "Fire Prevention Week" in the City of Torrance to Tad Friedman, Fire Department Public Information Officer. Officer Friedman commented on the importance of disaster preparedness and reported that by the end of November, the Torrance Fire Department will have trained over 100 Community Emergency Response Team members who will be able to assist in the event of an emergency. He invited residents to attend the Torrance Police and Fire Safety Fair to be held at Del Amo Fashion Center on Saturday, October 20, 2001.

**6f. PRESENTATION OF 2001 PROPERTY OF THE YEAR AWARDS**

The Beautification Program 2001 Property of the Year Awards were presented as follows:

Environmental Quality Commissioner Lieu presented the Multi-Family Residential Remodel of the Year Award to the Milano Apartments, nominated by the Building & Safety Department, to John Cahill and Bianca Casher.

Environmental Quality Officer Jones presented the Residential Remodel of the Year Award, nominated by the Southwood Riviera Homeowners Association, represented by Deane Haddon, to Mr. Mike Wakimoto.

Environmental Quality Commissioner Johnson presented the Residential Property of the Year Award, nominated by the Torrance Historical Society, represented by Peggy Basile, to Brett and Leslie Fletcher.

Environmental Quality Officer Richards presented the Small Commercial Property of the Year Award to the Red Car Brewery and Restaurant, nominated by the Redevelopment Staff of the Planning Department, to Bob and Laurie Brandt.

Environmental Quality Commissioner Leone presented the Large Commercial Property of the Year Award to Plaza Del Amo Center, accepted by Rod and Mark Chase.

Environmental Quality Commission Chairperson Monda noted Honorable Mention properties - Jackman Residence, nominated by Northwest Torrance Homeowners Assn.; The Sethy Residence, nominated by the Environmental Division; Bath Tub King, nominated by the Redevelopment Staff; The Don Wilson Builders Apartments on Anza, nominated by the Southwood Riviera Homeowners Assn.; and Kubota Tractor, nominated by the Planning Commission.

**7. CONSENT CALENDAR**

**7a. ACCEPTANCE OF DONATION FROM AMERICAN HONDA MOTOR CO.**

**Recommendation**

Recommendation of the **Chief of Police** that City Council accept the donation of bullet resistant glass by American Honda Motor Company, Inc. with an estimated value of approximately \$2,000. The glass will be used on the public counter within the Traffic and Special Events Division to improve security. The donation consists of three pieces of glass; one piece measuring 4' by 6' and two pieces measuring 2' by 6'.

**7b. ACCEPTANCE OF DONATION FROM DR. FRANCIS X. APPELL, JR.**

**Recommendation**

Recommendation of the **Chief of Police** that City Council accept a donation of 20 gift certificates in the amount of \$10 each from Dr. Francis X. Appell, Jr. to be distributed to Torrance Police officers.

**7c. PURCHASE OF POLICE DEPARTMENT WORKSTATIONS**

**Recommendation**

Recommendation of the **Chief of Police** that City Council authorize a purchase order to Allsteel in the amount of \$71,680.60 for the purchase and installation of workstations for the Detective Division, Vice and Narcotics Division, Court Detail, Records Division, Technical Services Division, Research and Training Division, Community Affairs Section and the reception area outside the office of the Chief, in the Police Department.

**7d. CONTRACT AMENDMENT RE POLICE DEPARTMENT LIGHTING RETROFIT**

**Recommendation**

Recommendation of the **Acting General Services Director** City Council approve an amendment to California Retrofit Inc. contract (C2001-113) for \$4,973.67 for the lighting retrofit of the Police Department for a total contract price of \$42,624.41.

**7e. AGREEMENT RE PROJECT MANAGEMENT SERVICES**

**Recommendation**

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

- 1) Approve an agreement with CBM Consulting, Inc. in an amount not to exceed \$98,680 to provide Project Management Services for the Engineering Department for the 190th Street Improvement (Prairie Ave. to Van Ness Ave.), and 190th Street Water Main; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

**MOTION:** Councilmember Witkowsky moved for the approval of Consent Calendar Items 7a through 7e. The motion was seconded by Councilmember Scott and passed by unanimous roll call vote (absent Councilmember Messerlian).

**8. COMMUNITY SERVICES**

**8a. CHANGE IN SCOPE OF BENSTEAD PLUNGE REPAIRS**

**Recommendation**

Recommendation of the **Acting General Services Director** and the **Parks and Recreation Director** that City Council:

- 1) Approve proceeding with a change of project scope to the Benstead Plunge to include piping repairs, chemical treatment, overflow drains and concrete deck repairs at an estimated cost of \$500,000; and
- 2) Allocate \$500,000 in estimated funding to a new FEAP project #255.

Acting General Services Director Landis noted a correction in the staff report regarding sources of funding for the project and indicated that the project was expected to be completed by June 2002.

Parks and Recreation Director Barnett reported that expanding the scope of the project would allow the renovations to be completed in a more efficient manner, reducing the pool's downtime and the total project costs.

In response to Mayor Hardison's inquiry, Parks and Recreation Director Barnett advised that the project would have no negative impact on the high school swim teams that use the pool and noted that the improvements will actually enhance the competitive aspect of the pool due to the increase in depth.

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

**8b. CONTRACT RE LINE-BY-LINE ANALYSIS OF TORRANCE TRANSIT SYSTEM**

**Recommendation**

Recommendation of the **Transit Director** that City Council authorize the Mayor to execute and the City Clerk to attest to an agreement with Weslin Consulting Services, Inc. to conduct a line-by-line analysis of the Torrance Transit System as required by federal Title VI (Civil Rights Act of 1964) for a cost not to exceed \$79,975.36. (RFP B2001-28).

Transit Director Whittle presented the staff report (per written material of record). He noted that Weslin Consulting Services, Inc. conducted the analysis three years ago and staff was very pleased with their performance.

Councilmember Witkowsky questioned whether the analysis could be used to determine if it would be feasible to take another look at instituting a loop shuttle route for seniors and the general public. City Manager Jackson advised that the analysis would identify inefficiencies in the system and that such information could be used to modify existing routes or create new ones.

Transit Director Whittle offered clarification that an analysis of Line 4 has already been completed in conjunction with a proposal to modify that route and that any cost savings realized from consolidating the line would be used to provide additional senior ride program vouchers per the Council's direction. He confirmed that the line-by-line analysis would not repeat work already completed.

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

**8c. ACCEPTANCE AND APPROPRIATION OF FUNDS AND LOCATION SELECTION RE VETERAN'S MEMORIAL**

**Recommendation**

Recommendation of the **Veteran's Memorial Committee** that City Council:

- 1) Accept and appropriate a \$100,000 grant from the State of California;
- 2) Approve the location of the Veteran's Memorial; and

- 3) Direct staff to go forward with the development of the budget and design of the Veteran's Memorial Project.

Councilmember Scotto, Chair of the Veteran's Memorial Committee, stated that he greatly appreciated the opportunity to serve on this committee and wished to publicly thank Assemblyman George Nakano and his staff for their assistance in obtaining the funding for this project.

Management Associate Scharfman reported that the proposed monument would be constructed of black granite approximately 10 feet wide by 7 feet high and that two locations were being considered: 1) in front of City Hall replacing the existing fountain, or 2) the northwest corner of Torrance Boulevard and Maple Avenue. He noted that both locations have advantages and disadvantages and requested direction from the Council. He projected a completion date of February 2002.

Councilmember Scotto stated that in addition to the monument itself, the memorial would include appropriate landscaping; a flagpole for each branch of the armed forces, with flags to be flown on the day of the Armed Forces Day Parade; and five benches with military insignias. He reported that the committee initially favored the location in front of City Hall, but after having visited the corner location, a consensus was reached that the park-like setting on the corner was more appropriate.

A brief discussion ensued regarding the location of the memorial. Councilmember Cribbs and Councilmember Scotto expressed support for the corner location, citing the quieter atmosphere, more conducive to reflection; greater visibility from Maple Avenue and Torrance Boulevard; and the fact that the existing fountain in front of City Hall, which was previously dedicated to military personnel, would not have to be demolished. Councilmember Scotto noted that as much as \$25,000 in additional funding might be needed should the memorial be located in front of City Hall.

Councilmember Messerlian stated that he was confident that donations would be forthcoming if additional funds were needed and indicated his preference for the City Hall location. Councilmember Walker also favored the City Hall site because it would be the more prominent of the two locations, noting that the existing fountain fell short of expectations and this could provide an opportunity to improve this area. Councilmember Witkowsky concurred and pointed out that the City Hall location has parking lots on either side, making it more accessible for visitors.

Mayor Hardison voiced support for the corner location, citing the large trees and the more peaceful atmosphere.

The Council briefly entertained the idea of continuing this matter to allow Councilmember Nowatka to cast the tie-breaking vote. Management Associate Scharfman advised that this would cause the project to be delayed because the design and the budget will change depending on the location. Councilmember Messerlian noted that Councilmember Nowatka's position was evident because he was a member of the committee that unanimously recommended the corner location and proposed that the Council endorse the committee's recommendation so the project could move forward.

**MOTION:** Councilmember Scotto moved to accept and appropriate a \$100,000 grant from the State of California; to approve the northwest corner of the intersection of Torrance Boulevard and Maple Avenue as the location of the memorial; and to direct staff to go forward with the development of the budget and the design of the project. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

**11. ADMINISTRATIVE MATTERS**

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

**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.

Building and Safety Director Isomoto reported that staff was in the process of reviewing the first draft of the report from the homeowners' consultant regarding the proposed repairs, as well as meeting with homeowners to find a short-term solution to get them through the winter. He noted that staff had attended a homeowners' association meeting the previous evening to discuss this issue.

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

**11b. CALLING GENERAL MUNICIPAL ELECTION FOR MARCH 5, 2002**

**Recommendation**

Recommendation of the **City Clerk** that City Council:

- 1) Adopt Resolution 2001-123 calling a General Municipal Election on Tuesday, March 5, 2002 for the purpose of electing a mayor, three councilmembers, a city clerk and a city treasurer;
- 2) Adopt Resolution 2001-124 requesting Los Angeles County Registrar to consolidate the election, and
- 3) Adopt Resolution 2001-125 stating policy for candidate statements.

City Clerk Herbers reported that, according to provisions of the Charter and the California Elections Code, the City was required to call an election within a certain time period and that she was bringing forward three resolutions to comply with these requirements. With regard to Resolution No. 2001-125, she advised that the Council had the option of increasing the limit on the number of words in a candidate's statement of qualifications from 200 to 400 words and to change the amount charged to each candidate to more fully cover the costs of printing it in the sample ballot pamphlet. She noted that it has been the Council's policy to charge candidates no more than \$300.

Commissioner Scotto indicated that he favored retaining the current policy of limiting statements to 200 words with the cost to candidates not to exceed \$300.

**RESOLUTION NO. 2001-123**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CALLING A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, MARCH 5, 2002 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE CHARTER OF THE CITY OF TORRANCE

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-123. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

**RESOLUTION NO. 2001-124**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON MARCH 5, 2002, WITH THE STATEWIDE PRIMARY ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO § 10403 OF THE ELECTIONS CODE

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-124. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

**RESOLUTION NO. 2001-125**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, MARCH 5, 2002

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-125. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

City Clerk Herbers advised that anyone interested in running for office could obtain information on the City's website or by contacting the City Clerk's office, noting that the filing period runs from November 12 through December 7, 2001.

**12. HEARINGS**

**12a. 2001 BUREAU OF JUSTICE ASSISTANCE BLOCK GRANT FUNDS**

**Recommendation**

Recommendation of the **Chief of Police** that City Council review the meeting minutes of the 2001 Bureau of Justice Assistance (BJA) Block Grant Local

Advisory Board and, after holding a public hearing for comment regarding the proposed uses of block grant funds, act as follows:

- 1) Appropriate and allocate \$13,878 from the Federal Unappropriated Asset Forfeiture account to provide for the matching cash funds; and
- 2) Approve and allocate the 2001 grant award and matching funds to the recommended projects.

Mayor Hardison 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.

Police Lieutenant Leinweber reviewed the proposal to allocate the 2001 Bureau of Justice Assistance grant award and matching funds as follows: Police Cadet Program, \$58,000; Personnel Recruitment, \$30,000; Personal Digital Assistants, \$4,400; DNA Evidence Collection and Preservation Equipment, \$16,000; Digital Camera Upgrade, \$2,450; Alternate Light Source Upgrade, \$7,200; M26 Air Taser, \$5,670; and Crime Prevention Programs, \$15,060 (directed to lectures, presentations, and promotional materials targeting the areas of cyber safety for children, a Torrance high school youth partnership, a CitiCABLE crime prevention program).

Responding to questions from the Council, Lieutenant Leinweber provided clarification regarding the Police Cadet Program. He explained that the initial program would consist of five cadets; that Police Explorer Scouts could apply for the positions; that the funds would be used for cadets' salaries, uniforms and supplies; and that should the program be successful, the Police Department would request a program modification to fund the program in future years.

**MOTION:** Councilmember Messerlian moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

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

**12b. MODIFICATION OF ARTESIA BOULEVARD UNDERGROUND UTILITY DISTRICT (UUD No. 15)**

**Recommendation**

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

- 1) Conduct a Public Hearing to modify existing Underground Utility District (UUD) No. 15 on Artesia Boulevard between Hawthorne Boulevard and Western Avenue;
- 2) Adopt a Resolution; and
- 3) Waive City Electrical Permit Fee for SCE in conjunction with UUD# 15.

Mayor Hardison 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.

Transportation Planner Semaan summarized the proposal to modify Underground Utility District No. 15 to include the conversion of customers' electric meter panels and to waive City Electrical Permit fees.

In response to Mayor Hardison's inquiry, Transportation Planner Semaan confirmed that the basic conversion, without any upgrades, would be done by Southern California Edison at no cost to property owners or businesses.

**MOTION:** Councilmember Messerlian moved to close the public hearing. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

### **RESOLUTION NO. 2001-130**

#### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE MODIFYING UNDERGROUND UTILITY DISTRICT NO. 15 ON ARTESIA BOULEVARD AND WESTERN AVENUE

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2001-130. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

### **12c. TRAFFIC CALMING MEASURES IN SOUTHEAST TORRANCE**

#### **Recommendation**

- c. Recommendation of the **Planning Director** that City Council concur with staff recommendation to:
- 1) Amend section 61.10.1 of the Torrance Municipal Code (TMC) to add "Subsection i", which adds 235th Street between Western Avenue and Crenshaw Boulevard to the list of locations within the City with a maximum speed limit of twenty-five miles per hour;
  - 2) Amend section 61.10.2 "Subsection b" of the TMC to read Arlington Avenue between Carson Street to Sepulveda Boulevard with a maximum speed limit of thirty miles per hour;
  - 3) Amend section 61.10.3 of the TMC to add "Subsection t" Arlington Avenue between Sepulveda Boulevard and South City limit to the list of locations with the maximum speed limit of thirty-five miles per hour;
  - 4) Authorization to transfer \$55,000 to the Torrance Police department for the purchase of two speed trailers, and
  - 5) Authorization to relocate an existing mid-block crosswalk on Cabrillo Avenue between 236th Street and 236th Place to the proposed all-way stop controlled intersection of Cabrillo Avenue and 236th Street.

Mayor Hardison 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.

Transportation Planner Semaan outlined the proposed traffic calming measures.

Mayor Hardison noted supplemental material available at the meeting consisting of letters from residents Patricia King and Juno Uyematsu.

In response to Mayor Hardison's inquiry, Transportation Planner Semaan discussed the rationale for the recommendation to relocate the existing mid-block crosswalk from Cabrillo Avenue between 236<sup>th</sup> Street and 236<sup>th</sup> Place to the proposed all-way stop controlled intersection of Cabrillo Avenue and 236<sup>th</sup> Street. He explained that the primary objective was to enhance safety because mid-block crosswalks have been shown to give pedestrians a false sense of security. With regard to line-of-sight issues for northbound traffic, he advised that signs would be posted to alert northbound motorists that there is a stop sign ahead.

Councilmember Witkowsky expressed concerns about the safety of increasing the speed limit on Arlington Avenue between Sepulveda Boulevard and the south city limit from 30 to 35 miles per hour, noting that there is a school and a library along this segment of Arlington.

Transportation Planner Semaan advised that a traffic survey determined that 85% of the traffic on this portion of Arlington Avenue travels at speeds of 35 miles per hour or above, therefore, the speed limit must be adjusted in order to allow speed enforcement by radar. Mayor Hardison voiced concerns that motorists may be ticketed for speeding when entering Lomita going southbound on Arlington where the speed limit is 30 miles per hour. Transportation Planner Semaan indicated that signs would be posted warning of reduced speed limits ahead in the City of Lomita and north of Sepulveda.

Mayor Hardison noted that the new speed trailers are capable of gathering statistical information as well as reminding motorists of their current speed.

Ms. Reva Skoll, 2044 W. 236<sup>th</sup> Street, asked if consideration had been given to installing some type of traffic slowing device, such as speed bumps, on northbound Cabrillo Avenue where the road crests.

Traffic Planner Semaan reported that when this matter was considered by the Traffic Commission, several residents indicated that they were opposed to any physical obstructions on the roadway. He noted that rumble strips generate a lot of noise for nearby residents.

**MOTION:** Councilmember Messerlian moved to close the public hearing. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

### **ORDINANCE NO. 3506**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AMENDING SECTION 61.10.1 AND 61.10.2 AND  
61.10.3 OF DIVISION 6 OF THE TORRANCE MUNICIPAL CODE  
RELATED TO POSTED SPEED LIMITS WITHIN THE CITY

**MOTION:** Councilmember Messerlian moved for the adoption of Ordinance No. 3506. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

**MOTION:** Councilmember Cribbs moved to authorize the transfer of funds and the crosswalk relocation. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

**12d. DIV01-00004, PRE01-00010, PRE01-00011, PRE01-00012:  
JCC HOMES – CAL WATER II/ RICHARD GOULD**

**Recommendation**

Recommendation of the **Planning Commission** and the **Planning Director** that City Council deny the appeal and adopt Resolutions approving a Division of Lot (DIV01-00004) to allow one lot to be divided into three lots, and approving Precise Plans of Development (PRE01-00010; PRE01-00011; PRE01-00012) to allow the construction of three two-story, single-family residences on property located in the R-1 zone within the Hillside Overlay District on the east side of Tomlee Avenue at Edgemere Drive.

DIV01-00004, PRE01-00010, PRE01-00011, PRE01-00012: JCC HOMES/CAL WATER II/RICHARD GOULD

Mayor Hardison 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.

With the aid of slides, Planning Manager Isomoto briefly described the proposed project; provided a comparison of surrounding lot sizes; and reviewed the Planning Commission's action on this matter.

Building and Safety Director Isomoto responded to questions from the Council regarding the feasibility of grading the property down to be more in line with adjacent properties.

Councilmembers and Mayor Hardison discussed possible modifications to the project so that it would better conform to existing homes in the neighborhood and to reduce the impact on privacy. Suggestions included lowering the building pads; grading the site to follow the contour of the street; using an above-ground design instead of semi-subterranean, with more square footage on the first floor and less on the second; and reconfiguring the lots to provide a greater setback between Parcel 1 and the existing house to the north. They voiced reservations about approving a project on this site without additional information about the demolition of the water tower, soil reports, and verification of the shade study submitted by the applicant. They expressed an interest in integrating this project with the undeveloped property to the southeast.

Planning Manager Isomoto advised that plans had been submitted for the property to the east, but she has not had an opportunity to review them in detail.

Mr. Kurt Nelson, representing the applicant, JCC Homes, reported that the adjacent property to the southeast is separately owned and that he has no way of coordinating the development of this property with them. He related his understanding that a preliminary soil report was submitted to the Building and Safety Department and that the report indicates that the soil is native soil. He stated that it was not clear whether the knoll on which the water tower sits is a natural topographic feature or whether it is a combination of native grade and extremely compacted fill. Suggesting that the hearing be continued, he expressed his willingness to explore the possibility of

reconfiguring the lots to achieve a greater separation between Parcel 1 and the adjacent house to the north and to look into the feasibility of grading the site to follow the contour of the street. He stated that the applicant would like to be allowed to retain enough elevation so that there would still be a view from the upper floors, especially since there would be no impact on anyone else's view, and maintained that grading down to street level was impractical and could interfere with underground utilities.

Councilmember Scotto indicated that he favored one-story homes built at street level on this site.

Councilmember Messerlian stated that he was not opposed to two-story homes but believed the site should be shaved down to follow the contour of the street to the fullest extent possible in order to improve the project's compatibility with the surrounding neighborhood.

Mayor Hardison expressed concerns about the project's impact on the privacy of current residents. She pointed out that the house on Parcel 3 is very angular and irregularly shaped and suggested that by using a more traditional rectangular design, the lot lines could be shifted to the south to provide more separation between the house on Parcel 1 and the existing house to the north.

Councilmember Walker stated that while he would support three, two-story homes being built on the site, he believed that a total redesign of the project was needed. He voiced his opinion that the proposed development plan was very unnatural and maintained that, by using a more imaginative design, issues about the project's relationship with surrounding houses could be easily addressed.

The Council recessed from 10:15 p.m. to 10:25 p.m.

In a slide presentation, Michael Stary, 5634 Marialinda Street; Lance Wayman, 20431 Tomlee Avenue; and Phil Pivovarov, 5648 Marialinda Street, reviewed their objections to the project, offered an alternative proposal, and discussed the removal of the water tower.

Dr. Stary contended that the proposed development would block sunlight and airflow to neighboring properties and intrude on residents' privacy. He noted that the lots are smaller than the average of lots within a 300-foot radius and that the street frontages are inconsistent with provisions of the Torrance Municipal Code. As an alternative proposal, he suggested that the site be graded down to the level of the water tower footings; that the houses be redesigned with approximately 2000 square feet on the first story and 1500 square feet on the second, positioning the second story toward the rear of the home; and that the houses/lot lines be shifted to the south and the street frontage divided more equally.

Mr. Wayman provided information about the dimensions of the water tower's foundations and maintained that excavation to remove them would leave a pit 86 feet in diameter, which would then allow the site to be graded down close to the level of Tomlee Avenue with very minimal movement of earth. He discussed the advantages of the alternative proposal, contending that it would better comply with the intent of the Hillside Ordinance; that it would be less expensive for the developer; that it would cause less disruption in the neighborhood; and that it would eliminate potential liability issues

associated with massive retaining walls. He noted that the view of the proposed houses would be retained.

Mr. Pivovarov provided a summary of Dr. Stary's and Mr. Wayman's comments; commented on the drastic impact the project would have on his property due to the blockage of winter sunshine the intrusion on his privacy; and expressed confidence that a compromise could be reached.

Jan Van Leeuwen, 5633 Andrus Avenue, voiced objections to two-story homes in the neighborhood and contended that the proposed development would violate provisions of the Hillside Ordinance.

Mr. Ed Beverly, 5626 Edgemere Drive, expressed his opposition to dividing this site into three lots, citing concerns about traffic safety due to the project's location on a blind curve; the impact the higher density would have on property values; and the lack of conformity to average lot size requirements. He maintained that only two, single-story houses should be allowed on this site.

Referring to Torrance Municipal Code §91.41.6, Ms. Karen Beverly, 5626 Edgemere Drive, contended that the proposed development was not in compliance with provisions of the Hillside Ordinance because it would have an adverse impact upon the light, view and privacy of other properties; the design does not provide for an orderly and attractive development in harmony with the neighborhood; and the project would have a harmful impact on land values. She voiced concerns about the precedent that would set should this project be approved. She urged that consideration of this project be delayed until the soil report, water pressure report, traffic report and information about the demolition of the water tower are made available to the public.

Ms. Jo Ann Cope, 20409 Tomlee Avenue, stated that she was strongly against the project as currently proposed for all the previously stated reasons.

Ms. Anna Wayman, 20431 Tomlee Avenue, requested that the hours of construction be limited to from 7:00 a.m. to 5:00 p.m. Monday through Friday, with no construction on Saturday, Sunday or holidays.

Mr. Michael Mastro, 20415 Tomlee Avenue, noted his concurrence with his neighbors' comments.

Mr. Lonnie Cope, 20409 Tomlee Avenue, expressed concerns about the project's impact on sunlight to his property during winter months. He questioned why the water company that currently owns the property has been so reluctant to make the soil report and documents regarding the structure of the water tower public.

Ms. Romy Zickovich, 5621 Bartlett Drive, urged the Council to preserve the integrity of the neighborhood and deny the project as proposed.

Mr. Frank Yangson, 20417 Cheryl Drive, noted that he had previously submitted two letters detailing his objections to the project. He reported that all of the proposed houses would have large windows facing his home and indicated that he was particularly concerned about the impact on the privacy of his second-story master bedroom and bathroom.

In response to Mayor Hardison's inquiry, Mr. Yangson stated that he added the second story to his home in 1980.

Mr. Nelson Caraballo, 5623 Edgemere Drive, stated that he believes something needs to be done with the water tower property as it is poorly maintained and harbors rodents and that he hoped a compromise could be reached.

Mr. Mark Mathis, 20427 Tomlee Avenue, expressed his appreciation for the Council's efforts to address residents' concerns and to include the undeveloped property to the southeast in discussions of this project. He stated that he was looking forward to having new homes on the site once the outstanding issues are resolved.

Mayor Hardison clarified that while the Council was concerned about the undeveloped lot as it relates to the proposed development, they have no control over it at this time.

Mr. Chuck Stanbery, 20349 Tomlee Avenue, stated that he did not believe it would be very difficult to lower the site down to street level considering the large amount of material that will have to be removed in conjunction with the demolition of the water tower. He voiced concerns that removal of the tower would cause a loss of water pressure in the area, which may become critical in the event of an emergency.

Planning Manager Isomoto advised that a special condition was included requiring a study to be done to confirm that the removal of the water tower would have no negative effects on the pressure and supply of water to the area and noted that it is a Code Requirement that adequate pressure for fire flow purposes must be maintained.

Returning to the podium, Mr. Nelson indicated that he needed to consult with project engineers to determine to what extent the grade could be lowered and that he felt a realistic compromise would be somewhere between what has been proposed and shaving the site down to street level. He cautioned that it was not a matter of moving a couple truckloads of dirt, noting that he was not sure whether the water company intends to remove all the concrete foundation. He advised that it is the water company's intention to disconnect the water tower and conduct tests to ensure that adequate water pressure will be maintained before any demolition takes place. He stated that he believed dividing the site into three lots was appropriate and requested that the Council take action affirming this concept so the transaction between the developer and Cal Water could move forward.

**MOTION:** Councilmember Witkowsky moved to approve the concept of a three-lot subdivision with the details to be brought back to the Council at a later date. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote (absent Councilmember Nowatka).

Mayor Hardison expressed her preference that this project be returned directly to the Council for review. A brief discussion ensued, and it was the consensus of the Council to continue the hearing indefinitely to allow the developer an opportunity to come up with an alternate design.

Offering direction to the applicant regarding possible modifications, Mayor Hardison suggested that consideration be given to moving lot lines to provide a greater separation between the project and the house to the north; grading down the site; and

reducing the bulk of the second story by putting more of the square footage on the first floor.

**MOTION:** Councilmember Messerlian moved to continue the public hearing indefinitely, with the hearing to be re-advertised. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote (absent Councilmember Nowatka).

**14. SECOND READING ORDINANCES**

**14a. SECOND AND FINAL READING OF URGENCY ORDINANCE NO. 3505**

**ORDINANCE NO. 3505**

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY'S FINANCE DIRECTOR TO IMPLEMENT AN ELECTRICITY USER'S UTILITY USER'S TAX CREDIT ON SOUTHERN CALIFORNIA EDISON ELECTRICITY BILLS

**MOTION:** Councilmember Messerlian moved for the adoption of Ordinance No. 3505. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

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The Redevelopment Agency convened at 6:00 p.m.; reconvened at 11:34 p.m.; and at 11:35 p.m., adjourned to Tuesday, October 23, 2001 at 5:30 p.m.

**15. ORAL COMMUNICATIONS**

Responding to Councilmember Cribbs' comments regarding street projects, City Manager Jackson and Engineering Director Burt noted that while the City does try to minimize the inconvenience through the use of staff, they may be unable to assist everyone.

Councilmember Messerlian commented that he lives in a project area and understands the frustration of those impacted but noted that things do seem to be progressing more quickly than expected.

Councilmember Messerlian invited the public to a free Torrance Symphony concert at the James Armstrong Theater at the Cultural Arts Center on October 20, 2001 at 8:00 p.m.

Responding to Councilmember Scotto regarding street work on Hawthorne Boulevard and its impact on businesses, Engineering Director Burt noted that the Caltrans work on the storm drain on Hawthorne Blvd. would be done in the latter part of January; that Caltrans was aware of the holiday moratorium; and that the information from Caltrans changes frequently.

Councilmember Scotto asked that an item be brought forward to the City Council that would enable donations to be made to the City that could be applied to an animal control fund.

Councilmember Walker congratulated the Fire and Police Departments on the pancake breakfast.

Councilmember Witkowsky noted that funds raised by police and firefighters would be going to a scholarship fund, with no administrative costs, for the children of firefighters who perished in New York.

Councilmember Witkowsky announced that flu immunizations for seniors would be held on November 10 at the Salvation Army facility on Emerald from 9:00 a.m. to 12:00 p.m. and at the Ken Miller Recreation Center on November 19 from 10:00 a.m. to 12:00 p.m.

Councilmember Witkowsky commented on the lack of driver attention when safety vehicles are responding to incidents.

City Manager Jackson asked Councilmember Messerlian to forward details on a friend's recent ride from Torrance to the airport via Yellow Cab Company in an unauthorized vehicle.

City Clerk Herbers announced forums for the upcoming November election:

- October 18 sponsored by the Torrance League of Women Voters for TUSD Candidates at the Katy Geissert Civic Center Library at 7:00 p.m.
- October 22 sponsored by the Southwood Homeowners Association for Measure Q at Anza Elementary School;
- October 24 sponsored by Riviera Homeowners Association for TUSD candidates and Measure Q at Richardson Middle School at 7:00 p.m.
- October 25 sponsored by Northwest Torrance Homeowners for both Measure Q and TUSD candidates at 7:00 p.m. at the North High School Library.

Additional information can be found at <http://www.tornet.com/city/election.htm>.

## 16. **EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

## 17. **ADJOURNMENT**

At 11:50 p.m., the meeting was adjourned to Tuesday, October 23, 2001, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in Council Chambers. Tuesday, October 16, 2001 will be a Council dark night.

Attest:

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Mayor of the City of Torrance

\_\_\_\_\_  
Sue Herbers  
City Clerk of the City of Torrance

Approved on November 20, 2001

Sue Sweet  
Recording Secretary