

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

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:34 p.m. on Tuesday, November 10, 2009 in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland, and Mayor Scotto.

Absent: None.

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

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 City Attorney on agenda matters listed under 18A) Conference with Labor Negotiator; 18B) Conference with Legal Counsel – Existing Litigation; and 18C) Real Property – Conference with Real Property Negotiator pursuant to California Government Code § 54957.6, 54956.9(a) and 54956.8.

The City Council reconvened at 7:04 p.m. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/INVOCATION**

The flag salute was led by R.S.V. P. Executive Director Donna Duperron.

Councilmember Rhilinger 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, November 5, 2009.

**MOTION:** Councilmember Rhilinger 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 Furey and passed by unanimous roll call vote.

4. **WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS** – None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Barnett announced that the next Ad Hoc Commission Review Committee meeting would be held on Monday, November 16, at 7:00 p.m. in the Council Chambers.

Councilmember Barnett announced that the next Centennial Committee meeting would be held Monday, November 23, at 6:00 p.m. in the Katy Geissert Civic Center Library meeting room.

Councilmember Brewer announced that a City Council joint meeting with the Youth Council would be held Tuesday, November 17, at 5:30 p.m. at the West Annex Commission room.

Councilmember Numark announced that a public hearing regarding the Bishop Montgomery sump would be held on Wednesday, November 18, at 7:00 p.m. at Anza Elementary located at 21400 Ellinwood Drive.

Public Works Director Beste reported that there has been a 9% reduction in water usage and encouraged the public to continue their efforts to conserve water.

City Clerk Herbers invited staff and public to view the works of Torrance Artist Guild member Judith Swade on display in the City Clerk's office for the month of November.

6. **COMMUNITY MATTERS**

6A. **RESOLUTION NO. 2009-104 RE BRUCE BORNEMANN**

**RESOLUTION NO. 2009-104**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING **BRUCE BORNEMANN** UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY-FIVE YEARS OF SERVICE

**MOTION:** Councilmember Barnett moved for the adoption of Resolution No. 2009-104. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

Mayor Scotto presented the resolution to Bruce Bornemann, who accepted with appreciation.

6B. **RESOLUTION NO. 2009-105 RE POLICE OFFICER DAVID CRESPIN**

**RESOLUTION NO. 2009-105**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING POLICE OFFICER **DAVID CRESPIN** UPON HIS RETIREMENT FROM THE CITY AFTER TWENTY-EIGHT YEARS OF SERVICE

**MOTION:** Councilmember Barnett moved for the adoption of Resolution No. 2009-105. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

Mayor Scotto presented the resolution to David Crespin, who accepted with appreciation.

Police Chief Neu commended Officer Crespin for his dedicated service to the community.

**6C. RESOLUTION NO. 2009-106 RE CURTIS PETERSON**

**RESOLUTION NO. 2009-106**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING **CURTIS PETERSON** UPON HIS RETIREMENT FROM THE CITY  
AFTER TWENTY-SEVEN YEARS OF SERVICE

**MOTION:** Councilmember Barnett moved for the adoption of Resolution No. 2009-106. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

*To be presented at a later date.*

**6D. APPOINTMENT TO ETHICS AND INTEGRITY COMMITTEE**

**Recommendation**

Recommendation of the City Clerk that City Council review applications and appoint a member to fill a vacancy on the Torrance Ethics and Integrity Committee. The City Clerk will administer the oath of office.

Applicants were introduced and given an opportunity to address the Council.

**MOTION:** Councilmember Barnett moved to appoint Kristin Matsuda to the Ethics and Integrity Committee. The motion was seconded by Councilmember Sutherland; and hearing no objection, Mayor Scotto so ordered.

City Clerk Herbers administered the oath of office.

**7. ORAL COMMUNICATIONS #1**

**7A.** Michael Randles, representing owners in Madrona Medical and Professional Center, expressed concerns that the developer was exceeding the approved ratio of medical office space to professional office space thereby creating a parking shortage in the center and urged the Council to take action on this issue.

**7B.** Todd Nalcata, Madrona Medical and Professional Center, requested that the City review the requirements of the center's Conditional Use Permit, relating his understanding that there are fewer parking spaces than required and the amount of

medical office space exceeds the percentage that was approved. He asked that the matter be placed on an upcoming Planning Commission meeting agenda.

**7C.** Bonnie Mae Barnard, Save Historic Old Torrance, invited staff and the public to attend the Heritage Square Designer Holiday Home Tour, on weekends November 27 through January 3, with information at [www.heritagesquare.org](http://www.heritagesquare.org). She also invited everyone to attend Save Historic Old Torrance's Christmas Grand Tea to be held on Saturday, December 5, with information available at [www.savehistoricaltorrance.com](http://www.savehistoricaltorrance.com).

**8. CONSENT CALENDAR**

**8A. CHANGES TO AIRPORT HANGAR WAITING LIST APPLICATION AND POLICIES**

Considered separately, see below.

**8B. AGREEMENT RE ENVIRONMENTAL SITE ASSESSMENT FOR PROPERTY AT 465 CRENSHAW BOULEVARD**

**Recommendation**

Recommendation of the City Manager that City Council approve a consulting agreement with Enviro-Tox to perform a Phase I Environmental Site Assessment for the former PPG Industries, Inc. site at 465 Crenshaw Boulevard, Torrance for an amount not to exceed \$10,000.

**8C. AGREEMENT RE H1N1 VACCINATION CLINIC AT WILSON PARK**

Considered separately, see page 5.

**MOTION:** Councilmember Numark moved for the approval of Consent Calendar Item 8B. The motion was seconded by Councilmember Sutherland and passed by unanimous roll call vote.

Consent Calendar Items 8A and 8C were considered separately.

**8A. CHANGES TO AIRPORT HANGAR WAITING LIST APPLICATION AND POLICIES**

**Recommendation**

Recommendation of the General Services Director and the Airport Commission that City Council approve changes to the Airport Hangar waiting list application and policies.

In response to Councilmember Sutherland's inquiry, Facility Operations Manager Megerdichian reported that applicants on the Airport Hangar waiting list may sign up for any size of hangar regardless of the size of their aircraft.

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

**8C. AGREEMENT RE H1N1 VACCINATION CLINIC AT WILSON PARK**

**Recommendation**

Recommendation of the Chief of Police and the Emergency Preparedness (E-Prep) Team that City Council approve the emergency preparedness and response services agreement with Los Angeles County Department of Public Health (LADPH) to conduct an H1N1 free vaccination event at the Wilson Park Sports Complex in the amount of \$1,410.

Emergency Services Coordinator Bonano provided information about the H1N1 free vaccination clinic to be held on Monday, December 7, from 9:00 a.m. to 5:00 p.m. at Wilson Park. She noted that at this time, vaccinations are only being provided to pregnant women, children and young adults between 6 months and 24 years old, people with chronic medical conditions, and healthcare and emergency medical workers.

Gavin Wasserman, Torrance, offered suggestions to make the clinic go more smoothly for parents with small children.

**MOTION:** Councilmember Sutherland 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. WORKSHOP ON 2009 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT**

Considered later in the meeting, see pages 7-14.

**12. ADMINISTRATIVE MATTERS**

**12A. ASSISTANT CITY ATTORNEY APPOINTMENT**

**Recommendation**

Recommendation of the City Attorney that City Council appoint Patrick Sullivan to the position of Assistant City Attorney.

City Attorney Fellows reviewed his recommendation that Patrick Sullivan be appointed Assistant City Attorney. He noted that Mr. Sullivan began working in the City Attorney's office in 1994 as a volunteer summer law clerk and was subsequently hired in March of 1996 and that he has extensive experience as a municipal lawyer.

Mayor Scotto congratulated Mr. Sullivan and commended all of the applicants.

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

Assistant City Attorney Sullivan expressed appreciation for the appointment and introduced family members present at the meeting.

**12B. AMENDMENT TO PAY RESOLUTION RE CERTAIN FULL TIME SALARIED AND HOURLY EMPLOYEES**

**Recommendation**

Recommendation of the Human Resources Director that City Council adopt a Resolution amending Resolution No. 2007-45 for Certain Full Time Salaried and Hourly Employees updating titles and salary ranges.

Human Resources Manager Lawrence reported that the proposed amendment would eliminated job titles for positions that have been eliminated and add a step to one of the classifications so an incumbent being reallocated to another position will suffer no pay loss.

In response to Councilmember Sutherland's inquiry, City Manager Jackson confirmed that the added pay step will be eliminated once the incumbent leaves this position.

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

**RESOLUTION NO. 2009-107**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2007-45 SETTING FORTH CHANGES REGARDING THE HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN FULL TIME SALARIED AND HOURLY EMPLOYEES

**MOTION:** Councilmember Barnett moved for the adoption of Resolution No. 2009-107. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

**12C. PURCHASE OF GROUP LIFE, DISABILITY AND DENTAL INSURANCE**

**Recommendation**

Recommendation of the Human Resources Director that City Council approve the selection of The Standard Insurance Company as the insurer for group term life/accidental death and dismemberment (life/AD&D), voluntary life, group short and long term disability (STD and LTD), and the renewal of Delta Dental as the insurer for group dental insurance, with an effective date of January 1, 2010 for all coverage, as follows:

- 1) The Standard Insurance Company Term Life/AD&D at \$0.137 per \$1000 of coverage, Short Term Disability (STD) at \$0.566 per \$100 of covered payroll, and Long Term Disability (LTD) at \$0.429 per \$100 of covered payroll. These rates are guaranteed until December 31, 2012.
- 2) Dental renewal rates with the current carrier, Delta Dental, at \$38.22 for single coverage, \$76.44 two-party and \$131.87 family coverage for the Dental Preferred Option (DPO) program; and \$17.47 for single, \$31.54 two-party and \$46.64 for the Dental Health Maintenance (DHMO) program until December 31, 2010.
- 3) Authorize the issuance of a binder payment for an amount equivalent to one month's premium in order to implement these programs.

Human Resources Manager Fuentes reported that Standard Insurance Company's rate represents a 22% reduction as compared to the current insurance carrier's quote and that employee organizations support the proposed changes.

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

**12D. FIRST QUARTER 2009-2010 BUDGET REVIEW**

**Recommendation**

Recommendation of the Finance and Governmental Operations Committee that City Council:

- 1) Accept and file the First Quarter 2009-2010 Budget Review Report;
- 2) Accept and file the City Treasurer's Investment Report; and
- 3) Concur with staff's recommendation for the capital project requests.

Finance Director Tsao provided an overview of the current financial situation, noting that there are positive signs that the economy is improving, but unemployment continues to rise.

**MOTION:** Councilmember Rhilinger moved to concur with staff recommendation including the following capital project requests: Wilson Park pond restoration; Installation of restroom privacy doors at City parks; Additional funding for City Yard camera system; Workers' Compensation claims management optical imaging system; Storm drain system master plan update, and City-wide outdoor overhead lighting. The motion was seconded by Councilmember Furey and passed by unanimous roll call vote.

The City Council recessed from 8:14 p.m. to 8:27 p.m.

Agenda Item 10A was considered out of order at this time.

**10A. WORKSHOP ON 2009 DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT**

**Recommendation**

Recommendation of the Community Development Director that City Council:

- 1) Conduct a workshop to receive public comments; and
- 2) Provide direction to staff on the 2009 Draft General Plan and Environmental Impact Report (EIR).

With the aid of slides, Laura Stetson of Hogle-Ireland, City consultant for the General Plan update, provided an overview of 2009 Draft General Plan. She noted that there was extensive community involvement in the General Plan update process, including 20 public workshops. She briefly discussed the six elements included in the General Plan: Land Use, Circulation and Infrastructure, Community Resources, Safety, Noise, and Housing. She noted that the Housing Element is the only element that must be certified by the State.

Referring to the Land Use Element, Ms. Stetson reported that the Land Use Designation “Local Commercial” will be eliminated and existing properties so designated will be changed to “General Commercial,” which would allow a higher FAR (Floor Area Ratio) for mixed-use residential/commercial developments. She reviewed the proposed changes to the seven study areas that were identified in community workshops as transitional, non-functional, or blighted:

1. Crenshaw/Amsler – maintain commercial use along Crenshaw with opportunities for residential uses to the east.
2. Western Avenue South – change underperforming commercial area to allow for residential uses consistent with residential uses to the east in the City of Los Angeles.
3. Border Avenue - create Residential Office Zone to serve as a buffer between industrial/commercial and residential uses.
4. Western Avenue North – change to General Commercial to allow for a greater diversity of uses in the commercial area and ensure that there is appropriate transition for residential neighborhoods to the west.
5. Redondo Beach Boulevard – change to reflect the pattern and density of residential uses already built, including changing Radium property to medium density residential use.
6. Jefferson/Oak – establish a mix of commercial and residential uses to reflect current development.
7. East Victor Precinct – No changes proposed.

Ms. Stetson emphasized that the total area proposed for changes in Land Use Designation amounts to only 2.7% of the City.

Councilmember Brewer questioned whether an effort was made to ensure that there was adequate infrastructure to support new residential developments.

Ms. Stetson reported that a citywide traffic study was completed in conjunction with the General Plan update to identify potential improvements and noted that residential uses generate less traffic than commercial and industrial uses.

Councilmember Brewer asked about the possibility that commercial uses in the Western Avenue South might regenerate.

Deputy Community Development Director Cessna explained that this area has been part of the Industrial Project Redevelopment Area for a number of years and no regeneration has occurred despite incentives so it was being recommended that it be changed to allow for residential uses since there are residences to the east and across the street.

Councilmember Brewer asked about the total number of new housing units that could be accommodated if all the proposed land use changes were approved, and Ms. Stetson indicated that she didn't have that information immediately available.

Councilmember Numark questioned why some of the areas, such as Western Avenue North, were not included when calculating potential new housing units even though the proposed land use designation, General Commercial, would allow for mixed-use commercial/residential projects. He stated that while he understood the need to

provide for new housing to meet the City's RHNA (Regional Housing Needs Assessment) allocation, he doubted that residents would support exceeding the required number of housing units given their concerns about housing density.

Ms. Stetson explained that it's difficult for the City to claim mixed-use sites as potential sites for housing because the State does not consider them as such.

In response to Mayor Scotto's inquiry, Community Development Director Gibson confirmed that existing non-conforming land uses would be able to continue operating if the proposed changes in Land Use Designation are approved. He noted that changes in zoning must be approved by the City Council before land use changes could be implemented.

Mayor Scotto expressed concerns that allowing residential uses in the Crenshaw/Amsler area could lead to problems like those in the East Victor Precinct where residential developments have been built that conflict with surrounding industrial uses.

Deputy Community Development Director Cessna noted that there are residences directly to the east of the Crenshaw/Amsler area in the City of Lomita, so compatibility issues already exist. Additionally, she reported that an owner of a considerable amount of property in this area has expressed an interest in moving toward residential uses.

Mayor Scotto stated that he thought proposed changes to Western Avenue South, Western Avenue North, Redondo Beach Boulevard, and Jefferson /Oak study areas made sense, but doubted that the Border Avenue area would be conducive to the proposed Residential Office Zone because there is not much demand for offices in this area. He expressed concerns about the number of properties that would be affected by changing their Land Use Designation from Local Commercial to General Commercial.

Deputy Community Development Director Cessna advised that the change to General Commercial will provide more opportunities for property owners to develop their properties in the future because it would allow mixed commercial/residential projects and a slightly higher FAR.

Councilmember Brewer noted that residents are concerned that proposed land use changes, which would allow larger scale mixed use residential/commercial developments on existing commercial/industrial properties, would change the City's ambience. He suggested that while a housing development may generate less traffic than a commercial development on the same site, it was only logical that increasing the number of residents in Torrance would increase overall traffic.

Transportation Planning Manager Semaan advised that potential land use changes were taken into consideration in the traffic analysis done for the General Plan and it was determined that very few intersections would be impacted and the improvements identified as mitigations were in line with improvements identified in the citywide traffic study.

Councilmember Brewer related his belief that underperforming commercial areas could be revitalized if the City made more of an effort to attract new businesses,

especially in the growing field of “green” businesses, rather than changing their General Plan designation to allow residential uses.

Mayor Scotto requested that the Council be provided with detailed maps of each of the seven study areas and the areas currently zoned Local Commercial at the next workshop.

In response to Commissioner Numark’s inquiry, Community Development Director Gibson reported that zoning changes would not be done on a citywide basis and would instead focus on a particular area so that a cohesive zoning plan could be developed in order to avoid situations like the East Victor Precinct. He confirmed that residents would have an opportunity to voice their opinions regarding any proposed zone changes as well as any future projects.

Councilmember Rhilinger emphasized that the City must devise a plan that makes it possible to build new housing in order to satisfy the RHNA allocation and to comply with recent State legislation, including AB32 and SB375. She reported that SB375, which seeks to reduce greenhouse gases by curbing urban sprawl, requires cities to develop a plan that accommodates a certain quota of new housing and should cities fail to make the necessary changes to facilitate the new housing, there is a provision allowing the State to do it for them. She stated that she was initially concerned about some of the sites identified for new housing, but after discussing it with staff, she was satisfied that there was enough flexibility since projects will be approved on a case-by-case basis. She indicated, however, that she was concerned about the Crenshaw/Amsler area because there is only a single outlet on Skypark Drive and building homes in this area could lead to traffic back-ups like those at Jefferson and Oak.

Mayor Scotto noted that another consequence of building homes in the Crenshaw/Amsler area would be adding traffic at the intersection of Crenshaw Boulevard/Lomita Boulevard, which is one of the worst intersections in the City. He suggested that the City may eventually decide to do battle with the State if it seeks to impose unreasonable housing quotas for a city that is already built out.

Councilmember Rhilinger reported that the City of Irvine recently challenged its RHNA number, which is allocated by the Southern California Association of Governments (SCAG), and the court upheld SCAG’s position that the allocation was done as fairly as possible. She noted that there is pending State legislation that would give cities that do not meet their RHNA number a lower priority for grants.

Councilmember Furey voiced objections to changing the Crenshaw/Amsler area to allow residential uses. He noted that the Jefferson/Oak area is plagued with traffic congestion due to residences that were built on property formerly zoned for industrial/commercial uses and the Crenshaw/Amsler area is similarly situated with only one street for access. Additionally, he noted that there are no Torrance schools in the immediate area. With regard to the City’s RHNA allocation, he pointed out that there is a significant amount of land already zoned for medium and high density housing in the Hawthorne Boulevard Corridor Specific Plan area, including 14 acres next to Del Amo Fashion Center. He asked about the timeline for the completion of the General Plan process.

Community Development Director Gibson stated that based on tonight's comments, he would suggest a second public workshop in mid-December and the General Plan could be adopted in January 2010 if the Council's concerns have been addressed.

Councilmember Furey noted that there are a number of areas in the City, i.e. along Artesia Boulevard and Anza Avenue, where there are older apartment buildings in need of renovation and asked about the possibility that they could be improved by adding another floor along with more parking as a means of addressing the City's RHNA allocation.

Community Development Director Gibson explained that the multi-family residences in the areas mentioned do not meet today's development standards and would have to be torn down in order to add another floor and he felt that that was unlikely to occur given the constraints on building in these areas. He stated that staff believes higher density residential developments are more viable in the Western Avenue North, Western Avenue South, and Redondo Beach Boulevard study areas.

Councilmember Brewer suggested the possibility of allowing higher density residential developments along 182<sup>nd</sup> Street where there are already apartments and roadways that can support this type of development.

Community Development Director Gibson explained that in considering appropriate areas for higher density residential developments, staff focused on underutilized properties at the edge of the City that would not impact existing residential neighborhoods.

Councilmember Brewer expressed concerns about allowing multi-family residences to be built on industrial properties because the change to housing could never be undone and reiterated his position that more should be done to attract new businesses. He cited the recently opened Miyako Hotel as an example of how the Western Avenue area could be redeveloped.

Mayor Scotto requested that staff provide information regarding exactly how many housing units could be built in each of the study areas should land use changes be approved. He expressed concerns that by identifying more areas than necessary to satisfy the City's RHNA allocation, the allocation could be increased in the future to cover shortfalls in other cities.

Councilmember Brewer asked about the recent popularity of mixed-use developments.

Deputy Community Development Director Cessna explained that this type of development is an old concept, as evidenced by older buildings in downtown Torrance with commercial uses below and residences above and it has experienced a resurgence due to the new emphasis on sustainable communities where people are able to walk to work, restaurants and shops rather than driving.

Mayor Scotto questioned why the area on the east side of Cabrillo from Carson to Torrance Boulevard was not identified for possible rezoning.

Deputy Community Development Director Cessna advised that this area was not identified during the public workshop process as an area that residents felt needed to be redeveloped.

Mayor Scotto related his belief that a good portion of the City's RHNA number could be satisfied if this area of Cabrillo was rezoned.

Councilmember Rhilinger stressed the need for Torrance to remain a balanced city and suggested that a strategy be developed to encourage the revitalization of commercial/industrial study areas which are determined to be unsuitable for residential development.

Mayor Scotto invited comments from the public.

Keith Pollastrini, owner of a business at 1740 S. Border Avenue, requested information about the consequences should the Land Use Designation for his property be changed, noting that his business is very productive and he does not want to move.

Mayor Scotto indicated that he did not support the proposal to change land uses along Border Avenue because he views it as a thriving area and he did not believe the proposed Residential Office Zone would blend with existing businesses.

Chris Hall, owner of office building at 2323 Border Avenue, expressed concerns about the impact of proposed land use changes on his business. He questioned the wisdom of creating a Residential Office Zone when redevelopment efforts used to be focused on eliminating the existing homes that are interspersed among the light industrial uses and related his belief that they are a greater source of blight. He voiced his opinion that many of the problems in this area have been caused by a lack of attention from the City. He recalled that this area was the focus of redevelopment efforts 15 years ago, however, the only thing that changed was that a water tank was built over the objections of nearby property owners, which devalued their properties. He stated that the biggest deterrent to the improvement of properties is the lack of parking and this would remain a problem if properties are rezoned Residential Office. He reported that he abandoned plans to improve his parking lot due to the red tape involved and urged the City to retain the existing zoning and to work hand-in-hand with local businesses to improve this area as was originally promised many years ago.

Bob Solomon, owner of 2013 Border Avenue, voiced his opinion that rezoning this area to allow offices would drive light industrial businesses away and reduce property values. He indicated, however, that he did support allowing residential uses and felt it could be a way to provide low income housing.

Councilmember Brewer questioned how residential uses would be configured. Mr. Solomon stated that he felt there was demand for industrial space with living quarters above for business owners and/or lessees who are seeking economical housing and that he proposed this type of arrangement to the Community Development Department seven years ago and his idea was rejected.

Mayor Scotto noted that the City does not currently have any zoning that would permit a residence above and industrial use.

Mr. Solomon related his understanding that a property at 213<sup>th</sup> Street and Border has this type of arrangement.

An Arlington Avenue property owner (name inaudible, no speaker card) requested clarification regarding uses permissible under Local Commercial versus Residential Office land use designations, which was provided by Deputy Community Development Director Cessna.

Dick Rossberg, owner of Torrance Bakery, recommended that downtown Torrance business owners be involved in any discussions of changes to the downtown area. He commented on the City's decision in the past to reject funding for low income housing from the federal government.

Mayor Scotto noted that no changes to this area were being proposed at this time and offered his assurance that business and property owners would be involved in discussions should any changes be considered in the future.

Gavin Wasserman, Torrance, representing TY Wholesale Nursery, 5221 Arvata, encouraged the Council to include the goal of preserving agricultural businesses in the General Plan because even though there are very few left in Torrance, they provide employment and preserve open space. He noted that staff has agreed to remove a photo of the nursery in the draft General Plan that the owners found objectionable and questioned when this would take place. He urged the Council to explore all of the ramifications of changing land use designations from Local Commercial to General Commercial.

Charles Deemer, Torrance, expressed concerns that R-5 zoning would allow over 100 units per acre, which greatly exceeds the maximum density currently in the City. He suggested that there should be a distinction between low income housing for seniors and low income workforce housing.

Bonnie Mae Barnard, Torrance, recalled that residents were asked to identify areas in transition at the initial General Plan workshop and these areas were subsequently proposed for higher density residential development, which was not what residents intended. She commended the Council for scrutinizing proposed changes and trying to find ways to revitalize commercial areas. She requested clarification of future meeting dates.

Community Development Director Gibson proposed that another workshop be held on December 15, 2009 and that the adoption of the General Plan be considered on January 19, 2010 and these dates were confirmed by staff and Mayor Scotto.

A Torrance resident and business owner (name inaudible/no speaker card) expressed concerns about the impact of railroad crossings on the flow of traffic.

Mayor Scotto noted that the City has no control over the railroads and expressed disappointment that railroad traffic has increased to former levels since the opening of the Alameda Corridor, which was supposed to relieve railroad traffic.

As no one else from the public wished to speak, the matter was continued to December 15.

**MOTION:** Councilmember Brewer moved to continue the workshop to December 15, 2009 and to reschedule the public hearing on this matter to January 19, 2010. The motion was seconded by Councilmember Rhilinger and passed by unanimous roll call vote.

**17. ORAL COMMUNICATIONS #2**

**17A.** Councilmember Brewer noted that the City Council met jointly with the TUSD School Board the previous evening to discuss partnership opportunities and the consolidation of City and TUSD elections was one of the topics discussed. With the concurrence of Council, he requested that staff schedule a meeting of the Citizen Development and Enrichment Committee in early December to discuss election options.

**17B.** Councilmember Brewer announced that on Saturday, November 14, South High School will be hosting a fundraiser to raise money for a digital memorial marquee in remembrance of three former South High students and fallen soldiers – Micah Gifford, Matt Ferrara and Joe Anzack. He noted that a silent auction will be held from 12:30 – 3:00 p.m.; that there will be a carnival in the mall area of the campus; and that a dance showcase will be held in the gym from 6:00 – 8:00 p.m.

**17C.** Councilmember Furey invited everyone to participate in the 30<sup>th</sup> annual Turkey Trot, a three-mile fun run, to be held on Thursday, November 26, which begins at 8:00 a.m. in the Sam's Club parking lot on Skypark Drive, with check-in between 6:30 – 7:30 a.m.

**17D.** Councilmember Furey, echoed by Councilmember Numark, wished veterans a happy Veterans Day.

**17E.** Councilmember Numark announced that the Friends of Madrona Marsh will be hosting an Art Auction Fundraiser at the Marriot Hotel on Saturday, November 14, from 1:00 – 4:00 p.m. and admission is \$20.00.

**17F.** Councilmember Rhilinger, with the concurrence of Council, requested that a presentation by Southern California Association of Governments (SCAG) staff on SB375 be placed on a future agenda.

**17G.** Councilmember Rhilinger reported that the Board of Metro (L.A. County Metropolitan Transit Authority) will be meeting on Thursday, December 10, at 9:30 a.m. at Metro headquarters, 1 Gateway Plaza, Los Angeles, to discuss the extension of the green line to the South Bay and encouraged people to show their support for this extension by attending.

**17H.** Councilmember Sutherland announced that the Torrance Theatre Company will be presenting *A Christmas Story* at the Nakano Theatre on November 13-15 and November 20 -22, with information available at 310.781.7171.

**17I.** Councilmember Barnett commented on the joint meeting with the TUSD School Board held the previous evening, noting that it was a very productive meeting. He commended staff for their efforts.

**17J.** Councilmember Barnett thanked veterans for their service and wished them a happy Veterans Day.

**17K.** Councilmember Barnett thanked the public for coming to the meeting and sharing their views on the draft General Plan.

**17L.** Mayor Scotto reported on the joint meeting with the TUSD School Board, noting that it was the first such meeting in 40 years. He expressed the hope that some of the ideas presented would be implemented and both the City and TUSD would benefit.

**17M.** Mayor Scotto encouraged everyone to remember the purpose of Veterans Day and to recognize the sacrifice made by our service men and women to preserve our freedom.

**18. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**19. ADJOURNMENT**

At 11:00 p.m., the meeting was adjourned to Tuesday, November 17, 2009 at 5:30 p.m. for a joint meeting with the Youth Council in the West Annex Commission Room, 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 January 26, 2010