

**MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:30 p.m. on Tuesday, December 14, 1999, in the City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Cribbs, Lee, Messerlian,  
O'Donnell, Walker, and Mayor Hardison.

Absent: Councilmember Horwich.

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

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Agenda Item No. 16 was considered out of order at this time.

**16. EXECUTIVE SESSION**

At 5:32 p.m., pursuant to Government Code Sections 54957.6, 54957, and 54956.8, the Council entered into a closed session to confer with the City Manager and the City Attorney on the agenda matters listed under Items 16a. (Conference with Labor Negotiator), 16b. (Public Employee Performance Evaluation – City Manager) and 16c. (Real Property Conference with Real Property Negotiator).

At 7:19 p.m., the Council returned to open session, with no action having been taken in closed session.

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Discussion returned to regular agenda order.

**2. FLAG SALUTE/INVOCATION**

Boy Scout Troop #310, Bruce Maass, Scoutmaster, led the Pledge of Allegiance.

Elder Allen Mitchell, Peace Apostolic Church of Carson, gave the invocation for the meeting.

City Clerk Herbers announced that applications were being accepted for commission appointments in January with applications available in the City Clerk's Office.

City Clerk Herbers announced that the nomination period for those wishing to run for City Council in March 2000, election had been extended to 5:00 p.m. on Wednesday, December 15, 1999.

City Clerk Herbers announced that the County was seeking precinct workers for the March 7, 2000, election.

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

**MOTION:** Councilmember Lee moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. Councilmember Cribbs seconded the motion and, there being no objection, it was so ordered by Mayor Hardison.

**MOTION:** Councilmember Lee 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. Councilmember Cribbs seconded the motion and, there being no objection, it was so ordered by Mayor Hardison.

4. **WITHDRAWN/DEFERRED ITEMS**

Mayor Hardison announced additional material regarding Items 7f, 12a, and 12b available at the back of the room.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

None.

6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE LITTLE COMPANY OF MARY HOSPITAL AUXILIARY DAY**

Mayor Hardison presented a proclamation declaring Friday, December 17, 1999, as *LITTLE COMPANY OF MARY HOSPITAL AUXILIARY DAY* in the City of Torrance to Kay Lashbrook, outgoing President, Little Company of Mary Hospital Auxiliary.

7. **CONSENT CALENDAR**

7a. **ACCEPTANCE OF DONATION – GOOD GUYS**

**Recommendation**

Recommendation of the City Manager that City Council accept a donation from The Good Guys.

7b. **PURCHASE ORDER RE NOTEBOOK COMPUTERS**

**Recommendation**

Recommendation of the Chief of Police that City Council award a purchase order to Always Bi-Rite Computers, Sunland, CA, in the amount of \$50,944.67, for the purchase of 19 Toshiba Notebook Computers and power adapters.

7c. **APPROVAL RE SENIOR CITIZENS EXCURSIONS**

**Recommendation**

Recommendation of the Parks and Recreation Director that City Council approve expenditures for senior citizens program excursions planned for the months of January through June 2000.

7d. **APPROVAL FINAL TRACT MAP 52519**

**Recommendation**

Recommendation of the Engineering Director that City Council approve Final Tract Map No. 52519, located at 23030 Maple Avenue, which substantially conforms to and has met all conditions of approval of the Tentative Map.

7e. **AWARD OF CONTRACT RE CITYWIDE SIDEWALK PROJECT**

**Recommendation**

Recommendation of the Street Services Director that City Council:

- 1) Accept the bid and award a standard public works agreement, approved as to form by the City Attorney, to Hardy and Harper, Inc. in the amount of \$757,210;
- 2) Authorize a 5% contingency for this agreement in the amount of \$38,000; and
- 3) Authorize the Mayor and the City Clerk to execute and attest said agreement.

7f. **CHANGE ORDER AND APPROPRIATION PUBLIC WORKS AGREEMENT C99-172**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Authorize Change Order #3 to Public Works Agreement C99-172 in the amount of \$32,000 for the construction of additional water main in 220<sup>th</sup> Street east of Abalone Avenue; and
- 2) Increase the appropriation for contract administration and inspection by \$4,500.

7g. **APPROPRIATION AND ALLOCATION RE PROFESSIONAL ENGINEERING SERVICES AGREEMENT**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Appropriate \$210,000 from the Water Fund to Water System Studies;
- 2) Approve an agreement with CGvL Engineers for Professional Engineering Services in the amount of \$180,260;
- 3) Authorize an additional \$9,000 in contingencies and \$20,740 for Project Management; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to this agreement.

7h. **CONTRACT AMENDMENT RE WILSON PARK GYMNASIUM**

**Recommendation**

Recommendation of the General Services Director that City Council approve an amendment to the Universal Construction and Maintenance contract for additional costs incurred during the construction of the Wilson Park Gymnasium. (C99-043)

7i. **CHANGE ORDER RE PUBLIC WORKS AGREEMENT HAWTHORNE BOULEVARD BEAUTIFICATION**

**Recommendation**

Recommendation of the Planning Director and Engineering Director that City Council:

- 1) Authorize a Change Order to Public Works Agreement with Tapuz Enterprises, Inc. (C99-213) in the amount of \$171,856 for:
  - A. Construction of the street improvements for the beautification of Hawthorne Boulevard from Sepulveda Boulevard to Torrance Boulevard (\$121,869); and
  - B. Addition of services to the existing agreement to include construction of median landscaping on Prairie Avenue south of 190<sup>th</sup> Street (\$49,987).
- 2) Authorize the transfer of \$49,987 in Gas Tax Funds from the Prairie Avenue Project (I-4) to the Hawthorne Boulevard Landscaping Project to landscape Prairie Avenue median south of 190<sup>th</sup> Street.

7j. **CHANGE ORDER RE CONTRACT SERVICES AGREEMENT (C99-219)**

**Recommendation**

Recommendation of the Planning Director that City Council authorize a Change Order to Contract Services Agreement with Albert Grover and Associates (C99-219) in the amount of \$15,000 for the construction management and inspection services for street improvements for the beautification of Hawthorne Boulevard from Sepulveda Boulevard to Torrance Boulevard.

**MOTION:** Councilmember O'Donnell moved for the approval of Consent Calendar Items 7a through 7j as written. The motion was seconded by Councilmember Walker and passed by a unanimous roll call vote, absent Councilmember Horwich.

8. **COMMUNITY SERVICES**

8a. **NON-PROFIT SOCIAL SERVICES AGENCIES YEAR 2000 GRANT PROGRAM**

**Recommendation**

Recommendation of the Community Services Commission and the Parks and Recreation Director that City Council approve funding under the year 2000 Grant Program for Non-Profit Social Services Agencies to be awarded to Behavioral Health Services, Inc. (\$1,900); Community Helpline, Inc. (\$1,000); Enrichment Through Employment (\$1,235); Healthcare and Elder Law Programs (\$4,000); Home Ownership for Personal Empowerment, Inc. (\$2,500); Jewish Family Service of Los Angeles (\$3,000); My Handi-Capable Reporter (\$3,000); New Life

Advocacy (\$3,000); Project Touch (\$1,000); Retired & Senior Volunteer Program (\$1,000); South Bay AMI/ABLE Program (\$1,500); So. California Youth & Family Center (\$3,000); St. Paul's United Methodist Church (\$1,750); and Torrance-Lomita Meals on Wheels (\$1,700) for a total of \$29,585.

Mr. Lawrence O'Brien, Pregnancy Health Center, reported that the Center has served over 10,500 women during the past 20 years, one-third of whom are Torrance residents. He related that they had applied for a \$3,000 grant in order to employ the services of a nutritionist and requested that the Council reconsider their application which was denied by the Commission.

**MOTION:** Councilmember Walker moved to concur with staff recommendations. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote, absent Councilmember Horwich.

For the record, Mayor Hardison indicated that she is a member of the Advisory Board for Enrichment Through Employment but has nothing to do with grant applications. She further noted for the record that contrary to a statement during Oral Communication at a previous Council meeting, \$1,750 had been awarded 2 years ago to St. Paul's United Methodist Church for food and staple goods for Torrance residents infected with the AIDS virus.

9. **PLANNING AND ECONOMIC DEVELOPMENT**

9a. **VACATION OF ACCESS EASEMENT**

Recommendation of the Engineering Director that City Council:

- 1) Quitclaim a 20-foot strip of land east of Madrona Avenue between Sonoma and Antonio Streets; and
- 2) Approve and adopt a **RESOLUTION** summarily vacating an access easement on said land.

**MOTION:** Councilmember Messerlian moved to concur with staff recommendation to quitclaim the above-described land. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote, absent Councilmember Horwich.

**RESOLUTION NO. 99-134**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE SUMMARY VACATION OF AN EASEMENT OVER A PORTION OF LAND EAST OF MADRONA AVENUE BETWEEN SONOMA AND ANTONIO STREETS IN THE CITY OF TORRANCE**

**MOTION:** City Clerk Herbers read aloud the number and title for Resolution 99-134 and Councilmember Messerlian moved for its adoption. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

**11. ADMINISTRATIVE MATTERS**

**11a. LEASE TERMS WITH CHAGAL COMMUNICATIONS**

**Recommendation**

Recommendation of the City Manager that City Council approve the development of a new lease with Chagal Communications for City-owned property located on Calle de Arboles (water site).

In response to Mayor Hardison's inquiry as to how the current wattage level will be regulated, Assistant to the City Manager Sunshine indicated that the current license is for a 6,000-watt parameter or less and indicated that the lease would return to Council for final approval.

**MOTION:** Councilmember Lee moved to approve the development of a new 10 year lease with four (4) 5 year options at the rate of \$12,000 annually, with annual CPI adjustment and additional conditions of no increase in broadcast wattage and requiring the posting of a notice on the property with 24 hour emergency contact. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote, absent Councilmember Horwich.

**11b. APPROPRIATION RE CITY EOC AND Y2K CONTINGENCY PLANS**

**Recommendation**

Recommendation of the City Manager that City Council appropriate \$80,400 from the Reserve for Economic Anomalies to equip the Police Department Seminar Room as the City's Emergency Operation Center (EOC) (\$21,000), and to fund the City's Y2K Contingency Plan (\$59,400).

Assistant City Manager Giordano pointed out that updates on these plans will be available on television Channel 22, the City's website, radio station, and by telephone at (310) 618-2460.

**MOTION:** Councilmember Walker moved to concur with staff recommendations. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote, absent Councilmember Horwich.

**11c. RECOMMENDATION RE REALLOCATION OF SIX POSITIONS**

**Recommendation**

Recommendation of the City Manager that City Council:

- 1) Approve the reallocation of six (6) budgeted funds for 6 vacant Administrative Specialist positions in various City departments to Executive Staff Assistant positions per the attached program modification forms; and
- 2) Appropriate \$17,078 from the reserve for class plan special adjustments.

Mr. Chuck Schaich, Torrance Professional and Supervisory Association, requested that Council postpone this item pending further study by their members.

In response to Mayor Hardison's inquiry as to how long negotiations have been in progress, Assistant to the City Manager Keane related that negotiations had been in progress for several months and would continue through meet and confer and appropriate avenues including the Civil Service Commission. She further noted that the item presently before Council only approved the reallocation and appropriation of funds.

Mayor Hardison announced that it was time to move forward since these vacancies had been in existence for some time.

**MOTION:** Councilmember Lee moved to concur with staff recommendations. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

## 12. HEARINGS

### 12a. **PUBLIC HEARING RE ORDERING VACATION OF ALLEY**

#### **Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Conduct a public hearing ordering the vacation of a portion of the alley west of Apple Avenue and south of Lincoln Avenue; and
- 2) Approve and adopt a **RESOLUTION**.

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

In response to Mayor Hardison's inquiry regarding public notification concerning the vacation of the alley, Engineering Director Burtt indicated that the public had been given the opportunity to obtain information and provide comment on this matter.

In response to Mayor Hardison's inquiry regarding the Lincoln Garden Homeowners' letter referencing a parcel next to them as opposed to the alley, Engineering Director Burtt indicated that the letter was in fact referencing a project to the south and not the vacation of the alley itself.

In response to Mayor Hardison's inquiry concerning an environmental impact study, Planning Director Gibson pointed out that the initial study of this project did not result in any significant impact on the environment.

In response to Mayor Hardison's inquiry as to whether there were actually two parcels that have alley access, Engineering Director Burtt indicated that the map was correct in reporting two parcels with access to the alley.

Mr. Joseph Darrell, 2108 Lincoln Avenue, President of the Homeowners Association, stated that they never received any information by mail or posting until this last posting two weeks ago. He submitted original photographs depicting current view and the after-construction reduced view, and pointed out that one of the main problems is the inability to drive in and out of the visitors parking and the garage of the residence

at 2114 Lincoln Avenue. He further related that when encountering adverse wind and storm conditions, a funnel effect will be created by this project.

In response to Mayor Hardison's inquiry as to the status of written notification and the posting of a sign, Planning Director Gibson related that a sign was posted at the site and there was a direct mailing and advertisement in the newspaper giving ten days notice prior to the hearing.

Unidentified speaker indicated that the posting occurred in the Apple area around the corner not on Lincoln.

Mr. Stephen M. Vaningen, 2114 Lincoln Avenue, indicated that access to his garage would be impaired and that he had never received any kind of written notice by mail. He further related that the posted sign was too far away to be easily read and reiterated the problem with the wind condition.

Mayor Hardison pointed out that the letters and issues referenced the view but that the only issue presently before the Council is the public use for the Alley.

Engineer Director Burt indicated that the small parking area located on the south side of the property adjacent to the parcel was studied by staff who reported that there was 25 feet to maneuver within that area which they deemed sufficient.

Mr. Joseph Darrell, 2108 Lincoln Avenue, pointed out that while it may be 25 feet in length maneuverability was the problem.

**MOTION:** Councilmember Walker moved to close the public hearing. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote, absent Councilmember Horwich.

**MOTION:** Councilmember Walker moved to concur with staff recommendations. The motion was seconded by Councilmember Messerlian and passed by majority roll call vote with Councilmember O'Donnell dissenting, absent Councilmember Horwich.

#### **RESOLUTION NO. 99-135**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF THE ALLEY WEST OF APPLE AVENUE AND SOUTH OF LINCOLN AVENUE IN THE CITY OF TORRANCE**

**MOTION:** City Clerk Herbers read aloud the number and title for Resolution 99-135 and Councilmember Messerlian moved for its adoption. The motion was seconded by Councilmember Cribbs and passed by majority roll call vote with Councilmember O'Donnell dissenting, absent Councilmember Horwich.

#### **12b. APPEAL OF PLANNING COMMISSION DECISION – EVERGREEN DEVELOPMENT COMPANY**

**Recommendation**

Recommendation of the Planning Director that City Council approve the appeal and approve the project, allowing the construction and operation of a retail pharmacy with drive-through service at the southeast corner of Crenshaw Blvd. and Pacific Coast Highway.  
Evergreen Development Company (William Beverly, Scott Debo)

Planning Manager Isomoto made a brief slide presentation of the project. Responding to questions, she indicated for Mayor Hardison that a canopy would be constructed over the drive-through and that there was sufficient access for delivery trucks.

In response to Councilmember Messerlian's inquiry as to the code parking requirement for grocery stores and pharmacies, Planning Manager Isomoto indicated that it is 1:150 for grocery stores and 1:200 for pharmacies. She further related that this business was a retail pharmacy that would provide a range of pharmaceutical products and some convenience and grocery items.

Answering Councilmember Messerlian's inquiry regarding delivery hours Planning Manager Isomoto indicated that the code designates delivery hours from 7:00 a.m. to 10:00 p.m. and pointed out that a 24-hour operation was requested but a previous flyer to neighbors indicated 8:00 to 10:00 p.m. as the beginning hours of operation.

In response to Councilmember Messerlian's request for clarification on Condition #6, Attachment A referencing that the perimeter walls shall not exceed a height of eight feet, Planning Manager Isomoto indicated that the wall can be no higher than eight feet from the sidewalk. Councilmember Messerlian stipulated the addition of the word "of" in Condition #6 and Planning Manager Isomoto agreed.

In response to Councilmember Messerlian's request for clarification on Condition #7 referencing proposal for drive-through modification approval, Planning Manager Isomoto indicated that the drive-through may only be utilized for pharmaceuticals and any modification must be approved by the Planning Department.

In response to Councilmember Messerlian's inquiry referencing combining Conditions #11 and 13 since, in effect, they both stipulate the denial of audible outside devices to the surrounding neighborhood, Planning Manager Isomoto related that these two conditions could be combined.

In response to Councilmember Messerlian's inquiry as to whether the drive-through could be moved closer to Pacific Coast Highway and Crenshaw Boulevard, Planning Manager Isomoto indicated that the applicant stated that this would eliminate sufficient parking.

Councilmember Cribbs expressed concern with the lighting disturbing neighbors during a 24-hour operation, that the pharmaceutical-only purchase via the drive-through may not be a reality, and that there may not be enough access for both a drive-through and delivery truck passage. Planning Manager Isomoto related that if a truck was loading or unloading, the drive-through window would have to be closed.

In response to Councilmember Cribbs' inquiry as to employees being prohibited from parking within the neighborhood, Planning Manager Isomoto indicated that Council could add that condition. Planning Manager Isomoto indicated that employees would number from four to twelve depending on the amount of demand. Councilmember Cribbs pointed out that with the 61 parking spaces minus 12 employee spaces, there would be 49 customer parking spaces.

In response to Mayor Hardison's inquiry as to whether Conditions #17, 18, 19 and 22 referencing parking modifications to assure that proper drainage is maintained, Engineering Director Burt indicated that the proposed parking spaces on the west side could exist and that the conditions placed included maintenance of a drainage course encompassing the loss of 3-4 parking spaces. Planning Manager Isomoto related that the Engineering Department could support the drainage plan and project plans and noted that project could be enhanced by a reduction of an additional 1000 feet reducing parking by five spots allowing the opportunity redesign of the storm drain project at the corner.

Planning Manager Isomoto indicated that the current design in order to ensure sufficient parking that was close to the main entrance.

Planning Manager Isomoto agreed with Councilmember Walker's expressed opinion that if the building was moved to the west, the project would lose an entire strip of parking that could not be recaptured on the other side.

In response to Councilmember Messerlian's inquiry as to how many of the existing and previous pharmacies had drive-throughs, Planning Director Gibson indicated that two pharmacies, one at the corner of Anza and Sepulveda and another one at the corner of Arlington and Sepulveda. He further noted that this was a current trend in the industry.

Mr. William Beverly, 3424 Carson Street, Suite 400, representing the developer and owner of the property, noted the following answers to issues raised regarding

- vending machines- applicant is requesting a water machine only be placed outside of the building;
- percentage of pharmaceutical vs. grocery items, there is not an exact breakdown but there is only one aisle of grocery items;
- delivery hours the applicant accepts the code that Council stipulates;
- hours of operation the applicant is requesting a 24-hour operation although initially they do not intend to open for those hours;
- pharmaceutical items only in the drive-through window the applicant accepts the condition;
- drive-through window passage there is sufficient space available for two cars to pass which would accommodate a 30-foot bobtail truck for delivery;
- no exit to Dalemead Street the applicant accepts that stipulation;
- drainage issue the drainage plan can be worked out; and
- location of the building and landscaping.

Mr. Beverly indicated the numerous modifications to the building and landscaping have already been stipulated to by the applicant.

In response to Councilmember Lee's inquiry as to the availability of only one window, Mr. Beverly indicated that most people would telephone in their prescription needs and then utilize the drive-through window for pick-up only.

In response to Councilmember Lee's inquiry as to whether it was possible to place the roof air conditioning unit in the tower element, Mr. Beverly indicated that he did not believe it would be possible.

In response to Councilmember Lee's request for clarification as to the actual hours of operation, Mr. Beverly indicated that the application is for a 24-hour operation but they will not initially utilize that request but open at 8:00 a.m. and close at 10:00 p.m.

In response to Councilmember Messerlian's inquiry on a designated right-hand turn lane on Crenshaw to eastbound Pacific Coast Highway, Transportation Planner Sedadi indicated that the turn lane was currently under construction.

Mr. Beverly agreed to the addition of the condition relating to the prohibition of alcohol sale.

In response to Mayor Hardison's request for clarification of the analysis of the landscaping/drainage project described on page three, Planning Manager Isomoto indicated that the staff recommendation included additional landscaping on site in conjunction with the drainage plan.

In response to Councilmember Walker's inquiry as to whether thought had been given to restrict the hours of operation and allow the drive-through to remain open for emergencies, Planning Manager Isomoto indicated that the hours of operation had been discussed but not this particular suggestion.

Mr. Steve Robinson, 2645 Dalemead, indicated that he was opposed to this project because of the over-commercialization of South Torrance along with too much traffic, security concerns, a threat to property values, that the eight-foot wall will be an eyesore and that the illumination in the neighborhood was an annoyance. He urged Council not to approve this project.

Mayor Hardison pointed out that the bulk of the petitions were in opposition to ingress-egress of Dalemead and that since the property was zoned commercial, was there a suggestion by Mr. Robinson of an alternative project. Mr. Robinson indicated his request is for a low-traffic commercial enterprise.

Councilmember Lee pointed out that Torrance is one of the safest cities with over 100,000 people and that despite the increased population crime levels are still the same as in the 1950's.

Mr. Mike De la Pena, 2652 Ryan Avenue, distributed two photos of a facility in Bakersfield with the same size building on a much larger piece of property. He further stated that 11 percent greenery was small and that a condition on the hours of operation should be made stipulating a designated closure of the drive-through area.

Mr. Mike Culbreath, 2618 Longview Drive, voiced concern with the increased traffic and supported Planning Department development of right-hand turn lane.

Mr. Earl Moore, 2626 Pacific Coast Highway, voiced his concern with the problem of being able to get out of his property to proceed south on Crenshaw Boulevard.

Ms. Jill Rigler, 2662 Dalemead, was not in favor of 24-hour operation due to noise and security, felt that the building was too large for the size of the lot, felt that there was not enough room for parking of trucks and drive-through and concerned with the U-turns being made in front of her home. Ms. Rigler noted that the drainage project would be of great benefit to the neighborhood.

Ms. Cora Mondor, 2657 Dalemead, voiced disapproval of the drive-through, requested the building be moved away from her house and said the project was way too large for the lot.

Mr. Jack LeResche, 3634 W. 238<sup>th</sup> Street, indicated that Ms. Mondor would lose 80 to 90 percent of her view, that the project would have a major adverse effect on the Hillside Overlay District and requested the building be moved west.

Mr. Dave Lapoff, 2508 Dalemead, objected to a 24-hour operation because there was no security or noise provisions; requested the building be camouflaged, possibly with decorative climbing vines; and pointed out that an additional problem due to trucks having to make U-turns.

Ms. Esther Lee, 25934 Matfield, voiced concern with additional customer and truck delivery traffic and pointed out that Rite-Aid already held hours down.

Mr. Brian Felsman, 2505 Dalemead, voiced concern with the wattage of vending machines, suggested decorative climbing vines on eight-foot walls, and trash containers with lids and lockbars.

Mr. Jesse Samson, 2656 Brian Avenue, requested that truck sizes be limited to 30 feet and smaller and that delivery trucks be restricted to parking only in front of the store and not on Dalemead.

Mr. Mike De la Pena, 2652 Ryan Avenue, pointed out the possible use of metallic reflective lighting.

Steve Robinson returned to the podium to state that he had not been contacted by the homeowners association.

Mr. Earl Moore, 2626 Pacific Coast Highway, reiterated suggestions that parking within neighborhoods be controlled.

Mr. William Beverly, 3424 Carson Street, Suite 400, representing the developer and owner of the property, stated that they would accept any condition on lighting.

**MOTION:** Councilmember Walker moved to close the public hearing. The motion was seconded by Councilmember Lee and passed by unanimous roll call vote, absent Councilmember Horwich.

In response to Councilmember Walker's inquiry as to the landscaping modifications, Planning Manager Isomoto indicated that from the original number, 600 square feet of landscaping was lost but staff recommendation included additional landscaping.

A general discussion about the newer types of lighting followed with City Attorney Fellows suggesting that a condition be imposed that lighting be subject to approval by Planning staff to ensure that all concerns be adequately addressed.

Planning Manager Isomoto indicated that since the site is zoned C-2, General Retail, suitable for many different types of uses. Planning Director Gibson related that inquiries had been received from fast food restaurants and automotive-related businesses.

Councilmember O'Donnell stated that of all the suggested businesses for the site, Walgreen's was well known and was probably the best choice under the circumstances. She noted that if square footage was cut it might create the need for more deliveries as there was less floor space.

Planning Director Gibson, responding to Mayor Hardison's question, indicated that there were two parts to the problem in controlling Crenshaw Boulevard ingress only, one that the signage is often ignored and that one-way driveways are difficult to enforce.

In response to Mayor Hardison's inquiry, Police Chief Herren indicated that he would obtain more specific information on the status of accidents on Crenshaw Boulevard but did not recognize the area as high impact.

In response to Councilmember Messerlian's inquiry as to whether staff had any thoughts on landscaping on the south side of the drive-through lane, Planning Manager Isomoto indicated that they were working with the applicant on a landscaping plan possibly including vines on the walls.

**MOTION:** Councilmember Lee moved to approve the appeal and approve the project with the following added conditions: (1) no outside vending machines; (2) hours of operation to be 8:00 a.m. – 10:00 p.m.; (3) delete 1,000 square feet from the southeast side of building; (4) no deliveries between 7:00 p.m. and 7:00 a.m.; (5) lighting shall be as unobtrusive as possible to the adjacent properties and shall be similar in level of illumination to the existing center at the northwest corner of Hawthorne and Torrance Boulevards; (6) additional landscaping to include both sides of the block wall adjacent to Dalemead Avenue; and (7) no access gates to Dalemead.

Councilmember Walker pointed out that the developer has shown a willingness to work with the City and arrive at a solution. He related that this usage is neither high density or high traffic.

Councilmember Cribbs added the condition that employees must park on the property.

Councilmember Messerlian added that no overnight parking of trucks or storage containers be allowed; that a sign be installed stipulating drive-through for pharmaceuticals only, and landscaping on both sides as previously discussed. He further indicated appreciation for the cooperation of both the neighborhood and Walgreen's and felt that this cooperation makes the process work.

**MOTION:** Councilmember Lee moved to open the public hearing. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote, absent Councilmember Horwich.

Mr. William Beverly, 3424 Carson Street, Suite 400, representing the developer and owner of the property, requested that the condition to delete 1,000 square feet be eliminated since Walgreen's did not intend to build less than 12,000 square feet.

**MOTION:** Councilmember Messerlian moved to close the public hearing. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

**MOTION:** Councilmember Walker moved to delete the condition of eliminating 1,000 square feet from the building. The motion was seconded by Councilmember O'Donnell but failed to carry, with Councilmembers Cribbs and Messerlian and Mayor Hardison dissenting, absent Councilmember Horwich.

**MOTION:** The original motion with all added conditions: 1) no outside vending machines; 2) hours of operation to be 8:00 a.m. – 10:00 p.m.; 3) delete 1,000 square feet from the southeast side of building; 4) no deliveries between 7:00 p.m. and 7:00 a.m.; 5) lighting to be to the satisfaction of the Planning Department; 6) additional landscaping to include both sides of the block wall adjacent to Dalemead Avenue; 7) no access gates to Dalemead; 8) no employee parking on Dalemead; 9) a sign be installed stipulating drive through for pharmaceuticals only; and 10) landscaping to the satisfaction of the Planning Department ultimately passed by unanimous roll call vote, absent Councilmember Horwich.

#### **RESOLUTION NO. 99-136**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A RETAIL PHARMACY WITH DRIVE-THROUGH SERVICE, ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE C-2 ZONE AT THE SOUTHEAST CORNER OF CRENSHAW BOULEVARD AND PACIFIC COAST HIGHWAY**

**CUP 99-0020: EVERGREEN DEVELOPMENT COMPANY INC.**

**MOTION:** City Clerk Herbers read aloud the number and title for Resolution 99-136 and Councilmember Messerlian moved for its adoption as amended. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

#### **RESOLUTION NO. 99-137**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A RETAIL PHARMACY WITH**

**DRIVE-THROUGH ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE C-2 ZONE AT THE SOUTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CRENSHAW BOULEVARD**

**CUP 99-00012: EVERGREEN DEVELOPMENT COMPANY INC.**

**MOTION** City Clerk Herbers read aloud the number and title for Resolution 99-137 and Councilmember Messerlian moved for its adoption as amended. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

**RESOLUTION NO. 99-138**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT TO ALLOW EIGHT LOTS TO BE MERGED INTO ONE LOT ON PROPERTY LOCATED IN THE C-2 (HILLSIDE OVERLAY DISTRICT) ZONE AT THE SOUTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CRENSHAW BOULEVARD**

**CUP 99-00018: EVERGREEN DEVELOPMENT COMPANY INC.**

**MOTION:** City Clerk Herbers read aloud the number and title for Resolution 99-138 and Councilmember Messerlian moved for its adoption. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

**14. 2<sup>ND</sup> READING ORDINANCES**

**14a. SECOND AND FINAL READING OF ORDINANCE 3476**

**Recommendation**

Second and Final Reading of **ORDINANCE NO. 3476** amending Ordinance No. 2708, approving and adopting the proposed Amendment No. 1 to the Redevelopment Plan for the Torrance Skypark Redevelopment Project.

**ORDINANCE NO. 3476**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING ORDINANCE NO. 2708, APPROVING AND ADOPTING THE PROPOSED AMENDMENT NO. 1 TO THE REDEVELOPMENT PLAN FOR THE TORRANCE SKYPARK REDEVELOPMENT PROJECT**

**MOTION:** Councilmember Messerlian moved for the adoption of Ordinance No. 3476. Motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Horwich.

15. **ORAL COMMUNICATIONS**

15a. Assistant City Manager Giordano related that City of Torrance employees donated 250 toys to the Salvation Army for needy children.

15b. Councilmember Lee indicated that the Saturday after March 7, 2000 would be a good date for the grand opening of the Wilson Park Gymnasium.

15c. Councilmember Messerlian encouraged everyone to attend the performance of the Torrance Symphony and Chorale at the Armstrong Theater on December 17, 1999.

15d. Councilmember O'Donnell commended the Torrance Youth Council for their donation of \$5,000 to the Torrance Rose Float Association. She also reported that in an effort to enhance taxicab safety, Los Angeles County is studying the license and permit policy to combat the problem of illegal taxis.

15e. Mr. Dave Lapoff, 2508 Dalemead, inquired if pharmaceuticals only would be provided in the drive-through and Mayor Hardison said that it was one of the conditions added in approving the project earlier this evening.

15f. Mr. Mike De La Pena, 2652 Ryan Avenue, thanked the Council and staff for a job well done.

16. **EXECUTIVE SESSION**

At 10:25 p.m., pursuant to Government Code Sections 54957.6, 54957, and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda.

At 11:06 p.m., Council reconvened and Mayor Hardison announced that no formal action was taken on any other matter heard during closed session.

17. **ADJOURNMENT**

At 11:07 p.m., City Council and Redevelopment Agency adjourned to Tuesday, December 21, 1999, at 5:30 p.m. for an Executive Session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

\*  
***Adjourned in Memory of  
Jack Hammel,***  
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\_\_\_\_\_  
Mayor of the City of Torrance

Attest:

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

Approved on March 21, 2000