

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE REDEVELOPMENT AGENCY**

1. CALL TO ORDER

The Torrance Redevelopment Agency convened in regular session on Tuesday, April 11, 2006, at 7:19 p.m. in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Members Guyton, Mauno, McIntyre, Nowatka, Scotto, Witkowsky and Chairman Walker.

Also Present: Agency Director Jackson, Agency Attorney Fellows, Agency Secretary Herbers and other staff representatives.

2. AFFIDAVIT OF POSTING

MOTION: Member Scotto 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 Member Nowatka and passed by unanimous roll call vote.

3. APPROVAL OF MINUTES – March 28, 2006

MOTION: Member Scotto moved for the approval of the March 28, 2006 minutes as written. The motion was seconded by Member Nowatka and passed by unanimous roll call vote.

4. COMMUNICATIONS AND OTHER BUSINESS

- A. Recommendation of the Agency Treasurer and Redevelopment Agency Staff that the Redevelopment Agency accept and file the monthly investment reports for the month of February 2006. (Companion to Council item)

MOTION: Member Scotto moved to accept and file the monthly investment reports for the month of February 2006. The motion was seconded by Member Witkowsky and passed by unanimous roll call vote.

5. HEARINGS

- a) The Planning Commission and the Deputy Executive Director recommend that the Redevelopment Agency deny the appeal and approve the project, allowing the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit at 1728 West 223rd Street. The following action is necessary for approval of the project. Adopt a **RESOLUTION** approving a Conditional Use Permit (CUP05-00046).

Member Scotto announced that he owned property adjacent to the subject property and therefore would not be participating in the review of the item. However, he noted that

he had spoken to the City Attorney and had been advised that he was legally entitled to come before the agency as a member of the general public representing his personal interests as the adjacent property owner. He stated that he would excuse himself and speak as a member of the public later from the podium if he desired. He left the dais at 7:22 p.m.

The public hearing opened at 7:21 p.m. Planning Manager Greg Lodan presented the item to the agency with a PowerPoint presentation.

Applicant Richard Gaunt, Jr. indicated that his business had been looking for a location to store equipment in Torrance and asked for agency approval.

Appellant Raymie McCoy presented 7 photos citing concerns about traffic including traffic entering from Western Avenue, the use of only one entry and only one exit, the inappropriate use of a caretaker unit in an M2 zone, the lack of ADA accessibility for the caretaker.

Arthur Meese, Torrance, spoke and was told that his item was appropriate for the Orals portion of the City Council meeting.

Bonnie Mae Barnard, Gramercy, (material submitted for the record and available in the City Clerk's office) spoke in opposition to the project, citing the issue of ownership (page 9, condition #28), the need for assurances rot caretakers unit, and the guarantee of a moratorium made by the city council in resolution 2005-129. She segregated options for the agency to consider including a postponement until ownership is determined, assistance from Redevelopment Agency staff for an alternative location and surveillance equipment or other security options in place of a caretaker.

Sherry Collings, on behalf of Alameda Properties, expressed concerns about the type of use, the possible sightline impacts of large vehicles when entering and exiting as well as the taller height of the project over Alameda Properties.

Richard Gaunt noted that he respected the concerns brought forward but indicated that he felt it was a solid project and requested approval.

At 7:56 p.m. Member Witkowsky, seconded by member Guyton, moved to close the public hearing. Yes: Guyton, Mauno, McIntyre, Nowatka, Witkowsky, and Chairman Walker; No: None; Absent: Scotto

Member Witkowsky clarified that the property title was not yet cleared, that the ADA requirement were eliminated due to the nature of the project, and that there was a fight turn only condition on exiting the site.

Member Mauno questioned the locations of any other caretaker units in the city and if the unit was part of the operations only of if it were available for rental. Planning Manager Lodan indicated that no other business in an M2 zone had caretakers and that it was an ancillary use.

Responding to Member Nowatka, Planning Manager Lodan indicated that the first floor of the office structure was ADA accessible.

Member Mauno questioned the crime statistics in the area with Police Chief Herren responding that Los Angeles police were not as robust in responding in the Western Avenue corridor and there could be some concerns about the crime activity.

MOTION: Member Witkowsky, seconded by Member Mauno, moved to deny the appeal and approve the project, with added conditions of approval #34 that no construction or grading begins before land ownership issues are resolved, and #35 that the caretaker's unit be used in conjunction with the construction business and not rented out as a rental property. The motion passed. Yes: Members Guyton, Mauno, Witkowsky, and Chairman Walker; Noes: Members McIntyre and Nowatka; Abstain: None; Absent: Member Scotto.

MOTION: Member Witkowsky, seconded by Member Mauno, moved for adoption of **Resolution No. RA 2006-02.**

Yes: Members Guyton, Mauno, Witkowsky and Walker;

No: Members McIntyre and Nowatka; Absent: Member Scotto

Member Scotto returned to the dais at 8:10 p.m.

6. REPORT OF THE DIRECTOR AND OTHER OFFICERS

None.

7. REPORTS OF COMMITTEES

None.

8. ADDENDUM MATTERS

None.

9. ORAL COMMUNICATIONS

Bonnie Mae Barnard expressed disappointed that the agency members had not addressed the issue of the moratorium during their deliberations on Item 5A.

10. REQUEST FOR EXECUTIVE SESSION

None.

11. ADJOURNMENT

At 8:15 p.m., the meeting was adjourned to April 18, 2006 at 5:30 p.m. for an executive session with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

###