

I N D E XTorrance City Council - February 5, 1985

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Peggy Laverty
Minute Secretary

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Prepared by Office of City Clerk
DONNA M. BABB, CITY CLERK

February 5, 1985

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, February 5, 1985, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Mock, Nakano, Walker, Wirth and Mayor Armstrong.

Absent: None.

Also present: City Manager Jackson and staff representatives.

3. FLAG SALUTE:

A member of Boy Scout Troop 788 led in the salute to the flag.

4. INVOCATION:

Reverend Frank Morley, Church of the Nazarene, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to adopt the minutes of January 8, 1985, as recorded. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

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6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Geissert, and carried unanimously by roll call vote.

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee
Met February 4, 1985
Report will be forthcoming.

8. COMMUNITY MATTERS:8a. WITHDRAWN OR DEFERRED AGENDA ITEMS:

Item 13a. to be held for two weeks.

8b. RESOLUTION COMMENDING JAMES P. MC DONNELL:

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE COMMENDING JAMES P. McDONNELL FOR
HIS ACTION THE MORNING OF THE WILLOW TREE
APARTMENTS FIRE

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-42. Her motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

Mr. McDonnell was present to receive this recognition with appreciation.

* * *

Mayor Armstrong introduced Mr. Ted Goldstein from District Attorney Ira Reiner's office, who will act as liaison officer for the 84 cities in the County of Los Angeles.

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9. LIBRARY/PARKS AND RECREATION MATTERS:9a. APPOINTMENT TO METROPOLITAN COOPERATIVE LIBRARY SYSTEM ADVISORY BOARD.RECOMMENDATION OF CITY LIBRARIAN:

The City Librarian recommends that City Council appoint Teresa Covey as the Torrance delegate to the Metropolitan Cooperative Library System Lay Advisory Board and that Gudrun Kimmel be appointed alternate. The Library Commission voted concurs with this recommendation.

MOTION: Councilman Wirth moved to concur with the above recommendation of the City Librarian and Library Commission. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. APPROPRIATION OF PROPOSITION A FUNDING FOR TORRANCE TRANSIT FACILITY.RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

The Department of Transportation recommends that your Honorable Body authorize the appropriation of an additional \$508,380 in Proposition A Local Return Funds for the Torrance Transit Maintenance Facility project, to bring the total amount of Proposition A budgeted for the project to \$1,153,598.

MOTION: Councilwoman Geissert moved to concur with staff recommendation on Agenda Item 10a, with the designated appropriation. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

10b. STREET NAME CHANGE.RECOMMENDATION OF CITY ENGINEER:

That your Honorable Body adopt the attached resolution changing the name of Arlington Avenue south of Del Amo Boulevard to Van Ness Way.

MOTION: Councilwoman Geissert moved to concur with the above stated staff recommendation. Her motion was seconded by Councilman Walker, and carried without objection.

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CHANGING THE NAME OF ARLINGTON AVENUE (SOUTH OF DEL AMO BLVD.) TO VAN NESS WAY

MOTION: Councilwoman Geissert moved for the adoption of Resolution NO. 85-43. Her motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

10c. APPROPRIATION OF GAS TAX TO LANDSCAPE MEDIANS IN SEPULVEDA BOULEVARD EAST OF BORDER AVENUE.

RECOMMENDATION OF CITY ENGINEER:

That \$60,000 in gas tax funds be appropriated for landscaping the Sepulveda Boulevard medians between Border Avenue and Western Avenue.

MOTION: Councilman Applegate moved to concur with the above recommendation of the City Engineer. His motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. CONTRACT FOR PREPARATION OF EIR FOR EXTENSION OF 223RD STREET FROM CABRILLO AVENUE TO CRENSHAW BOULEVARD. (CITY OF TORRANCE) EA 84-30

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND BCL ASSOCIATES, INC. FOR PREPARATION OF ENVIRONMENTAL IMPACT REPORTS

MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-44. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. S 84-39 (LEO'S STEREO).

The applicant has requested postponement of Agenda Item 13a. until February 19, 1985. There were no objections, and it was so ordered.

14. PERSONNEL MATTERS:14a. JOB TRAINING PARTNERSHIP ACT (JTPA) FUNDING ALLOCATIONS.

City Clerk Babb read title to --

RESOLUTION NO. 85-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO CIRCULATE REQUESTS FOR PROPOSALS ON BEHALF OF THE CARSON-LOMITA-TORRANCE CONSORTIUM FOR THE ADMINISTRATION OF A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM UNDER TITLE II-B OF THE JOB TRAINING PARTNERSHIP ACT (JTPA) OF 1983 AND AUTHORIZING OFFICERS TO CONDUCT NEGOTIATIONS AND TO SIGN ALL NECESSARY DOCUMENTS AND AGREEMENTS RELATIVE TO JTPA AND CONSORTIUM MATTERS

MOTION: Councilwoman Geissert moved to adopt Resolution No. 85-45. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

14b. SUPPLEMENTAL MOU ESTABLISHING PREMIUM PAY FOR TRAINING OFFICER ASSIGNMENT AND MODIFYING THE SHOOTING PAY AND DUES PROVISIONS.

At the request of Mayor Armstrong, Clerk Babb read title to --

RESOLUTION NO. 85-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS' ASSOCIATION AMENDING RESOLUTION NO. 84-200

MOTION: Councilman Mock moved for the adoption of Resolution No. 85-46. His motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

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15. HEARINGS:

15a. Considered later in the meeting - see Pages 13-16.

17. ADMINISTRATIVE MATTERS:17a. WAIVING OF FEES FOR TORRANCE ROTARY CARNIVAL.RECOMMENDATION OF CITY MANAGER:

The City Manager recommends that your Honorable Body waive the carnival license fee for the Torrance Rotary contingent upon payment of the safety inspection fee.

MOTION: Councilman Applegate moved to concur with the above City Manager's recommendation. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

17b. COMPUTER ACCESS FOR THE MAYOR AND MEMBERS OF THE CITY COUNCIL.

Mayor Armstrong called attention to the recommendation (of written record) from the City Manager and Information Systems Director that the Mayor and City Council accept one "roll-about" terminal for the purpose of accessing management tools available in the form of software on the City's VAX Computer.

Supplementary material in the form of a memorandum from Councilman Mock was in the hands of members of the Council.

Following Council discussion, action was taken as is indicated below.

MOTION: Councilwoman Geissert moved that, rather than providing a "roll-about" computer to be shared by seven individuals, computer access be given to the Mayor and Council's secretary so that each individual Councilmember might work directly with her in accessing the desired information.

The motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17c. EXECUTIVE SESSION:

See Pages 11 and 12.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT - Repipe Four (4) City Buildings
- ° Walteria Library
 - ° El Retire Library
 - ° North Torrance Library
 - ° Fire Station #5

Ref. Bid #B85-9
Expenditure: \$16,705.00

RECOMMENDATION OF PURCHASING AGENT/BUYER:

Inasmuch as the low bid was submitted by the Torrance Plumbing and Heating Company of Torrance, and this bid and company is deemed to be responsible to do this work, it is recommended that Council award them the contract to repipe these buildings "as specified" in the total amount of \$16,705.00 including tax.

- 20b. COUNCIL AWARD OF CONTRACTS _ Re: Purchase of New 1985 Budgeted Vehicles
REF: Bid No. B85-3
EXPENDITURE: \$489,594.16

RECOMMENDATION OF PURCHASING AGENT/EQUIPMENT SUPERINTENDENT:

It is recommended that the following award of contracts be made:

1. It is recommended that bid items 1,4-9 be awarded to Chaffe Motors Ford (Hawthorne) in the total amount of \$167,855.99 including tax.
2. It is recommended that bid items 2 and 8 be awarded to Peyton Cramer Ford (Redondo Beach) in the total amount of \$71,218.68 including tax.
3. It is recommended that bid item 3 be awarded to Martin Chevrolet (Torrance) in the total amount of \$36,087.88 including tax.
4. It is recommended that bid item 7 be awarded to Claude Short Dodge (Santa Monica) in the total amount of \$12,162.30 including tax.
5. It is recommended that bid item 9 be awarded to Crenshaw Motors (Los Angeles) in the total amount of \$15,014.67 including tax.
6. It is recommended that bid item 10 be awarded to San Gabriel Ford (San Gabriel) in the total amount of \$23,312.85 including tax.
7. It is recommended that bid items 11 and 12 be awarded to Good Buick-GMC (Wilmington) in the total amount of \$99,761.30 including tax.

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8. It is recommended that bid item 13 be awarded to Mission GMC Truck, Inc. (Anaheim) in the total amount of \$35,425.49 including tax.
9. It is recommended that bid item 14 be awarded to Los Angeles GMC Truck & Bus Group (Los Angeles) in the total amount of \$28,755.00 including tax.
10. NOTE: No satisfactory bid was received for bid item 15 and therefore no award recommendation is made.

- 20c. COUNCIL AWARD OF CONTRACT - To Purchase 4", 6", 8", and 12" Ductile Iron Pipe.
REF Bid No. B85-6
EXPENDITURE: \$12,296.92 (including tax).

RECOMMENDATION OF PURCHASING AGENT/BUYER:

It is recommended that Council award a contract for the purchase of the required 4", 6", 8" and 12" Ductile Iron Pipe to the low bidder, the PACIFIC STATES CAST IRON PIPE COMPANY OF Diamond Bar, CA., in the total amount of \$12,296.92 including tax.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, 20b, and 20c. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

* * *

At 6:16 p.m., the Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, returning to the regular Council agenda at 6:29 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. The following prepared statement was read into the record by Councilwoman Geissert:

I would like to speak to the subject of what is happening to the property bounded by Sepulveda, Monterey, Crenshaw and Madrona.

It has been a year and a half since a Development Agreement was signed by the property owners, developers, the City, and involved citizen groups.

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None of the parties was totally happy with the compromises arrived at - but the Development Agreement was hailed as the best possible arrangement to permit reasonable development and profit on the part of the landowners/developers, while dedicating to the City to preserve for the public trust a significant amount of open space land encompassing the Madrona Marsh.

I was a party to that Agreement and I am sickened by what has happened since that Agreement was signed.

The developers wasted no time in pulling down their grading permits, bringing in their earth moving equipment, and all but denuding this beautiful piece of land. Commercial development is proceeding at the corner of Crenshaw and Sepulveda.

All of this is being done according to the Development Agreement.

The thing that has not been done is the legal dedication of the Madrona Marsh area to the people of Torrance, with the City as their trustee in perpetuity.

Attorneys for the developers say that the City - the elected representatives of the people - cannot be trusted - that instead of dedication, the City should merely be given a conservation easement, with the developers serving as trustees for the public.

I contend that if this is true, we should all give up on our representative system of government.

While the attorneys are talking, the fences around the Marsh are being broken down and what has been fought for as a precious heritage for our children and our grandchildren could conceivably become nothing but another barren field.

Until the City owns the Madrona Marsh area by way of purchase and dedication, as outlined in the Development Agreement, we have no control over what happens on that land.

I would ask for concurrence of the Council tonight on immediate repair of the fences surrounding the Marsh, Setting for public hearing at the earliest possible date, zoning of the Madrona Marsh area as Public Use, and public reaffirmation of the Council's policy that every resource legally available to us will be employed to expedite the sale and dedication to the City of the land according to the language and terms of the Development Agreement.

I think that the time for politeness is at an end and that the public needs these assurances.

MOTION: Councilwoman Geissert moved for concurrence with the above statement. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

22b. Councilman Mock called attention to a recent Daily Breeze article relative to AQMD action against the Mobil Oil Refinery, and requested that there be City representation at the upcoming hearing in this regard.

22c. Councilman Walker proposed the following --

MOTION: I move that the exact wording of ordinances shall be determined by the City Attorney based on the general direction of the City Council.

I do not want the language of ordinances to be negotiated in front of the City Council or a Commission or Committee by the public or by citizen groups or associations. On the contract, after receiving input from the public on suggested changes in ordinances, the City Council should determine only the policies and concepts that they want embodied in law. The Council should then let the City Attorney implement the direction of the City Council by drafting the proposed changes into workable language in accordance with the law.

This motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

22d. Councilman Wirth inquired regarding the present zoning of the Madrona Marsh property, and was advised by Planning Director Ferren that Planned Development/Open Space is presently designated.

22e. Councilman Wirth reported on a recent excellent tour of MWD water facilities, and noted a proposal from the City of Santa Monica changing the manner in which a MWD Director is selected. Mr. Wirth indicated his concurrence with Santa Monica's position.

22f. Councilman Wirth requested a staff report regarding the Day Care Center at the Perry School site.

22g. Councilman Wirth requested a staff report regarding the responsible party in the matter of a cracked sidewalk which was reported by Mr. Tom Gamble (Council meeting of January 29, 1985. Oral Communication).

22h. It was Councilman Wirth's request that the Council be furnished with an update of sidewalk repairs in the City, and suggested the possibility of contracting for a sidewalk crew.

22i. Councilman Applegate provided information, in response to Councilman Wirth's Oral 22f, Page 10, regarding the status of the YMCA's child care program located at the Perry School site.

22j. City Clerk Babb recommended that February 26, 1985, 7:00 p.m. be set aside for appropriate recognition for retiring Commissioners. There were no objections, and it was so ordered.

. Ms. Babb also announced that vacancies on the Parks and Recreation Commission and Disaster Council will be filled at the February 26 meeting; applications are currently available.

22k. Mayor Armstrong expressed his sincere disappointment that the City of Torrance was not notified by AQMD of any problem at the Mobil Refinery.

22l. Mayor Armstrong commended City Engineer Bourbonnais for his recent report on the street landscaping projects.

NOTE: Oral Communications continued on Page 16.

The Council now returned to --

17c. EXECUTIVE SESSION:

The following statement was read into the record by Mayor Armstrong.

The City Council will now recess to a closed (executive) session for the purpose of conferring with and receiving advice from the City Attorney concerning possible eminent domain proceedings to acquire 26 acres of land located in the East Torrance Industrial Redevelopment Project.

Said closed session is held pursuant to the provisions of Government Code Section 54956.9(c).

The City Council will also recess to closed session to discuss a purported sublease by Specialty Restaurants of the 94th Aero Squadron property. The authority for holding such closed session is Government Code Section 54956.9(c).

The City Council will also recess to closed session for the purpose of discussing with the City Manager wages, hours and working conditions of certain employee groups. The authority for holding such a closed session is Government Code Section 54957.6.

At 6:47 p.m., the Council recessed to Executive Session, returning at 7:17 p.m., to take the following action.

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-47

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE ELECTING TO BE
SUBJECT TO THE PUBLIC EMPLOYEES'
MEDICAL AND HOSPITAL CARE ACT ONLY
WITH RESPECT TO ELECTED OFFICIALS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-47. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

Clerk Babb then read title to --

RESOLUTION NO. 85-48

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING RESOLUTION
NO. 84-216 REGARDING COMPENSATION PROCEDURE
FOR ELECTED OFFICIALS

MOTION: Councilman Mock moved for the adoption of Resolution No. 85-48. His motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

* * *

The Council now returned to --

15a. ZC 83-10, TT 42957, GPA 83-4, CUP 83-42, W & B BUILDERS, INC. (FRANK THOMPSON, PRESIDENT):

Mayor Armstrong announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit and Tentative Tract Map, a Zone Change from PU (Public Use) to PD (Planned Development) and a General Plan Amendment to redesignate the subject property from Public/Quasi-Public/Open Space to Medium Density Residential to allow the construction of 151 residential condominiums on the closed Perry School site at 17831 Prairie Avenue. ZC 83-10, TT 42957, GPA 83-4, CUP 83-42, W & B BUILDERS, INC. (FRANK THOMPSON, PRESIDENT).

Proof of publication was presented by City Clerk Babb and it was ordered filed, there being no objection.

The Planning Commission recommends denial of the subject appeal and denial of the project as proposed. The Planning Commission further recommends that the property be rezoned to PD, following R-1 standards allowing for smaller lot sizes and sideyard waivers. The Planning Department recommends denial of the subject appeal and denial of the project as proposed. The Planning Department recommends that the property be rezoned to PD with a Low-Medium Residential Density to allow up to 15 units to the acre.

Councilman Applegate made the following statement for the record with regard to his abstention in consideration of the subject agenda item. "I have no financial, contractual or other interest or obligation in this property -- a 'quirk of the law' concerning corporate ownerships requires me to abstain from this matter, and it is my **only** reason for abstaining from this matter."

Mr. Applegate then departed from the Council Chambers.

Following staff presentation by Planning Associate Bihn, Mayor Armstrong invited the appellant to speak.

Mr. Frank Thompson, President of W & B Builders, Inc., outlined, with the aid of slides, a proposal for 137 units (rather than 151 units) a plan very recently submitted to City staff. This 137-unit project, in Mr. Thompson's opinion, eliminates shadow and light intrusion onto neighboring properties.

Next to speak was Mr. Raymond Stein, 4203 West 178th Street, who requested denial of the project as presented and also as modified to 137 units, and supported the recommendation of the Planning Commission for single-family housing on this site.

Mr. Stein presented slides of the area and submitted material including an excerpt from the zoning map of the City of Torrance; a petition; listing of representative home sales in the area; a petition originally submitted in 1980 regarding flooding concerns, along with a photograph taken in March of 1983. Concerns voiced by this speaker included: neighborhood integrity; density; over-development; traffic; flooding; sunlight; etc.

President of the League of Women Voters of Torrance, Ms. Cindi Hammond, read aloud a prepared statement of record noting the League's concurrence with the Planning Commission's recommendation, and indicating their concern regarding the impact of traffic caused by the increased population of the subject site added to the proposed significant developments over a broader area.

* * *

At 8:35 p.m., a brief recess was called. The Council reconvened at 8:45 p.m.

* * *

At this time Mr. Thompson returned to express the opinion of the developers that, rather than part of the residential community, the Perry School site is part of the commercial neighborhood, thus their belief that 137 dwelling units will not affect the integrity of the residential neighborhood.

Mr. Stein also returned to emphasize that the nature of the concerns expressed on this case are representative of homeowners throughout the City -- those Homeowner Associations (of record) supporting the position of single-family development on the subject site were enumerated by Mr. Stein.

Mr. Eric Smith, 4230 West 177th Street, described serious traffic concerns, stating his opinion that 151 condominiums are not needed in this already congested area.

Single-family residential development was favored by Mr. Garth Belknap, 17822 Bailey Drive, who also voiced a concern for the enclave proposed for this site, as well as for the neighbors.

Mrs. Frances Tandy, 4038 177th Street, expressed concerns that the proposed multi-unit project would alter the structure and balance of the single-family neighborhood, and indicated her concurrence with the recommendation of the Planning Commission.

Mr. Marvin D. Patrick, 17502 Regina Avenue, a licensed real estate agent, advised that homes in the subject area range from 1880 to 2400 square feet and have sold in the past year from approximately \$240,000 to \$268,000.

Mr. Michael Bedinger, 4011 West 232nd Street, representing the Southwood Riviera homeowners Association, expressed his opinion that the decision relative to zoning should have been made prior to the submission of any development plans -- concerns regarding density in the City of Torrance were also related by Mr. Bedinger.

There being no one else in the audience who wished to speak, Councilman Wirth moved to close the hearing. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote (Councilman Applegate abstained).

Councilwoman Geissert addressed traffic concerns and noted her opinion that development of the subject acreage will determine the character of the surrounding area. Mrs. Geissert recommended low density residential as the most logical and stabilizing use for the surrounding neighborhood.

MOTION: Councilwoman Geissert moved that the City Council concur with the Planning Commission's recommendation for denial of the Conditional Use Permit, Tentative Tract Map and for the Zone Change as they have been applied for, and to recommend that the proper work be done in bringing back the proposal for a General Plan Amendment which would designate this property for low density residential use and for appropriate zoning options therefor.

The motion was seconded by Councilman Mock. This motion was later amended - see below.

Mayor Armstrong clarified the intent of the above motion to concur with the Planning Commission's recommendation for low density General Plan designation for the site, with Planned Development zoning to R-1 standards with two exceptions -- setbacks and smaller lot sizes being permitted.

Concerns were expressed by Councilman Wirth regarding the establishment of lot size constraints at this time.

Councilwoman Geissert AMENDED her above motion to indicate that the exception to the 6000 square foot lot size standard would be to conform to the standard of lot sizes in that part of town. Councilman Mock, as seconder of the motion, accepted the amendment.

Councilman Wirth indicated his continued reluctance to support the motion, because of the specified constraints.

Councilman Walker stated that he will not support the motion as presented, noting that he would like to look at a considerable number of modifications including reduction in density, more open space, and a concern for the people who are going to be moving into those units with regard to amenities, as well as the needs and concerns of residents surrounding the project.

Councilwoman Geissert's motion, as amended, carried by way of the following roll call vote:

- AYES: COUNCILMEMBERS: Geissert, Mock, Nakano and Mayor Armstrong.
- NOES: COUNCILMEMBERS: Walker and Wirth.
- ABSTAIN: COUNCILMEMBERS: Applegate.

At the time of his negative vote, Councilman Wirth stated that, although he agrees with the sense and intention of the motion, it is his opinion that staff and the developer, working with the citizens of the community, could return with an acceptable project with smaller lot sizes, but possibly more than six units per acre.

Council now returned to --

22. ORAL COMMUNICATIONS:

22m. Attorney Edward Bernardo advised the Council of a book entitled "Book of America" in which the City of Torrance is referred to as a slum. At the request of Mayor Armstrong, a copy of the book was submitted to City Manager Jackson.

23. ADJOURNMENT:

At 9:35 p.m., the meeting was formally adjourned to February 13, 1985, at 4:00 p.m., for purposes of an Executive Session.

#

Peggy Laverty
Minute Secretary

16.

City Council
February 5, 1985

James R. Armstrong
Mayor of the City of Torrance

Annunzio
City Clerk of the City of Torrance